

NORTH VALLEY BUSINESS PARK

Corner of Las Vegas Boulevard North & Nellis Boulevard | Las Vegas, NV 89115

AVAILABLE
For Sale | Lease



📍 5960 S. Jones Blvd, Las Vegas, NV 89118
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Property Highlights

- Building Size Range: $\pm 6,480$ SF - $\pm 58,077$ SF
- Office Mezzanine SF: $\pm 1,501$ SF - $\pm 1,521$ SF
- Clear Height: 24' - 30'
- Power: $\pm 1,200$ amps - $\pm 1,600$ amps • 277/480 volt • 3-phase
- ESFR Fire & Safety Sprinklers
- 9'x10' dock-high doors • 12'x14' grade level doors
- Tilt-up Insulated Panel System, R-20 Insulating Value
- 2x4 LED high bay lighting, designed to a 40' candle illum.
- Optional 100% HVAC Warehouse • Parking: 122 stalls

Property Overview

North Valley Business Park ("The Property") is located at the hard corner of Las Vegas Boulevard North & North Nellis Boulevard. The Property features over $\pm 11,791$ SF of industrial space situated on a ± 6.45 AC parcel. The property offers convenient access to the I-15 Freeway and is flanked by numerous industrial parks and amenities as well as Nellis Air Force Base.

Listing Snapshot

 **CONTACT BROKER**
Sale Price

 **CONTACT BROKER**
Also Available for Lease

 **$\pm 111,791$ SF**
Total Available Space

 **North Las Vegas**
Submarket

Key Demographics (within a 3-mile radius)

 **$\pm 97,555$**
Population Size

 **\$109,170**
Ave. Household Income

APN 140-05-803-017

Zoning Light Industrial (I-L)

Year Built 2026

Property Size $\pm 111,791$ SF

Cross Streets Las Vegas Blvd & Nellis Blvd

Lot Size ± 1.23 AC


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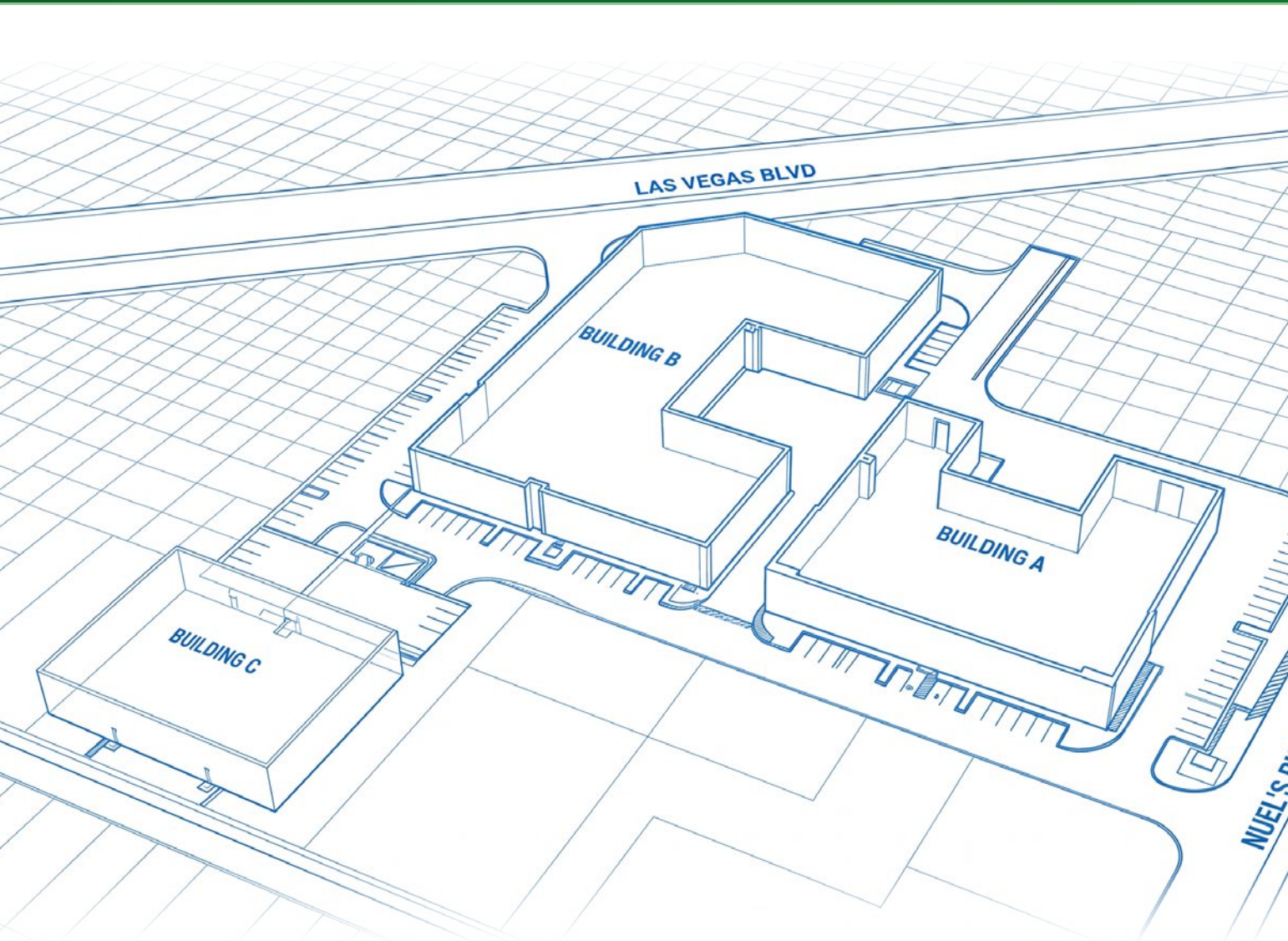
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Site Plan Details



