

6525

S. BRUCE STREET
LAS VEGAS, NV 89119

135' OF FRONTAGE ON E. SUNSET ROAD WITH DIRECT VISIBILITY TO HARRY REID INTERNATIONAL AIRPORT



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 **NORTH AMERICAN**
COMMERCIAL
AVAILABLE FOR SALE

PROPERTY DETAILS

Situated on	±0.92 Acres
APN	177-02-510-005
Built in	2007
Clear Open Span Warehouse	±24'
Power	3-Phase, 800 Amps, 208/120 Volt
Dock High with Dock Leveler	One (1) 10'x10'
Grade Level Roll-Up Doors	Two (2) -One (1) 10'x10' -One (1) 12'x14'
Parking:	±45
Total Parking Stalls	2.85/1,000
Skylights in Warehouse	2%
Zoning (Clark County)	Designed Manufacturing (M-D)
Annual Property Taxes	± \$16,466.43

- Evaporative Cooled Warehouse Space; HVAC Cooled Office Space
- Fully Insulated Warehouse
- Metal Halide Lighting
- Fire Sprinklers
- Warehouse Racking in Place
- Direct Visibility to Harry Reid International Airport Landing Strip
- Minutes from Downtown and the Las Vegas "Strip"
- Located in an Opportunity Zone

Buyer to verify all building aspects pertaining to the purchase

ASKING PRICE
**CONTACT
BROKER**

TOTAL SF
±15,900

±9,600 SF OF WAREHOUSE SPACE

Includes Two (2) Offices, Break Room, and Restroom with Mezzanine Load Bearing Storage (enclosed & included in total SF).

±3,150 SF OF GROUND FLOOR RETAIL SPACE

135' of Frontage on Sunset Road

±3,150 SF OF 2ND FLOOR OFFICE SPACE

Accessible from warehouse includes Four (4) private offices, conference room, a kitchenette, and a large open bullpen



SW VIEW



S VIEW



N VIEW



W VIEW



SUITE 100

- ±9,600 SF of Warehouse Space
- Insulated Warehouse
- One Restroom Separate from warehouse
- Currently Occupied by 7 Global Distribution (7GD)
- Load factor of 15% applied to mezzanine
- Current Income: Market industrial rent
- Lease-Back Term: Negotiable

SUITE 200

- ±3,150 SF of Office Space
- Currently Vacant
- Multi-Stalled Restrooms
- Natural Light throughout
- HVAC
- Open Ceilings
- Break Area, 3-Offices, Conference Room, Open bullpen

SUITE 300, 301, 302

- ±3,150 Total Un-Occupied Retail Space
- ±1,050 Fully Built out 2nd Gen Retail Space
- ±2,100 SF Of Grey Shell Retail space
- Sunset Frontage
- Ample Parking
- Three (3) Total Entrances (2 Entrances for Suites 301-302)



