

# INDUSTRIAL LAND FOR SALE

*±0.57 AC (24,829 SF)*  
*Industrial lot located in the  
Southwest Las Vegas submarket*

6179 DEAN MARTIN DR,  
LAS VEGAS, NV 89118

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6179 DEAN MARTIN DRIVE



SUBJECT  
PROPERTY



## Prime Industrial Land for Sale

### PROPERTY OVERVIEW

PROPERTY TYPE	Industrial, Vacant Land
PRICE	\$995,000
AVAILABILITY	Now
LAND SIZE	0.57 Acres
PARCEL NUMBER	162-32-304-001
ZONING	Industrial Park (IP)
JURISDICTION	Clark County
OWNER WILL CARRY (OWC)	Terms Negotiable
TENANCY TYPE	Vacant Land
CO-OP COMM	Call Broker
BILLBOARD	Not Included

*This raw land parcel is zoned IP (Industrial Park) and is ideal for industrial development and IOS. The property is situated in a high-traffic area with excellent accessibility, just 10 minutes from Harry Reid International Airport and near major roadways, including I-15 and Las Vegas Freeway.*

**\$995,000**

OFFERING PRICE

**0.57**

ACRES INDUST LAND



## PROPERTY DESCRIPTION

*The Southwest Las Vegas submarket is a rapidly growing industrial and commercial hub, strategically located near Interstate 15, Las Vegas Freeway, and Harry Reid International Airport. This submarket is known for its strong industrial presence, offering prime opportunities for warehousing, distribution, and manufacturing.*

### PROPERTY HIGHLIGHTS

0.57 acres (24,829 SF) in the Southwest Las Vegas submarket

Asking Price: \$995,000 (\$1,745,614.04 per acre | \$40.07 per SF)

IOS - Industrial Outside Storage

Zoned IP (Industrial Park), suitable for industrial, warehouse, or flex development

Located within an Opportunity Zone, offering potential tax benefits

High-visibility location near I-15 and Russell Rd Interchange

Utilities available: electricity, gas, sewer, cable, curb/gutter/sidewalk, telephone, water

Level topography, ready for development

7.77% population growth projected (2024-2029) within a 3-mile radius

Surrounded by industrial and commercial developments in one of Las Vegas' fastest-growing industrial corridors

Just 10 minutes from Harry Reid International Airport

Billboard is NOT included

### UTILITIES

Gas: Southwest Gas

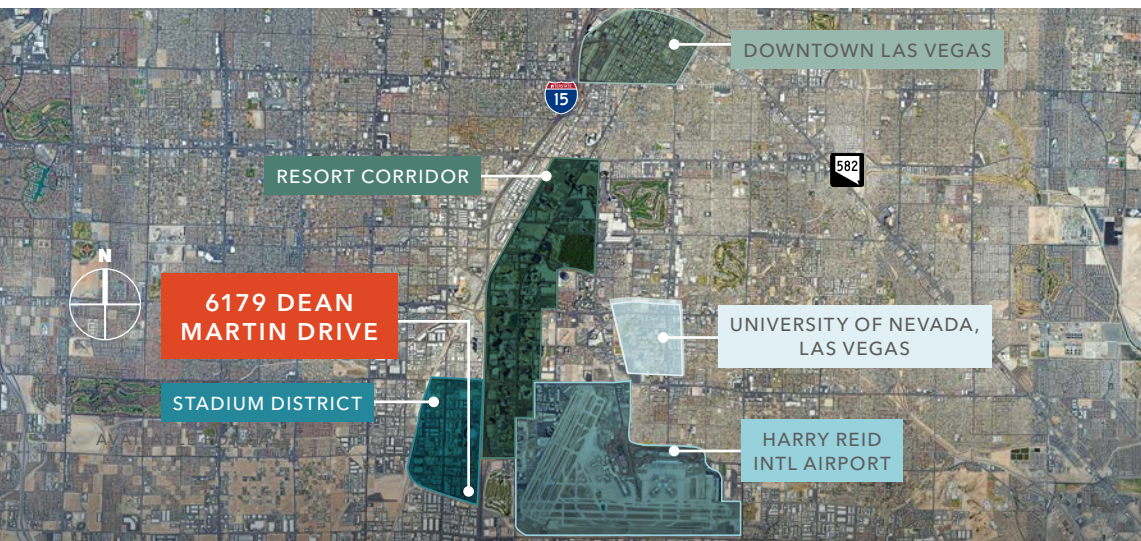
Electric: NV Energy

Water: Southern Nevada Water Authority (SNWA)

Sewer: Clark County Water Reclamation District [LINK](#)

Waste: Republic Services

Railroad Access: N/A



*Ideally located in the Stadium District plan.*

This is the result of a multiple-year collaborative process that engaged citizens, property and business owners, land developers, and local and regional agencies to articulate a vision, strategies, guidelines, and recommendations that would support potential changes in development patterns within the area surrounding the new Allegiant Stadium.



