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LISTED BY



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## EXECUTIVE SUMMARY

North American Commercial presents the opportunity to purchase a one of a kind property located in the McLeod Industrial.

The asset is total of 0.13 acres with a gross building square footage of ±2,500 SF and features Two (2) Entrance/Exit doors, Nine (9) offices, bullpen area, One (1) Built out kitchen, Two (2) storage spaces, One (1) Restroom, Four (4) total parking spaces, and a navigable egress/ingress.

This asset is ideal for an Owner User/ Investor who ideally purchases high end Office assets in the Airport Submarket.

Buyer to Verify all building aspects pertaining to the purchase\*

## PROPERTY SPECIFICATIONS

Property Address:	6240 McLeod Dr Las Vegas, NV 89120
Parcel Number:	162-36-712-031
Acres:	0.13
Zoning:	Industrial Park (IP)
Offices:	Nine (9)
Total SF:	± 2,500
Sale Type:	Owner User
Parking:	Three Covered, One Handicap, Festival Parking
HOA:	\$1,000 Quarterly
Year Built:	2005
Price:	\$847,000
Traffic counts:	±10,000 daily drivers





Lobby (Top) Office (Below)







Kitchen (Top) Restroom (Below)

## Suite Highlights

- \*Two (2) Brand New HVAC units
- \*Camera surveillance system
- \*Three (3) Covered Parking Spots  
- Located in front of the unit
- \*Brand new slurried parking lot



# AREA DEMOGRAPHICS

Population		2028 Projection 2023 Population Growth 2023 - 2028	2 Mile 5,472 5,357 .04%	5 Mile 387,185 376,690 0.6%	10 Mile 1,511,445 1,475,368 0.6%
Households		2028 Projection 2023 Households Growth 2023 - 2028	2,302 2,258 0.4%	159,585 155,100 0.6%	569,541 555,866 0.5%
Household income		2023 Average Household Income	\$101,372	\$81,451	\$82,324
Businesses		# of Businesses # of Employees	3,602 62,372	24,213 368,834	63,558 716,567



# AREA MAP



Nevada Climbing Center

McLeod Dr

E Post Rd

S Stevenson Way

# ABOUT NORTH AMERICAN COMMERCIAL



North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.







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