

For Lease

Spencer Airport Center 1856 Pama Ln., Suite B

Las Vegas, NV 89119
www.cbre.com/lasvegas

Contact Us

Jake Higgins, SIOR
Senior Vice President
+1 702 369 4844
jake.higgins@cbre.com
Lic. S.0176473

Kelsey Higgins
Senior Associate
+1 702 369 4812
kelsey.higgins@cbre.com
Lic. S.0192524

Tyce O'Neill
Associate
+1 702 369 4828
tyce.oneill@cbre.com
Lic. S.0199727



±4,503 SF Industrial Unit Available

CBRE

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LOCATION HIGHLIGHTS

- + Located in the highly desired Airport submarket with numerous nearby amenities including Harry Reid International Airport, The Strip and Town Square.
- + Excellent connectivity with access to the I-215 freeway via Sunset Rd.
- + Clark County Jurisdiction



PROPERTY HIGHLIGHTS

- + ±4,503 Total SF
- + ±3,265 SF Office
- + 24' Clear Height
- + 1 Grade Level Door
- + 36' x 36' Column Spacing
- + Electric: 3-phase, 4-wire, 120/208 volt
- + Fire sprinklers
- + Metal Halide / Fluorescent Strip Lighting
- + HVAC - Office
- + EVAPS - Warehouse
- + Concrete Tilt Up construction
- + Year Built: 1999
- + Zoning: I-P

Recent Spec Improvements Completed:
New Carpet Installed and Paint Refreshed

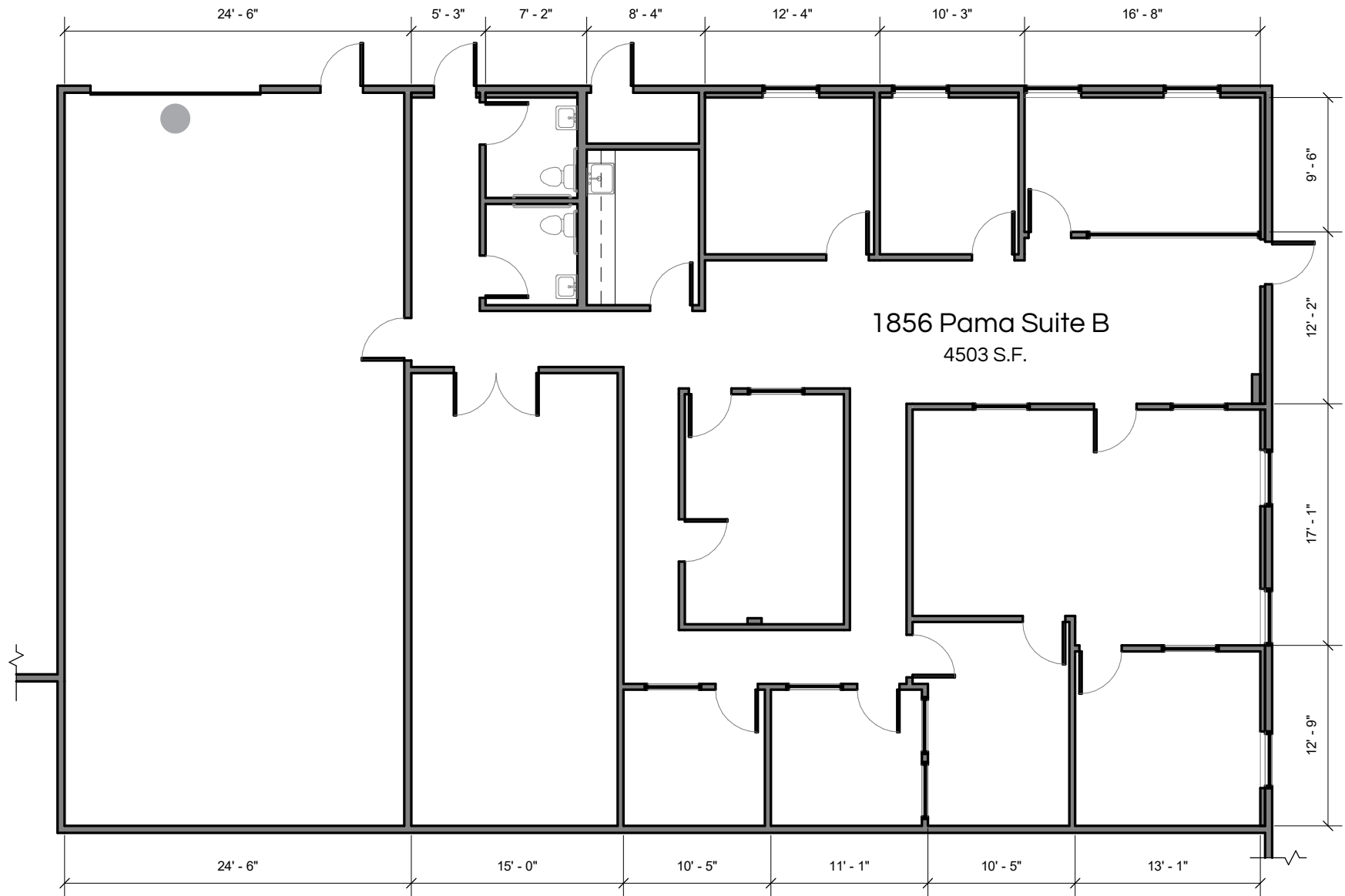
Lease Rate: Call for pricing
CAM Rate: \$0.26 NNN/Mo