6179 DEAN MARTIN DRIVE

# *FUTURE* OF VEGAS DEVELOPMENT

This prime industrial property is at the center of Las Vegas's next major entertainment and mixed-use expansion. Zoned for Clark County's Entertainment Mixed Use, it allows for casinos, retail, office, multifamily, and hotels. Strategically located at Tropicana Ave and I-15, it's just ½ mile from the Strip, ¼ mile from T-Mobile Arena, and minutes from Allegiant Stadium and Harry Reid International Airport—making it a key player in the city's growth.







110,076+ VEHICLES  
Average Daily Traffic

BALI HAI GOLF CLUB



SUBJECT  
PROPERTY





# CONCEPTUAL BUILDING PLAN



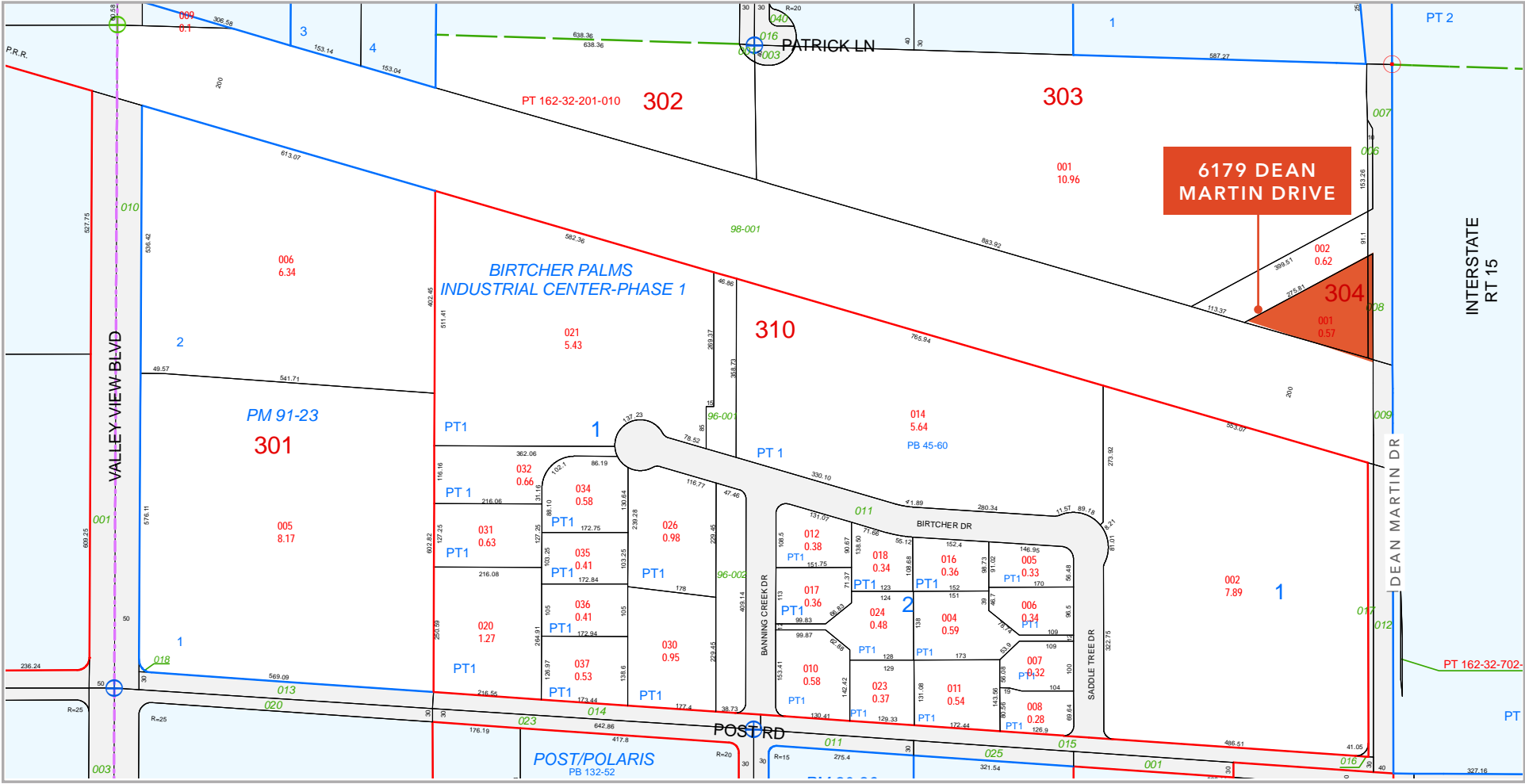
