

±57.37 ACRES

INDUSTRIAL LAND | FOR SALE



US 93 & Grand Valley Pkwy. | North Las Vegas, NV 89124



FRONTAGE ROAD

±57.37 ACRES

FREEWAY OFF-RAMP

INTERCHANGE



GRAND VALLEY PKWY



UTILITY CORRIDOR



398 MILES TO SALT LAKE CITY



291 MILES TO LOS ANGELES



0.3 0.5 Mile

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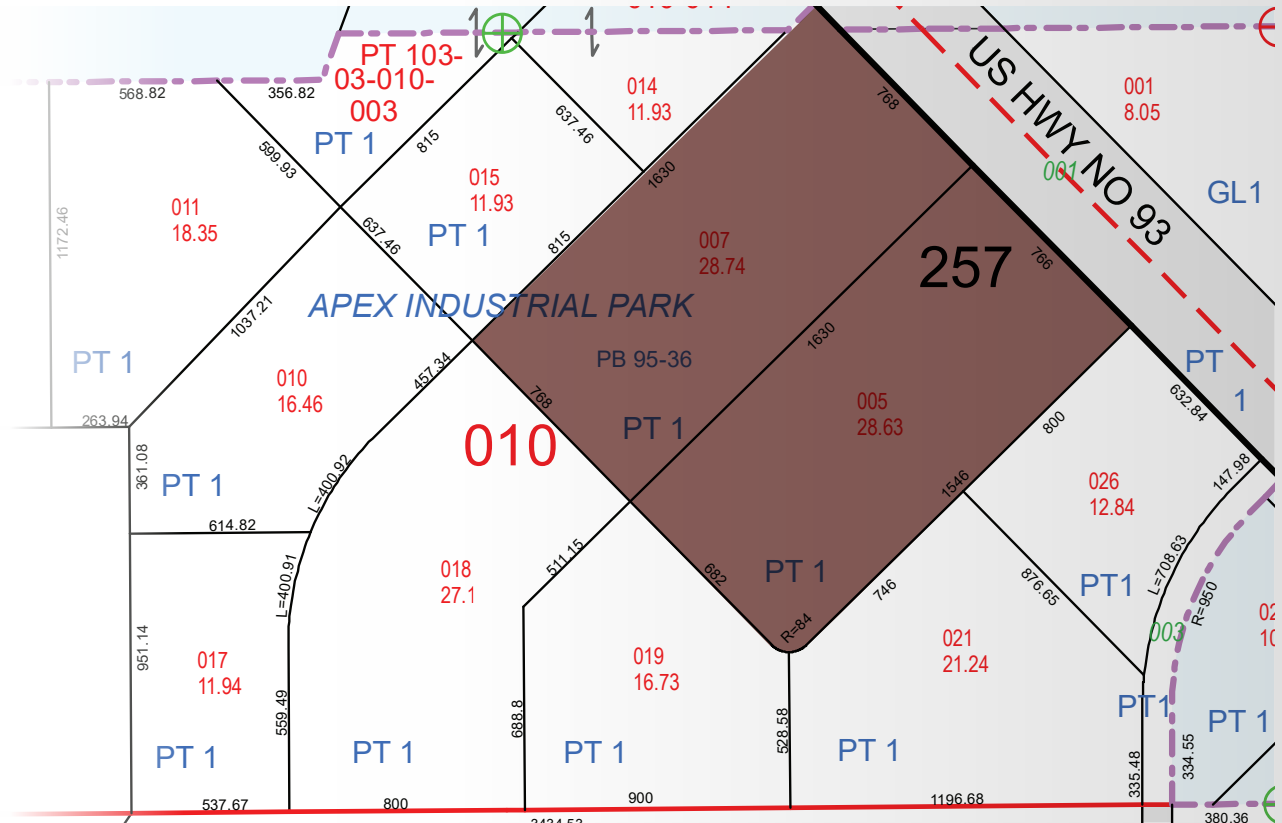
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PROPERTY HIGHLIGHTS

- + ±57.37 acres
- + Data Center potential
- + Single ownership
- + M-2 zoning (City of North Las Vegas)
- + Over 1,500 ft. of frontage on US 93 with access from frontage road
- + Water line to be constructed along frontage by the SNWA
- + Relatively flat topography for Apex

PROPERTY ACCESS & LOCATION

- + Direct access to US 93 via Grand Valley Pkwy/US 93 Frontage Rd.
- + ±2 miles to I-15 & US 93 interchange
- + APNs: 103-10-010-005 & 007



PRICING: \$50,000,000.00





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