

# McCarran Commerce Center

365 Pilot Road, Las Vegas, NV 89119

SITE SOURCE

±7,632 SF AVAILABLE  
5% Commission



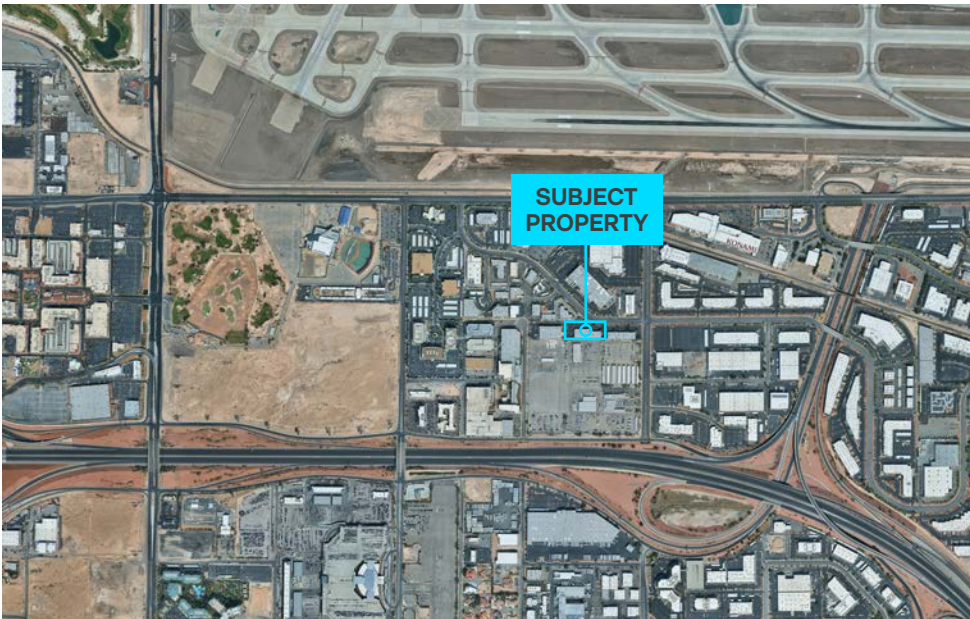
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2320 PASEO DEL PRADO B-302, LAS VEGAS, NV 89102 | 702-257-1300 | WWW.CAMCRE.COM



## PROPERTY HIGHLIGHTS

- $\pm 7,632$  SF Flex/Industrial Space Available
  - $\pm 2,137$  SF of Office Space
  - $\pm 5,495$  SF of Warehouse Space
- Airport Submarket
- Centrally Located Adjacent to the I-15 & I-215 Freeways
- Warehouse Area Complete with HVAC System
- One Grade Level Door (14'x16')



**$\pm 7,632$  SF  
AVAILABLE FOR LEASE**



**\$0.50/SF NNN  
INTRODUCTORY RATE**

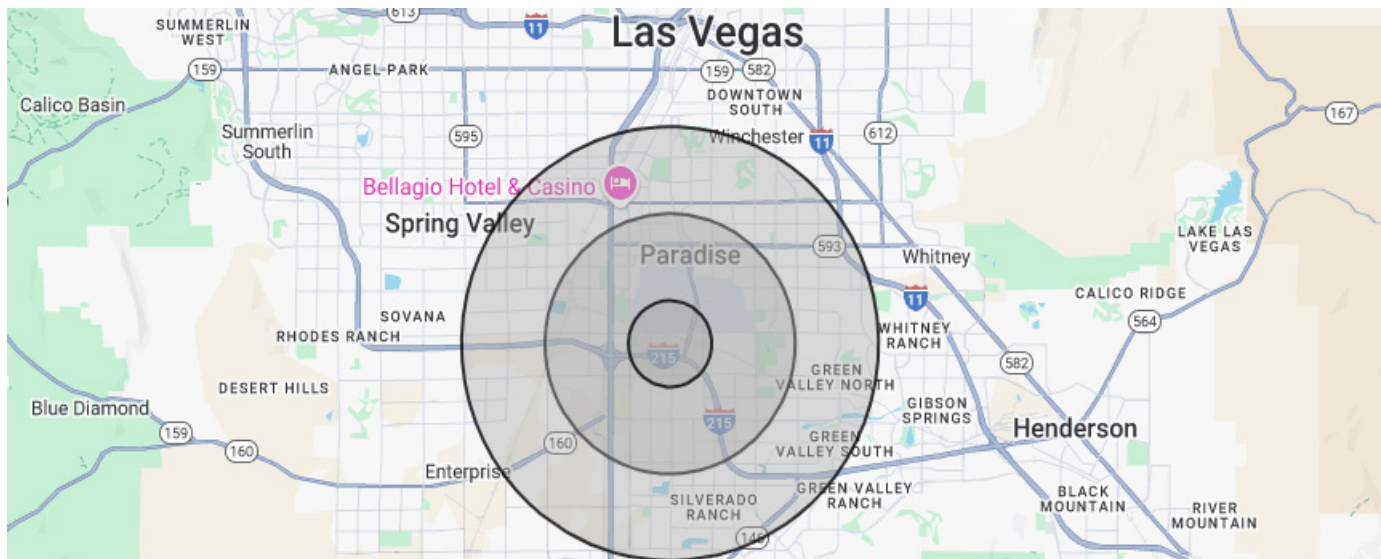
## PROPERTY DETAILS

Building Size	$\pm 26,360$ SF
Lot Size	$\pm 5.11$ AC
Year Built	1997
Building Class	A
Zoning	M-1
APN	177-04-612-001
Power	200 Amps , 277/480, 3 phase panel
Grade Door	1 (14'x16')
Clear Height	24'









## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	1,799	79,084	389,731
Current Year	1,693	73,751	362,592
2020 Population	1,750	72,568	351,842
Growth Current Year - 2029	1.3%	1.4%	1.5%
Growth 2020 - Current Year	-0.8%	0.4%	0.8%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	696	33,520	162,958
Current Year	656	31,240	151,593
2020 Population	683	30,540	146,848
Growth Current Year - 2029	1.2%	1.5%	1.5%
Growth 2020-Current Year	-0.4%	0%	0.6%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$98,850	\$83,443	\$81,352
Median Household Income	\$73,778	\$58,520	\$58,366

## CONFIDENTIALITY STATEMENT

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