## PROJECT DATA

JURISDICTION: CLARK COUNTY  
APN: 162-32-304-001  
ACREAGE: 0.57 ACRES (24,829 SF)  
ZONING: BE / IP  
BUILDING SF = 4,280 SF  
1,420 SF MEZZ.  
5,700 SF TOTAL  
COVERAGE: 23%  
PARKING (REQUIRED/PROVIDED)  
(1:1,000) 6/9 SPACES  
CMU BLOCK CONSTRUCTION  
50' CLEAR HEIGHT  
ROOF\_TOP AMENITIES  
MAX SIGNAGE EXPOSURE  
HIGH IMAGE DESIGN

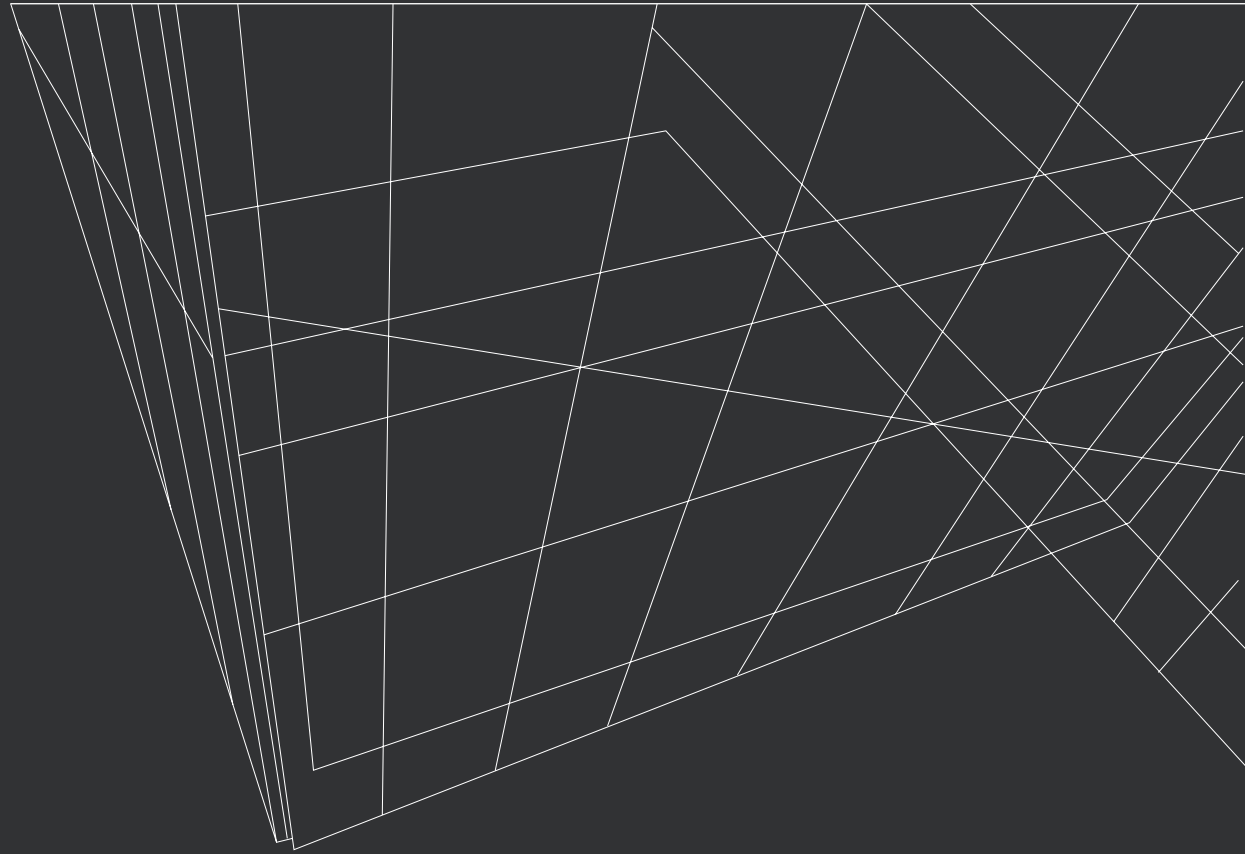
LEE & SAKAHARA  
ARCHITECTS, INC  
6280 S. Valley View Blvd., Suite 118  
Las Vegas, NV 89118 (702) 277-6800



PARCEL MAP



# 6179 DEAN MARTIN DRIVE



*For more information on  
this property, please contact*

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