

14100 Kushberry Lane

NORTH LAS VEGAS, NV 89165

12.34 ACRES

GREAT BASIN HWY - U.S. 93



±12.34 Acres with Freestanding Building | For Sale as Investment or Owner User



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14100 KUSHBERRY LANE
North Las Vegas, NV 89165



[CLICK HERE FOR PROPERTY VIDEO](#)



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14100 Kushberry Lane

03

Executive Summary

- + Property Overview
- + Area Overview
- + Property Details
- + Investment Highlights

14100 Kushberry Lane

Offering Details



\$9,900,000

Sale Price



**±24,880 SF
on ±12.34**

Acres



Apex

Submarket

Property Highlights

- ±24,880 SF Facility
 - ±4,624 SF Office
 - ±20,256 SF Warehouse or Greenhouse
- ±8.84 Acres of Undeveloped Excess Land for Future Development or Outdoor Storage
- **±\$1,500/Month Income From Truck Parking (M-T-M)**
- 1,800 Amps | 270/480 Volts | 3-Phase (1,500 KVA)
(to be verified by Buyer)
- Located in the Apex Submarket of North Las Vegas along U.S. Highway 93 (Great Basin Highway)
- ±1.6 Miles to the I-15 Freeway
- ±14 Miles to the 215 Beltway



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14100 KUSHBERRY LANE
North Las Vegas, NV 89165

Demographics

Population	10 miles	15 miles	20 miles
2025 Population	±3	±97,905	±626,529
Ave. Household Income	10 miles	15 miles	20 miles
2025 Ave. Household Income	\$32,825	\$94,248	\$94,770



Zoned for General Industrial (M-2) and can accommodate a wide variety of businesses

Property Description

14100 Kushberry Lane is a specialized $\pm 24,880$ SF industrial facility situated on ± 12.34 acres in the Apex submarket. Completed in 2021, the metal-framed facility includes approximately 4,624 SF of office space and $\pm 20,256$ SF of warehouse or greenhouse. The existing improvements occupy ± 3.5 acres, leaving ± 8.84 acres of excess land with potential for future expansion, additional development, or outside storage. The property is zoned M-2 General Industrial and features approximately 1,068 feet of frontage along U.S. Highway 93, providing a unique opportunity for users seeking a substantial industrial site with room to grow.

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Area Overview

Located in the growing Apex industrial area of North Las Vegas, 14100 Kushberry Lane offers convenient access to U.S. Highway 93 and Interstate 15, approximately 20 miles northeast of Downtown Las Vegas. The Apex submarket continues to experience significant infrastructure investment and industrial development, attracting major manufacturing, distribution, and logistics users. With ongoing improvements to transportation, water, and sewer infrastructure, the area is well positioned for continued industrial growth and expansion.

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\$9,900,000

Sale Price

\$18.42 PSF

Price Per Square Foot

±24,880 SF

Building Square Footage

2021

Year Built

±12.34 AC

Acreage

Utilities

Power: 1,800 Amps | 270/480 Volts | 3-Phase
(1,500 KVA) (to be verified by Buyer)

Water: Currently trucked in and stored in two
9,000 gallon holding tanks

Sewer: Septic with a leach field



±8.85 Acres of Expansion Potential

The existing facility occupies approximately 3.5 acres of the ±12.34-acre site, leaving ±8.84 acres of excess land available for future expansion, additional development, or outside storage.



Purpose-Built Industrial Facility

Completed in 2021, the ±24,880 SF facility includes approximately 4,624 SF of office space and ±20,256 SF of warehouse or greenhouse space.



Strategic Apex Location

Positioned along U.S. Highway 93 with approximately 1,068 feet of frontage, the property is just ±1.5 miles from Interstate 15. Its M-2 General Industrial zoning and Heavy Industrial land-use designation support a variety of higher-intensity industrial uses, including manufacturing, processing, warehousing, storage, and shipping.