±111,791
Total Square Footage



±6,840 - ±58,077
Suites Range (in SF)



±24 ft - ±30 ft
Clear Height



±ESFR Sprinklers
Fire and Safety



±277/480 v • 3-phase
Power



±Eight (8) ±9' x 10'
Dock-High Doors



±Seven (7) ±12' x 14'
Grade Level Doors



122 Surface Stalls
Total Parking Spaces



3rd Quarter 2027
Estimated Completion

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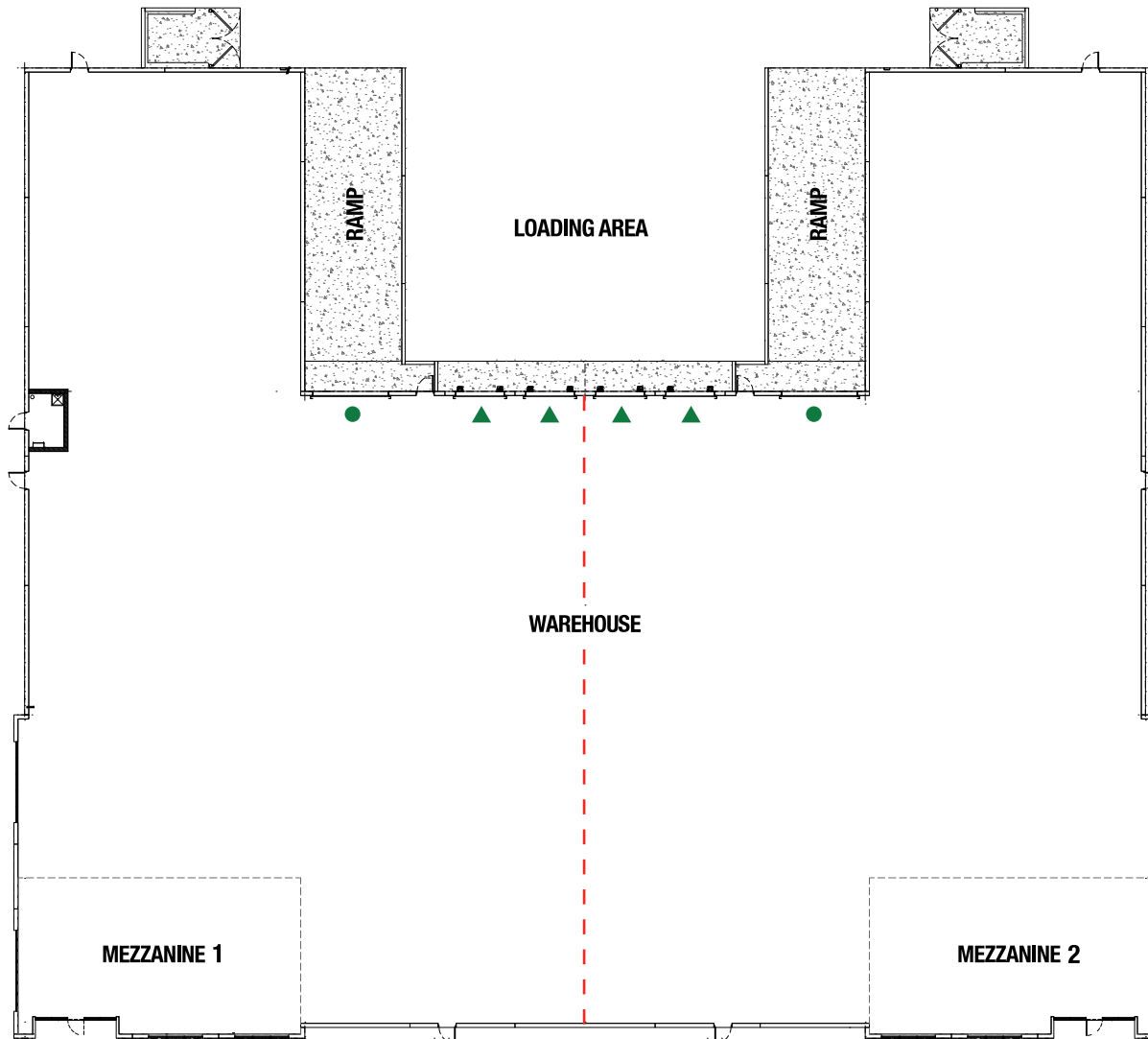
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Listing Snapshot



