

AVAILABLE FOR LEASE

±7.3 ACRES OF VACANT LAND

4015 PAPLINSKI PARKWAY
LAS VEGAS, NV 89054



PROPERTY FEATURES

- + APN: 191-19-701-002
- + ±7.3 gross acres of vacant land available for lease
- + Rough graded
- + Zoning: C-1 (Local Business)
- + Planned Landuse: BDRP, Business Design and Research Park
- + Jurisdiction: Clark County Unincorporated
- + +872' frontage along the I-15 freeway
- + 2017 traffic count on I-15 is ±50,000 average vehicles per day
- + Sunday traffic increased to an average of ±61,967



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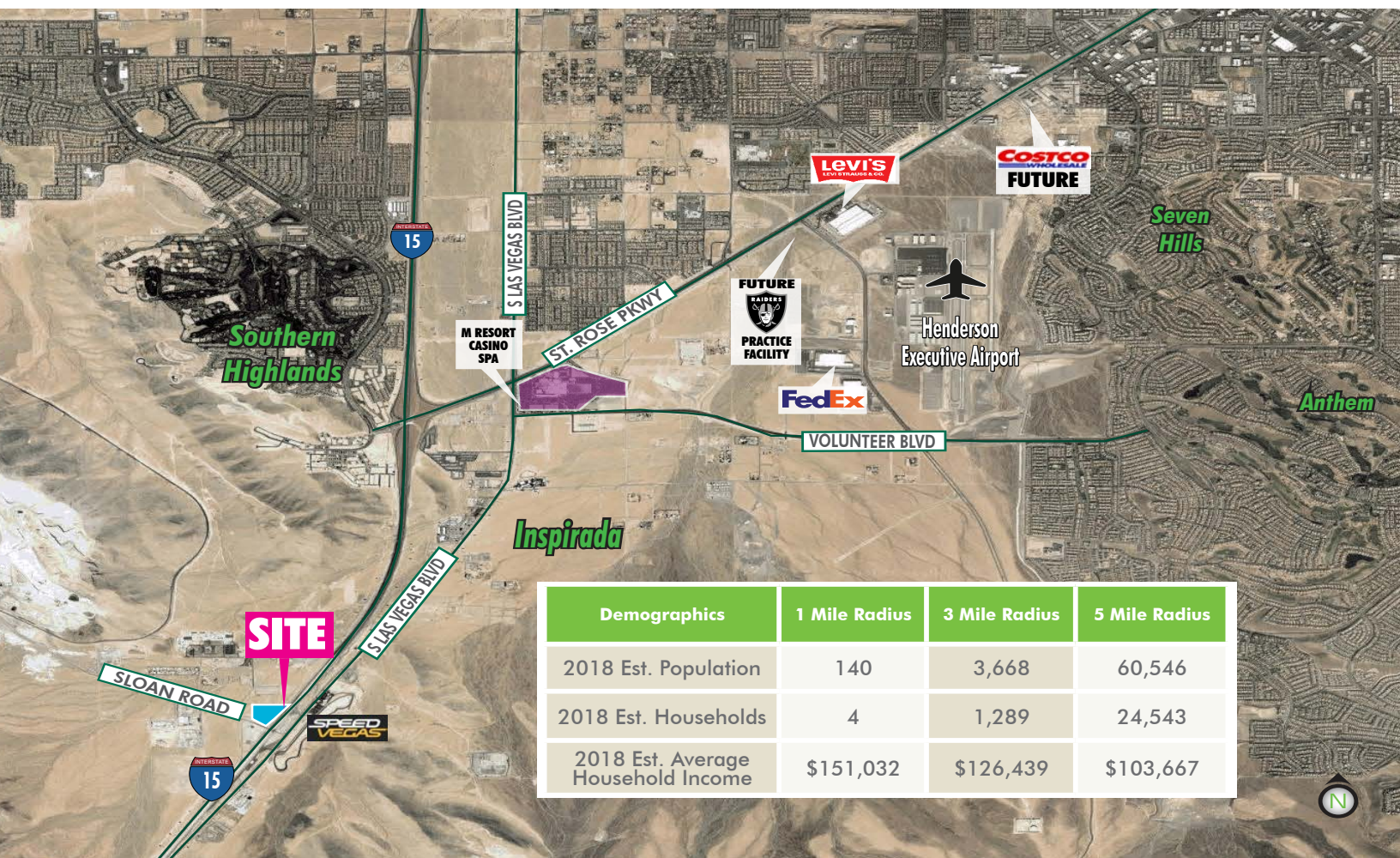
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EXECUTIVE SUMMARY

CBRE is pleased to present ±7.3 acres of vacant land available for lease. Located off the I-15 at the Sloan interchange south of the Las Vegas “strip”, the southern gateway of the Las Vegas valley. The visibility and access is excellent providing ±872 feet of prime frontage long the I-15 and is surrounded by affluent master-planned communities like the 1,940-acre Inspirada and the 2,300-acre Southern Highlands including Golf Club and Spa. Close-by is the M Resort-Spa-Casino and the newly-opened \$30 million, ±100-acre SPEEDVEGAS complex, featuring a Formula One-style 1.5 mile racetrack where people can drive exotic muscle cars and supercars. New developments are nearby along St. Rose Parkway including, Las Vegas Raiders football practice facility, 296,000 square-foot FedEx Ground Distribution Center, 620,000 sq.ft. Levi Strauss Distribution Center, and new Costco. Zoned C-1 (Local Business) with a Planned Landuse of BDRP (Business Design and Research Park) allows for a variety of commercial uses.



CONTACT US FOR MORE INFORMATION

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