Stats, Plans, & Photos

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14100 Kushberry Lane

Plans & Photos

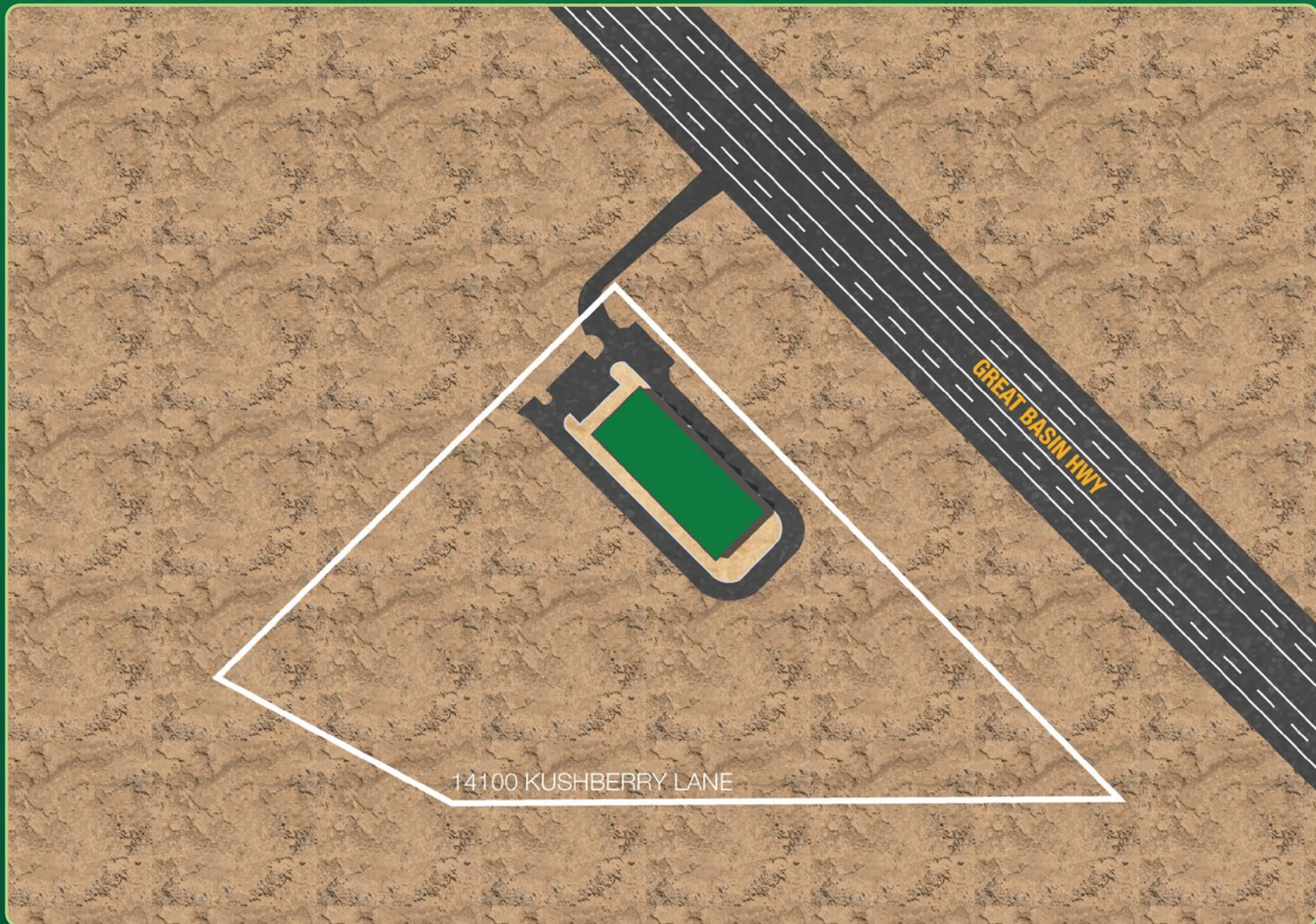
- + Site Plan
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- + Property Photos