CONTACT BROKER
Sale Price / Lease Rate



±34,274 SF
Building Size



TBD
Availability

Building A Details

Total SF ±34,274

Warehouse SF ±32,232

Mezzanine 1 SF ±1,521

Mezzanine 2 SF ±1,521

Divisible to (SF) ±17,137

Clear Height 30'

Power ±1,200 A • 277/480 V
• 3-phase

(to be verified by tenant)

Fire & Safety ESFR Sprinklers

Grade Level [●] 2 roll-up doors

Dock-High [▲] 4 roll-up doors

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Listing Snapshot



CONTACT BROKER
Sale Price / Lease Rate



±58,077 SF
Available Space



TBD
Availability

Building B Details

Total SF ±58,077

Warehouse SF ±55,054

Mezzanine 1 SF ±1,502

Mezzanine 2 SF ±1,501

Divisible to (SF) ±28,000 / ±30,077

Clear Height 30'

Power ±1,600 A • 277/480 V

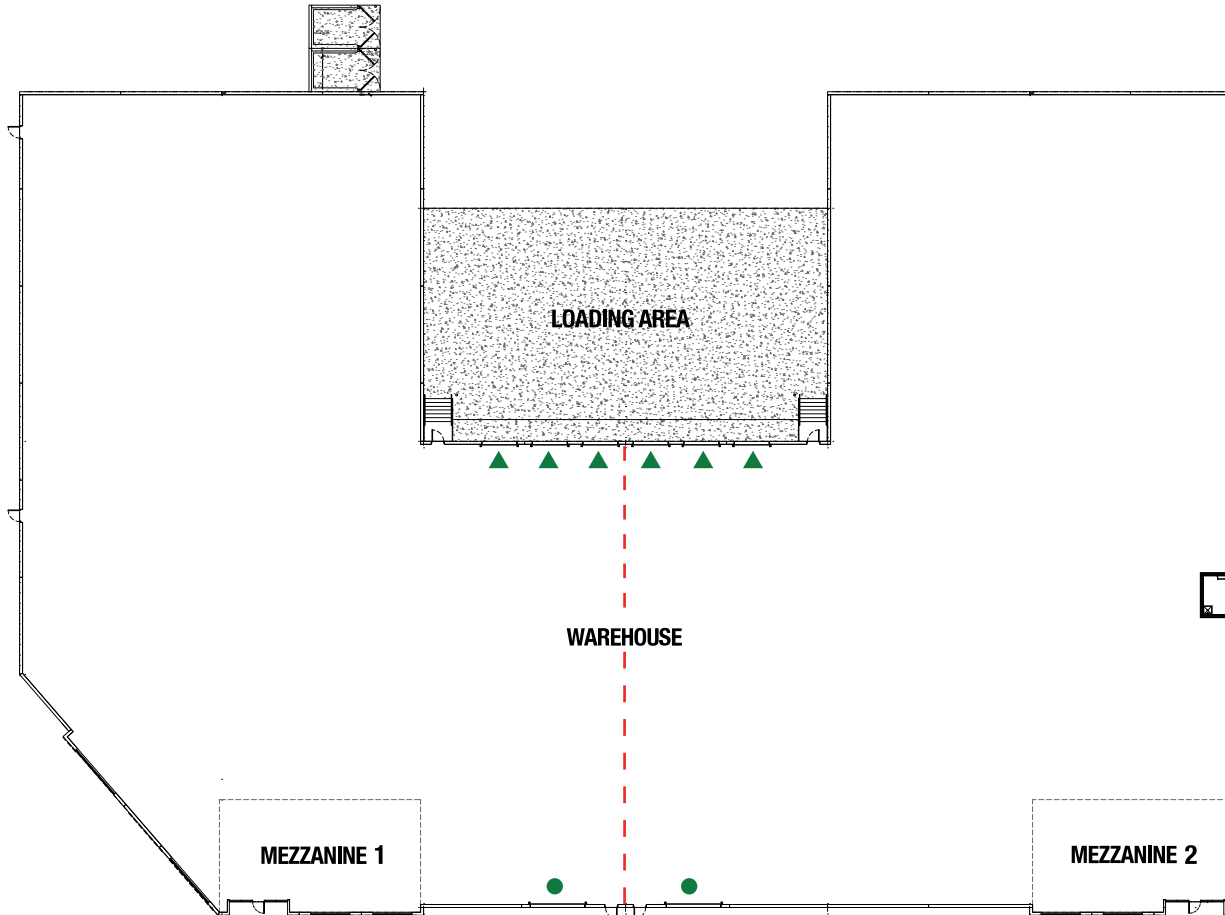
• 3-phase

(to be verified by tenant)