SUITE 100



SUITE 200

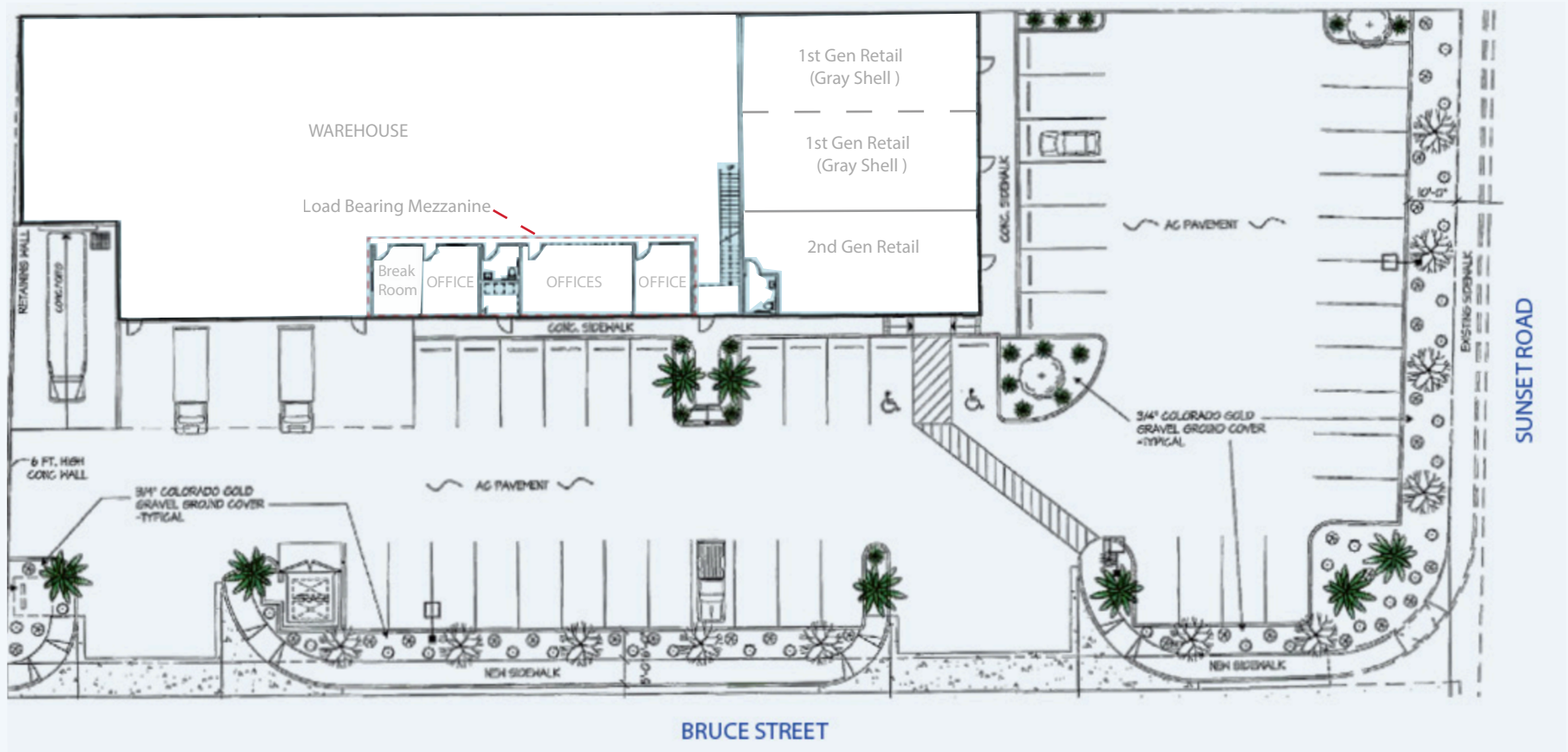


SUITE 300



SUITE 301, 302

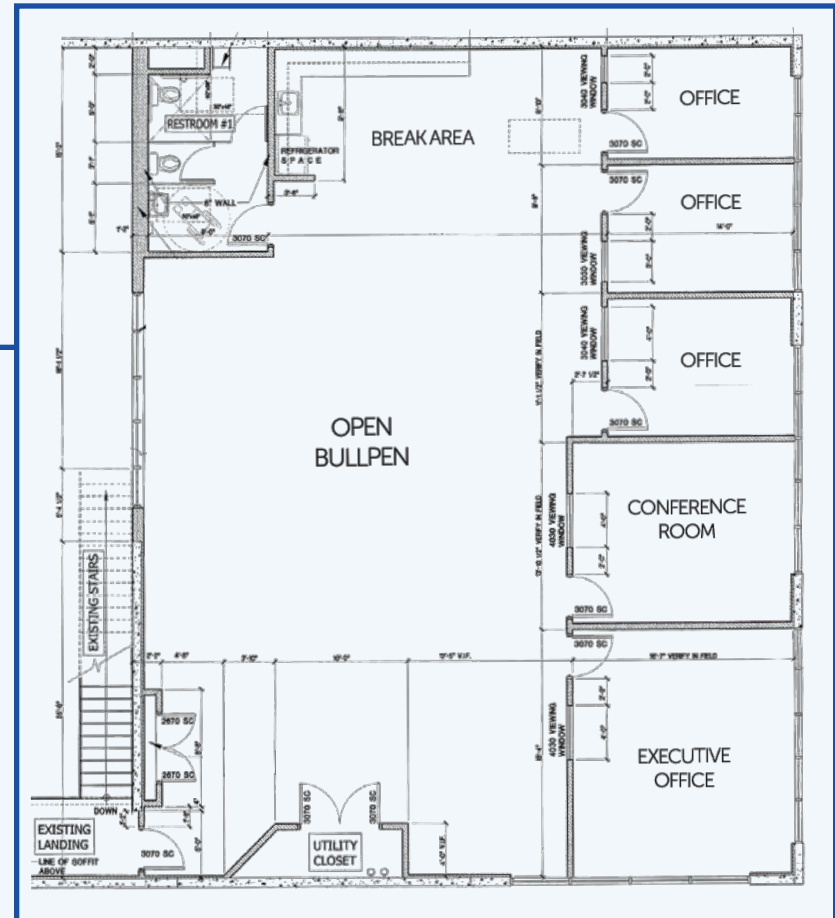
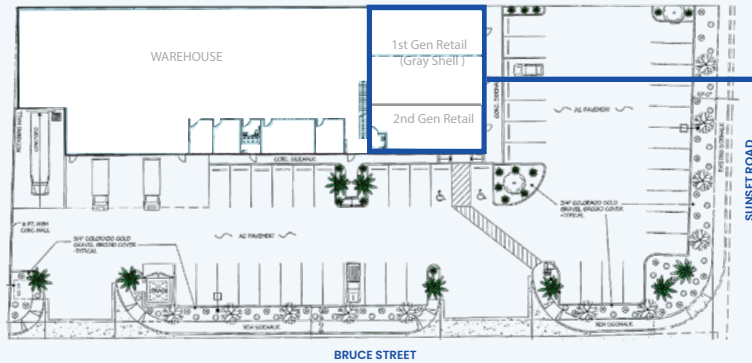
SITE PLAN - FLOOR 1