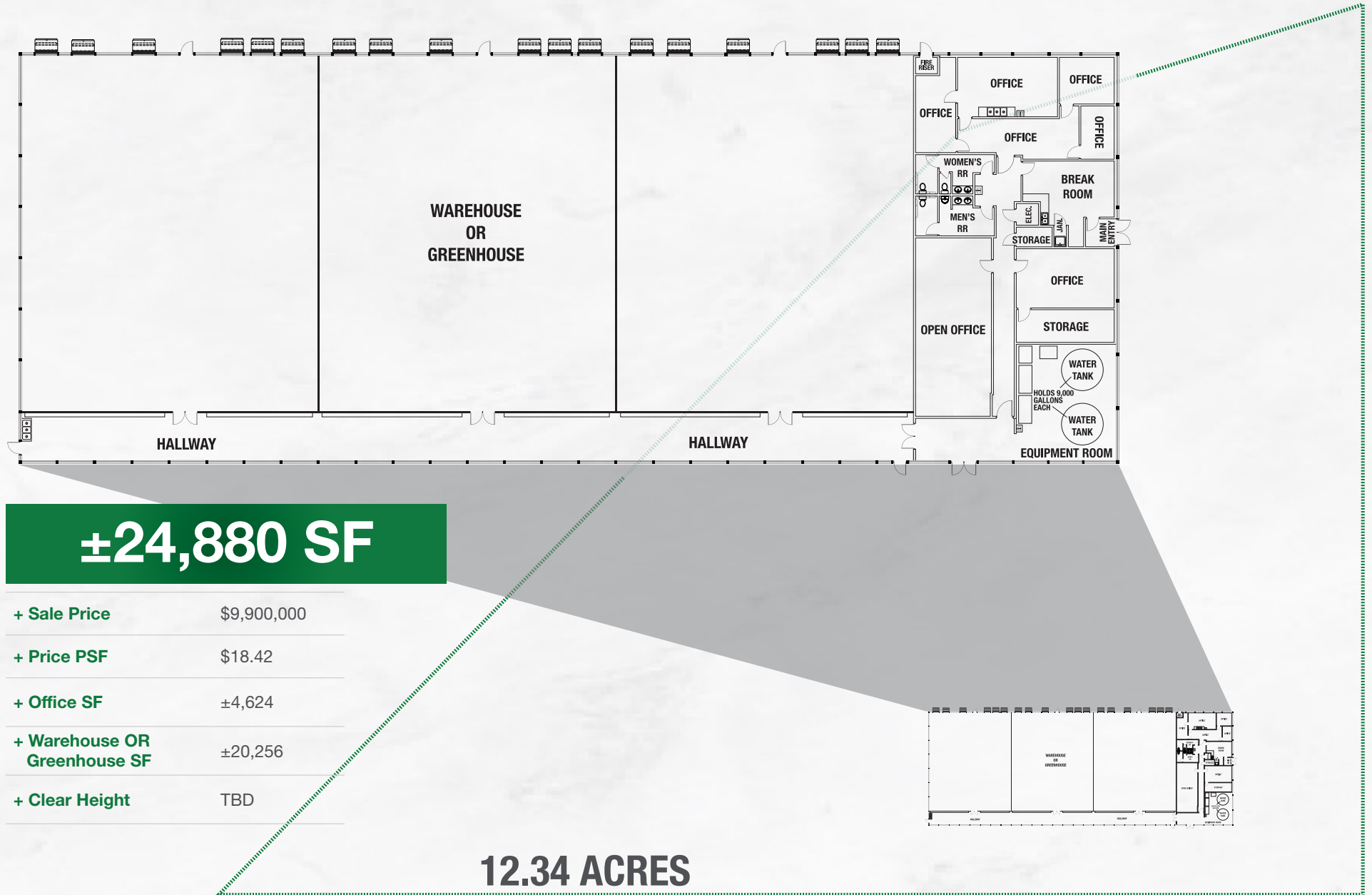
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Market Overview