Fire & Safety ESFR Sprinklers

Grade Level [●] 2 roll-up doors

Dock-High [▲] 6 roll-up doors



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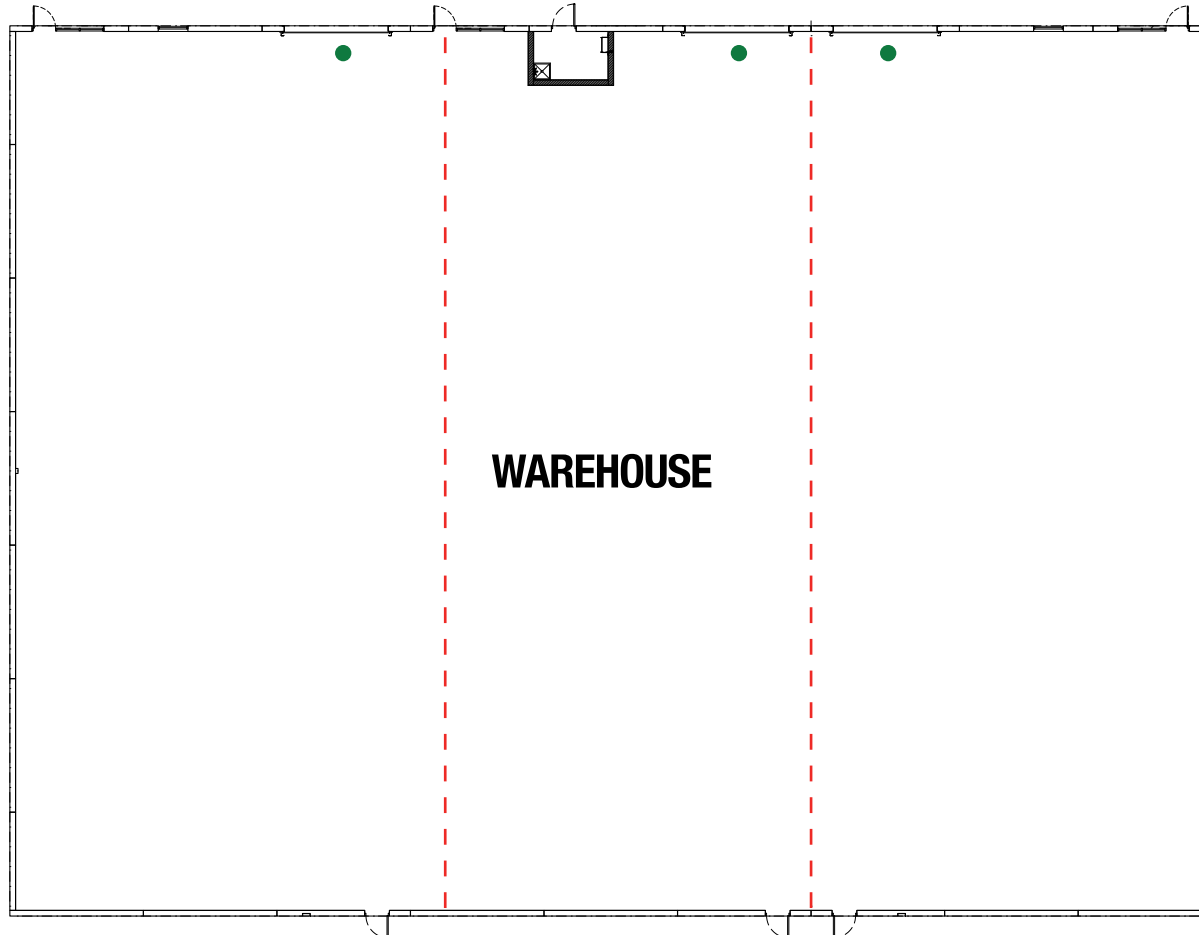
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Listing Snapshot



CONTACT BROKER
Sale Price / Lease Rate



±19,440 SF
Building Size



TBD
Availability

Building C Details

Total SF	±19,440
Divisible to (SF)	±6,480
Clear Height	24'
Power	±1,200 A • 277/480 V • 3-phase (to be verified by tenant)
Fire & Safety	ESFR Sprinklers
Grade Level [●]	3 roll-up doors