Spencer Airport Center

1856 Pama Ln., Suite B





● Grade Door

LAS VEGAS BUSINESS FACTS

Business Assistance Programs

- + 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
- + No Estate Tax

Labor

- + Nevada has one of the lowest labor costs in the region
- + According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- + Over 60,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- + According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.6% and transportation and warehousing by 0.8%
- + Year-end 2023 employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%



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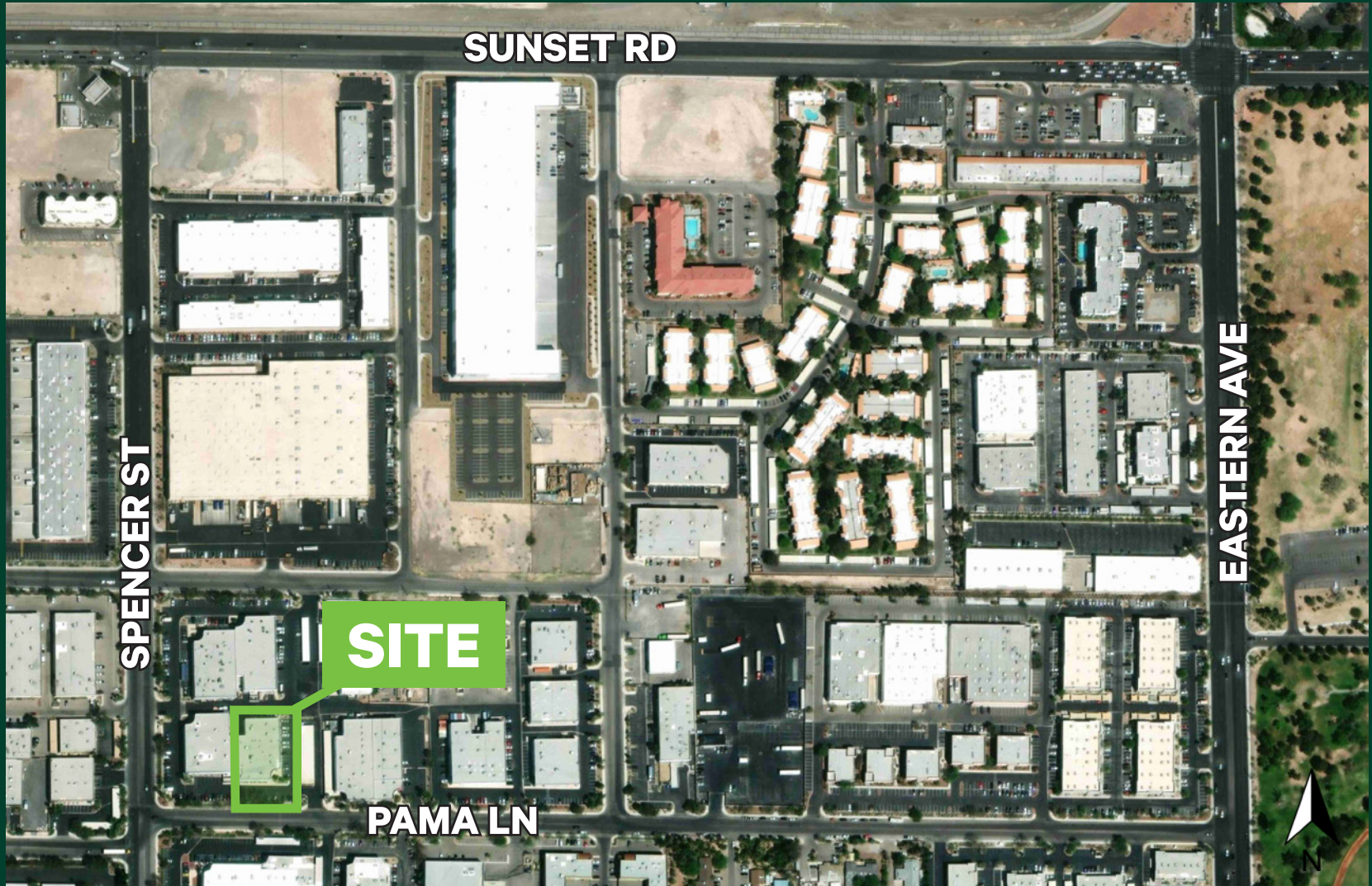
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Tyce O'Neill
Associate
+1 702 369 4863
tyce.oneill@cbre.com
Lic. S.0199727

8548 Rozita Lee Ave
Suite 200
Las Vegas, NV 89113
www.cbre.us/lasvegas

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