North Las Vegas

Synopsis

North Las Vegas, NV, offers a premier, business-friendly environment known for its “fast and faster” development approach. This commitment has positioned the city as one of the nation’s top locations for development opportunities and job creation. The city is a magnet for global brands, innovative industries, and large-scale manufacturing, e-commerce, and distribution centers, driving significant economic diversification. Strategically located with unparalleled logistics advantages, North Las Vegas provides swift access to major transportation corridors, rail lines, and two key airports (North Las Vegas Airport and Harry Reid International). Its proximity to interstates, rail, and Southern California ports has cemented its status as the epicenter for e-commerce and logistics in the Southwestern U.S. This critical connectivity, coupled with high demand from cold storage and food production users, ensures easy and efficient access to the massive, growing markets of California, Arizona, and Utah. North Las Vegas is the strategic choice for investors and businesses seeking growth, efficiency, and a competitive edge in the Western United States.

Quick Facts

 294,000	 2,566
Est. Population (as of 2025)	Pop. Density (per square mile)

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

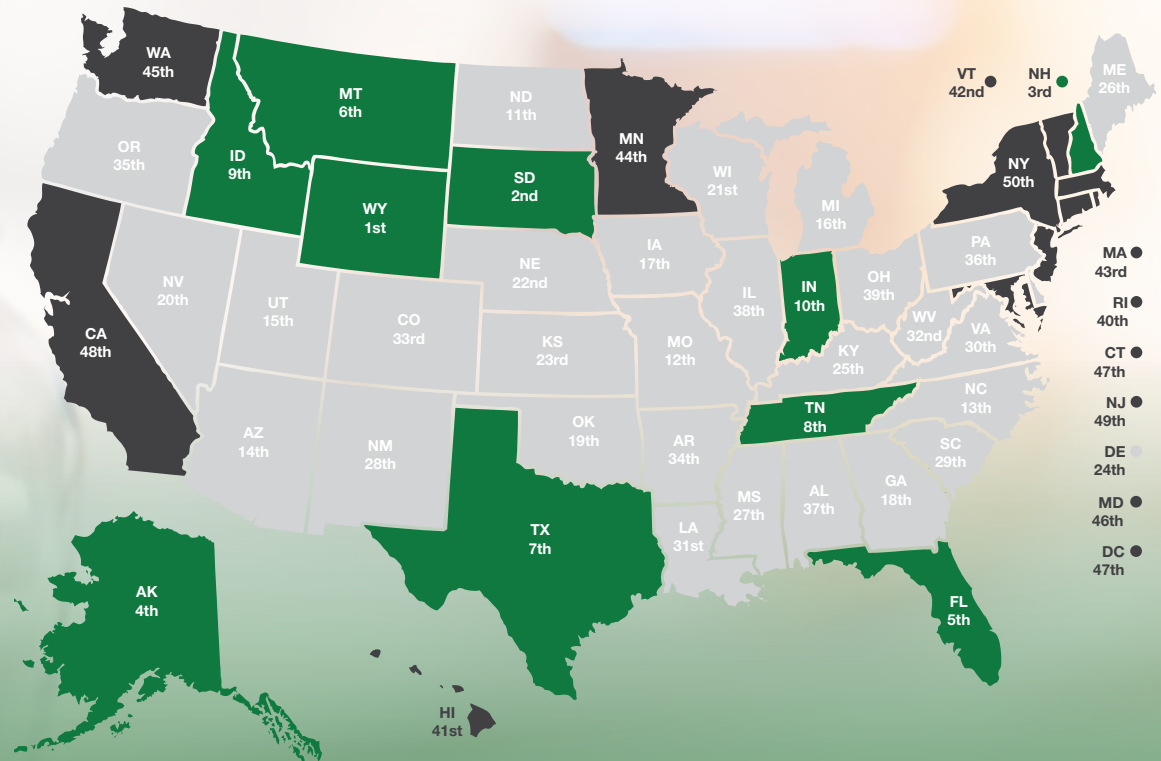
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

2026 State Business Tax Climate Index



Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



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Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

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