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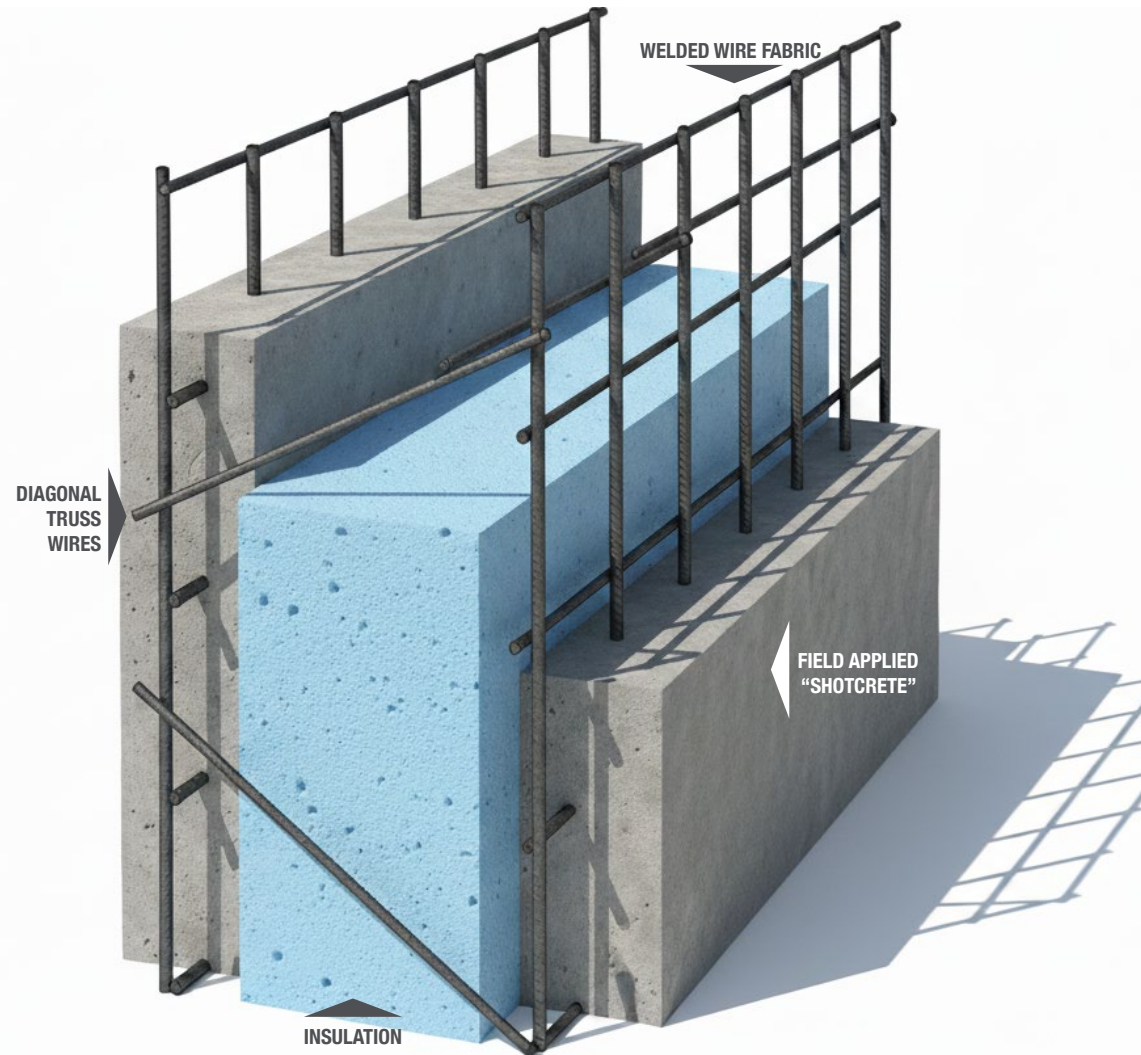
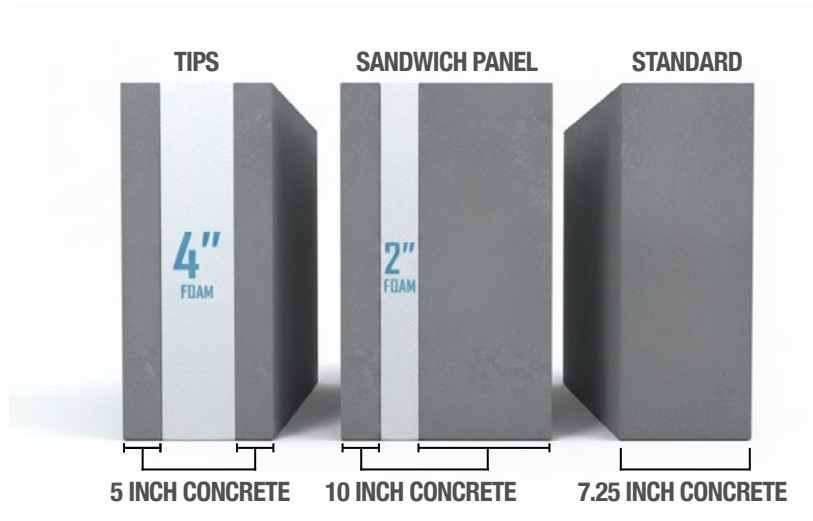
Building Enhancements

TOTAL INTEGRATED PANEL SYSTEMS

The infrastructure of the new buildings at North & North Business Center are fortified with Total Integrated Panel Systems (TIPS). This provides a more durable, more environmentally friendly, and more cost effective building material that can be used to improve almost any construction project.

TIPS has been engineered with proprietary technology that consists of an insulative EPS foam core set between steel wire welded mesh fabric. Steel truss wires connect to the mesh fabric through the EPS in a pyramidal fashion. Concrete is applied over the steel using shotcrete. If desired during concrete application, carving or stamps can be used to create the appearance of stone, wood, block, brick, drywall, or almost any pattern imaginable.

