

APEX INDUSTRIAL PARK

NORTH LAS VEGAS, NV



FOR LEASE ±53.95 ACRES AVAILABLE (DIVISIBLE TO SUIT)

PROPERTY HIGHLIGHTS

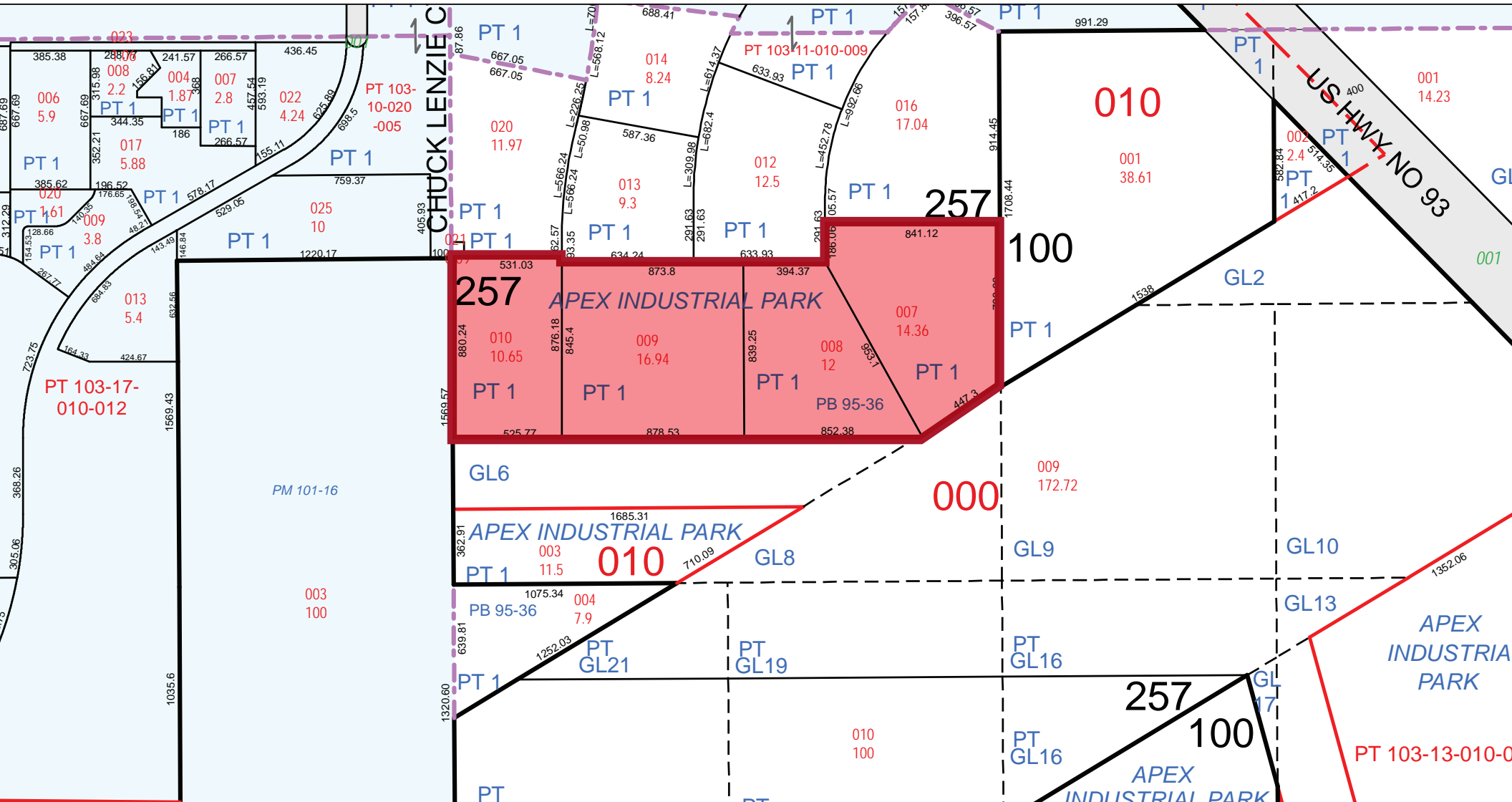


PROPERTY NAME	LUCKY HELEN SITE
SIZE	±53.95 Acres Available For Lease (Divisible to Suit)
APN's	103-14-010-007, 008,009, 010
Site Condition	Partially Graveled, 75 kVA transformer on-site
Potential Uses	Truck and Trailer Storage, Laydown Yard, Salvage Center, Warehousing Recycling Center, Building Materials Yard, Heavy Equipment Rental, Automobile Impounding Yard
Planned Land Use	Industrial
Zoning	I-L (Industrial Light)
Jurisdiction	North Las Vegas
Approximately 1.5 Miles to I-15 via US-93	
Call for Pricing	

CORPORATE NEIGHBORS



PARCEL MAP



VEGAS VALLEY MAP



WHY LAS VEGAS?



2,953,000

POPULATION

40,829,000

VISITOR VOLUME

lvgear.org/data-portal/economic-summary

\$95,842

AVERAGE HOUSEHOLD INCOME

1,213,657

LABOR FORCE

(projected to grow 110,261 over next 5 years)

5.9%

UNEMPLOYMENT
Lightcast/Moody's

TAX-FREE HAVEN

NO CORPORATE INCOME TAX
NO CORPORATE SHARES TAX
NO FRANCHISE TAX
NO PERSONAL INCOME TAX
NO FRANCHISE TAX ON INCOME
NO INHERITANCE OR GIFT TAX
NO UNITARY TAX
NO ESTATE TAX



FOR MORE INFORMATION, PLEASE CONTACT:

JASON GRIFFIS, SIOR

Senior Director
+1 702 205 3861
jason.griffis@cushwake.com
LIC #S.0178374

ALMA CUEVAS, SIOR

Senior Director
+1 702 303 4412
alma.cuevas@cushwake.com
LIC #S.0180089.LLC

MICHAEL SCHER

Associate
+1 702 688 6893
michael.scher@cushwake.com
LIC #S.0189923

6725 Via Austi Pkwy., Suite 275
Las Vegas, NV 89119
Main +1 702 796 7900
Fax +1 702 796 7920
cushmanwakefield.com

Better never settles

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