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SITE PLAN - FLOOR 2



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MARKET SUMMARY

LAS VEGAS, NV

Las Vegas's industrial market remains one of the strongest in the nation, driven by a diversified economy, population growth, and strategic geographic positioning. The city's continued investment in infrastructure and logistics facilities ensures that demand for industrial space will remain robust. Additionally, the influx of businesses relocating from neighboring states for cost advantages reinforces the stability and growth potential of this market.

INVESTMENT UPSIDE

The demand for industrial properties near the airport corridor continues to grow as e-commerce and logistics companies seek efficient distribution solutions. With limited new industrial development and ongoing business migration to Las Vegas due to its tax incentives and business-friendly

LEASING UPSIDE PRO FORMA: EST.

- ± 6,300 of Vacancy Available
- Lease Rate: \$2.00/NNN
- Lease Income: \$12,600/m
- NOI Estimated: \$151,200/ Yr



AIRPORT S

 15,877,689 Inventory	 2.9% Vacancy Rate	 74, Net Abs
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SITUATED IN THE HEART OF THE HIGHLY DESIRABLE AIRPORT SUBMARKET

The property at 6525 S. Bruce Street is strategically located within the Airport Industrial Submarket, one of Las Vegas's most dynamic and sought-after industrial hubs. Situated just minutes from Harry Reid International Airport and with direct access to major thoroughfares like I-215, I-15, and US-95, this submarket offers unparalleled logistical advantages for distribution, warehousing, and light manufacturing businesses.

Low Vacancy Rates: The Airport submarket continues to see historically low vacancy rates, currently hovering around 3-4%, indicating strong tenant demand and limited available inventory.

Proximity to Amenities: The property benefits from nearby amenities such as Town Square Las Vegas, numerous dining establishments, hotels, and retail options that support workforce convenience and business operations.

Nearby Businesses: Major corporations and logistics hubs, including FedEx, UPS, and Amazon operate in the vicinity, highlighting the submarket's appeal for businesses needing reliable supply chain solutions.

SUBMARKET



194
Absorption



101,371
Under Construction



25,405
Deliveries



LAS VEGAS BUSINESS INFORMATION

Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%**



Bali Hai
GOLF CLUB



LAS VEGAS BOULEVARD

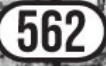
HARRY REID
INTERNATIONAL
LAS VEGAS

MCCARRAN MARKETPLACE

PEGOS ROAD



SUNSET RD



TOWN SQUARE LAS VEGAS

HUGHES AIRPORT CENTER

SUBJECT

MCCARRAN RENT-A-CAR CENTER

LAS VEGAS SOUTH PREMIUM OUTLETS
A SIMON CENTER

WARM SPRINGS RD

EASTERN AVENUE

MY THAI MASSAGE



BEMUDA RD



ABOUT US

NORTH AMERICAN COMMERCIAL

North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



OUR TEAM



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EXCLUSIVELY LISTED BY

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AVAILABLE FOR SALE