This precise design provides unparalleled strength, insulation, fire resistance, and sound reduction, while not limiting the aesthetic choices available to the builder.



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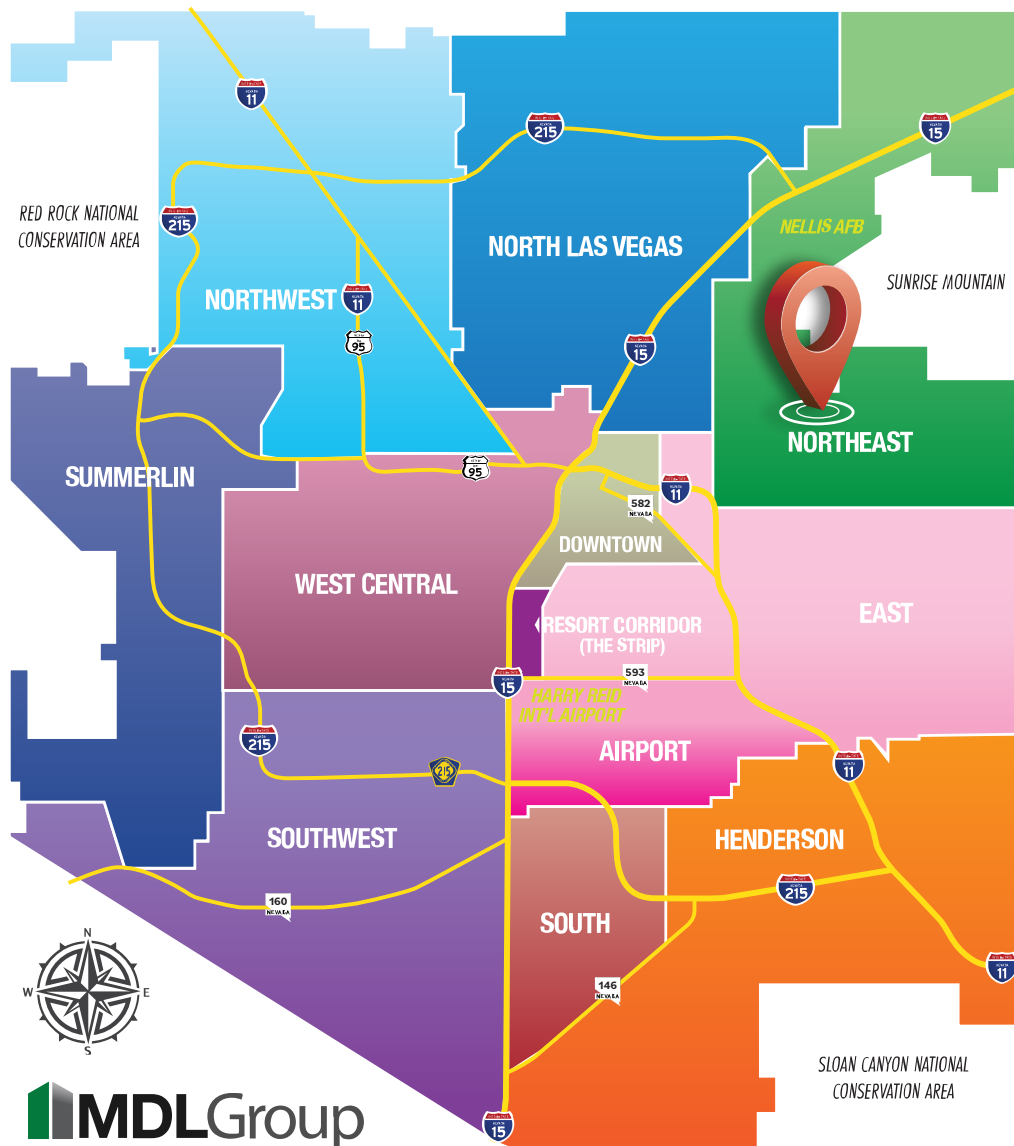
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Area Connectivity

- I-15 Freeway: ±5.6 miles (±10 minutes)
- I-215 Freeway: ±2.8 miles (±6 minutes)
- I-11 Freeway: ±11.2 miles (±16 minutes)
- Harry Reid International Airport: ±12.4 miles (±18 minutes)
- The Las Vegas Strip: ±7.8 miles (±14 minutes)

Nearby Amenities

- Healthcare: Close to Spring Valley Hospital Medical Center, providing comprehensive acute care and emergency services to the surrounding community.
- Retail & Dining: Positioned near the commercial hub of Charleston Plaza, which offers a variety of conveniences. This area features popular retailers such as Target and Albertsons, alongside dining destinations like Honey Salt and P.F. Chang's, creating a central spot for daily errands and professional meals in the heart of the community.
- Golf & Country Clubs: Proximity to several golf facilities, including the Badlands Golf Club and various community-focused public courses within the western valley.
- Recreational Areas: Near local neighborhood parks and the extensive walking paths that define the scenic residential corridors of the Spring Valley area.

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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



308

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



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North Las Vegas

Synopsis

North Las Vegas, NV, offers a premier, business-friendly environment known for its “fast and faster” development approach. This commitment has positioned the city as one of the nation’s top locations for development opportunities and job creation. The city is a magnet for global brands, innovative industries, and large-scale manufacturing, e-commerce, and distribution centers, driving significant economic diversification. Strategically located with unparalleled logistics advantages, North Las Vegas provides swift access to major transportation corridors, rail lines, and two key airports (North Las Vegas Airport and Harry Reid International). Its proximity to interstates, rail, and Southern California ports has cemented its status as the epicenter for e-commerce and logistics in the Southwestern U.S. This critical connectivity, coupled with high demand from cold storage and food production users, ensures easy and efficient access to the massive, growing markets of California, Arizona, and Utah. North Las Vegas is the strategic choice for investors and businesses seeking growth, efficiency, and a competitive edge in the Western United States.

Quick Facts



Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

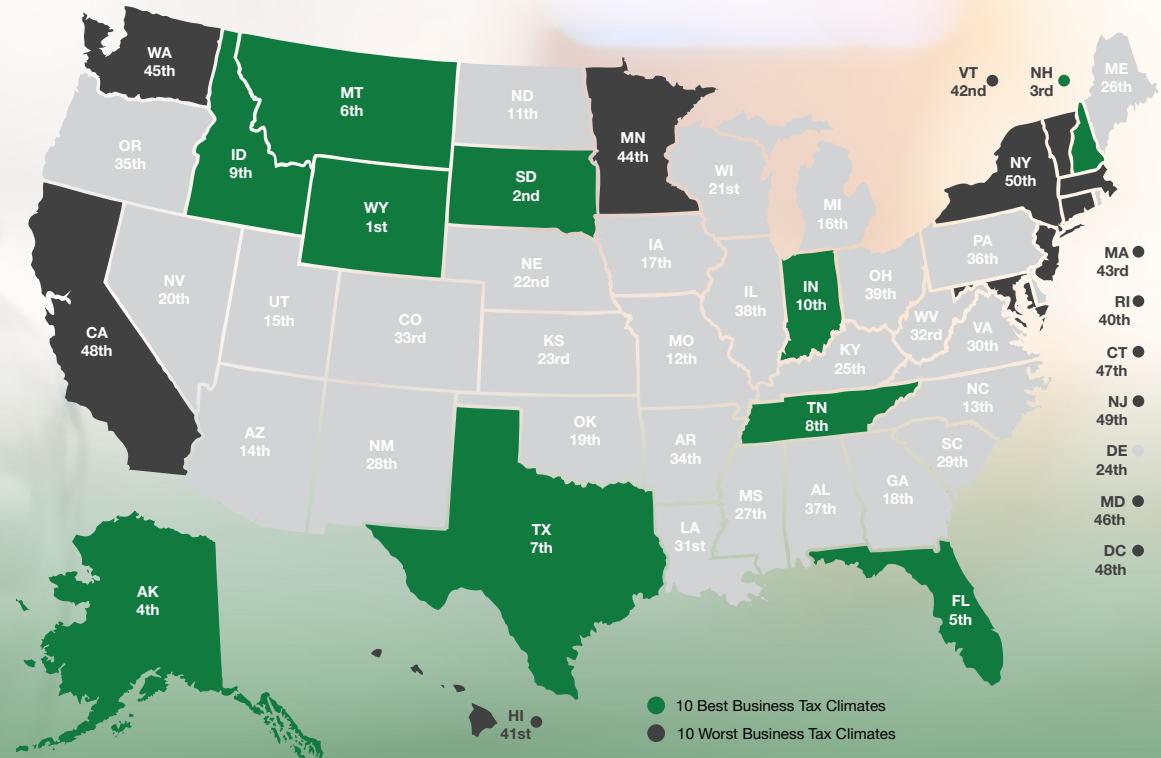
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org*

2026 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Market Overview

Southern Nevada Growth

±250,000

Number of jobs
added between
2015 and 2025

±9,000

Number of new
businesses added
between 2015 and 2025

±86.6%

Milestone graduation
rate for Clark County
school district in 2025

Innovation Ecosystem

Southern Nevada has grown from a smart-city vision into one of the Mountain West's fastest-diversifying technology and infrastructure markets. Building on the 2016 Innovation District and IIC@V incubator, the past five years have reshaped the region:

- **AI & DATA CENTERS:** Switch is building Nvidia-designed "AI factories" in Las Vegas, and Google is expanding its Henderson campus as part of a \$1.2B Nevada commitment.
- **THE SPHERE:** A \$2.3B immersive-technology venue and the world's largest spherical structure, opened 2023.
- **VEGAS LOOP:** The Boring Company's underground transit now runs 2.2 miles and 9 stations, expanding toward a planned 68-mile, 55-station network.
- **BRIGHTLINE WEST:** Broke ground in 2024 on a 218-mile, 200-mph high-speed rail line to Los Angeles, targeting 2029.
- **RESEARCH ANCHORS:** UNLV's Harry Reid Research & Technology Park, NIAS drone testing, and CES.

Source: Las Vegas Global Economic Alliance (LVGEA)

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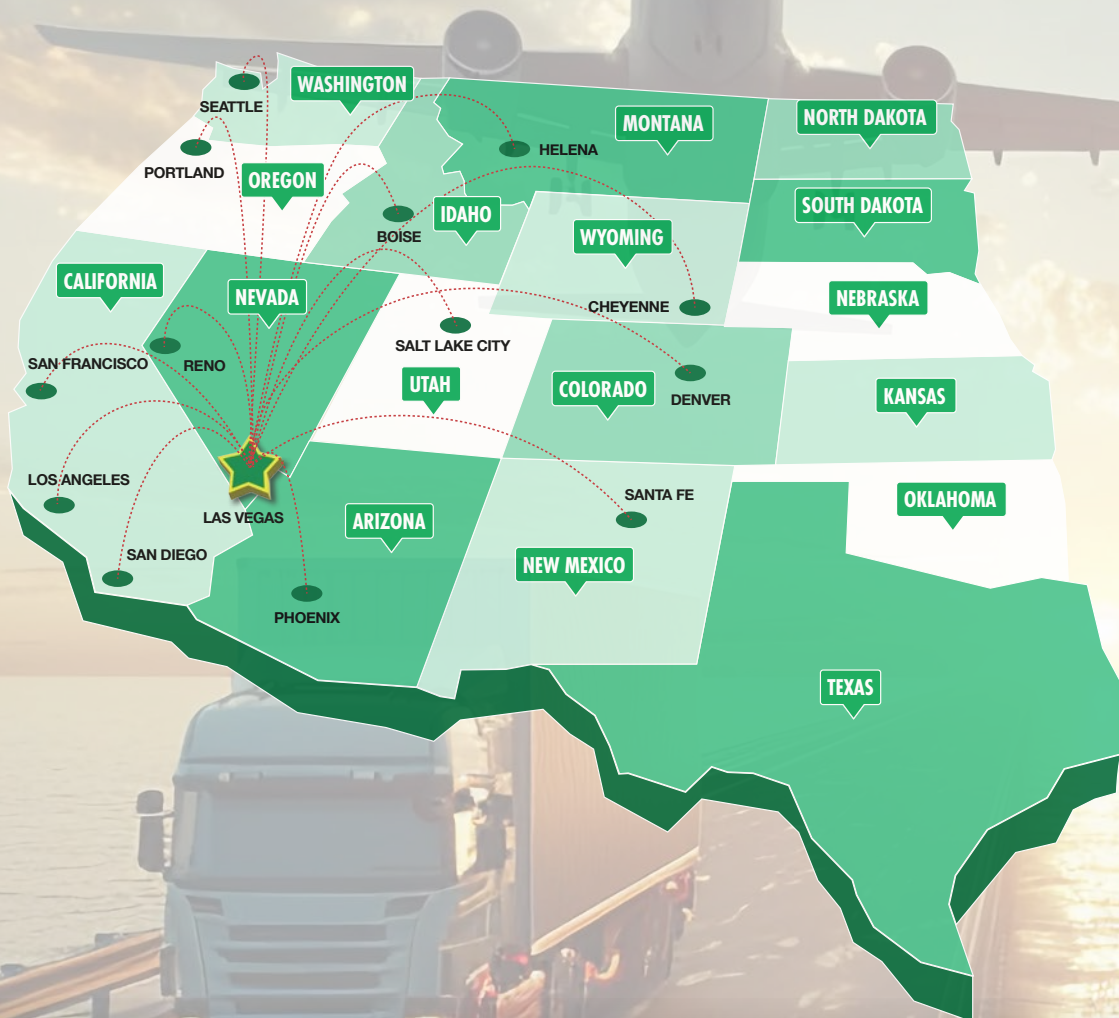
Education & Workforce Development

Southern Nevada's post-secondary institutions have significantly expanded their offerings and stature:

- The **University of Nevada, Las Vegas (UNLV)** first reached R1 status (the highest research classification) in 2018 and retained it in 2025. Sponsored-program expenditures hit \$116.4 million in FY2024 (up ~15%), targeting \$250 million by 2030. Its medical school, begun in 2017, earned full accreditation in 2021, was renamed the Kirk Kerkorian School of Medicine at UNLV, and opened a dedicated education building in 2022.
- **Nevada State University** (elevated from Nevada State College in July 2023) has more than doubled its degree awards since 2011, with strong growth among racial and ethnic minorities and in health professions. Now enrolling roughly 7,300 students, NSU is a federally designated Hispanic-Serving Institution.
- The **College of Southern Nevada (CSN)** was named a Leader College of Distinction by national nonprofit Achieving the Dream in 2018 for improving student outcomes - a designation renewed in 2026.

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Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

SHIPPING & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

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This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained from the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner.

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This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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SALES TEAM

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