



**FOR SALE
OR LEASE**

1601 Palm Street
Las Vegas, NV 89104

±54,923 SF | INDUSTRIAL

Property Specs

| | |
|-------------|-------------------------------------|
| SALE PRICE | \$12,357,675.00 or \$225 PSF |
| LEASE RATE | \$1.20 PSF NNN |
| TOTAL GLA | ±18,000 – 54,923 SF |
| NNN | \$0.19 PSF |
| TOTAL SF | ±54,923 SF |
| TOTAL ACRES | ±2.74 AC |
| APN | 162-01-602-005 |
| ZONING | I-P (Industrial Park) |

- One (1) Dock High Loading Door
- Four (4) Pony Dock Loading Doors
- Four (4) Grade Level Loading Doors
- Clear Height: TBD
- 1.64 Parking ratio with 90 striped parking spaces



OR TEXT 23447 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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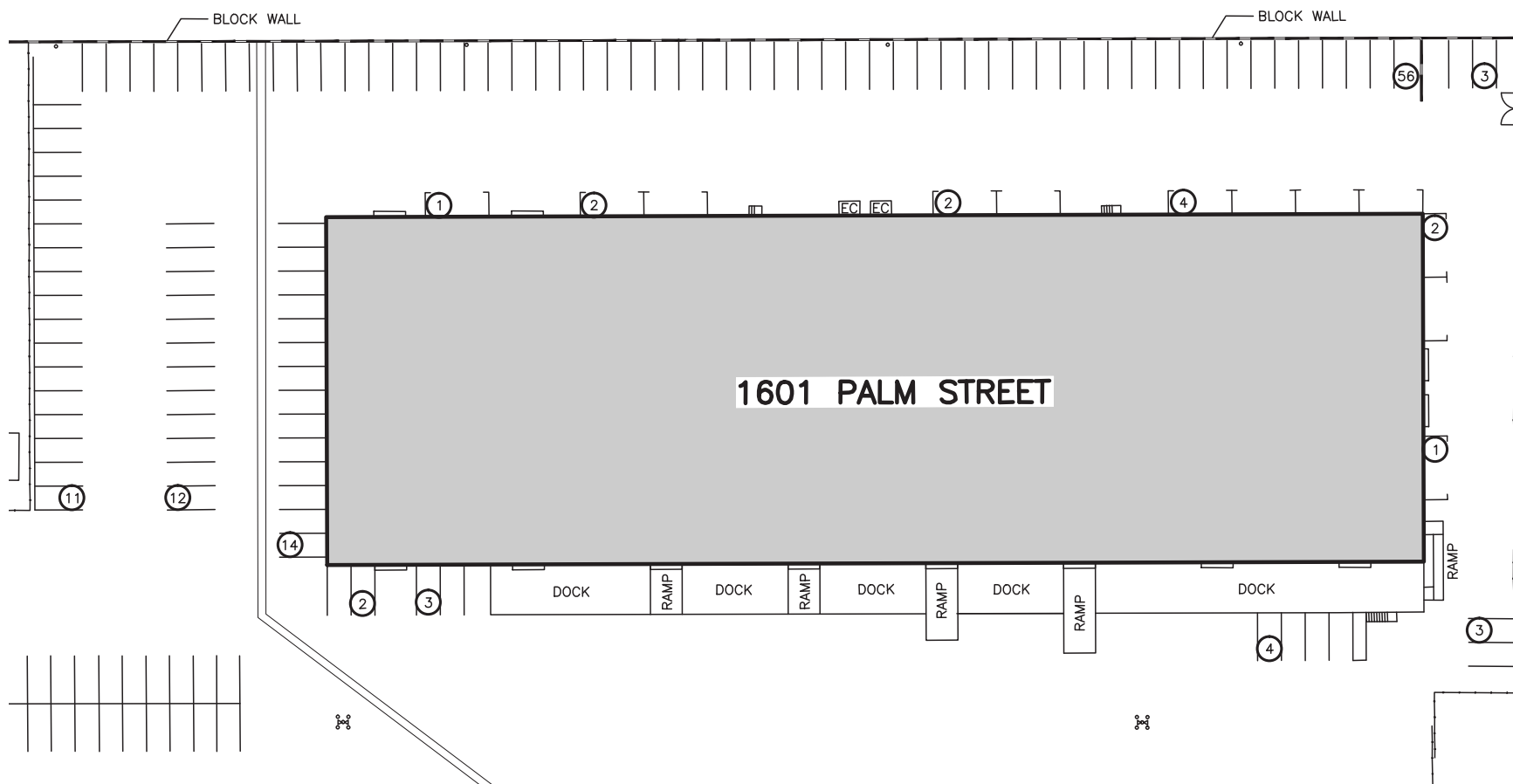
SUMMARY



PHOTOS

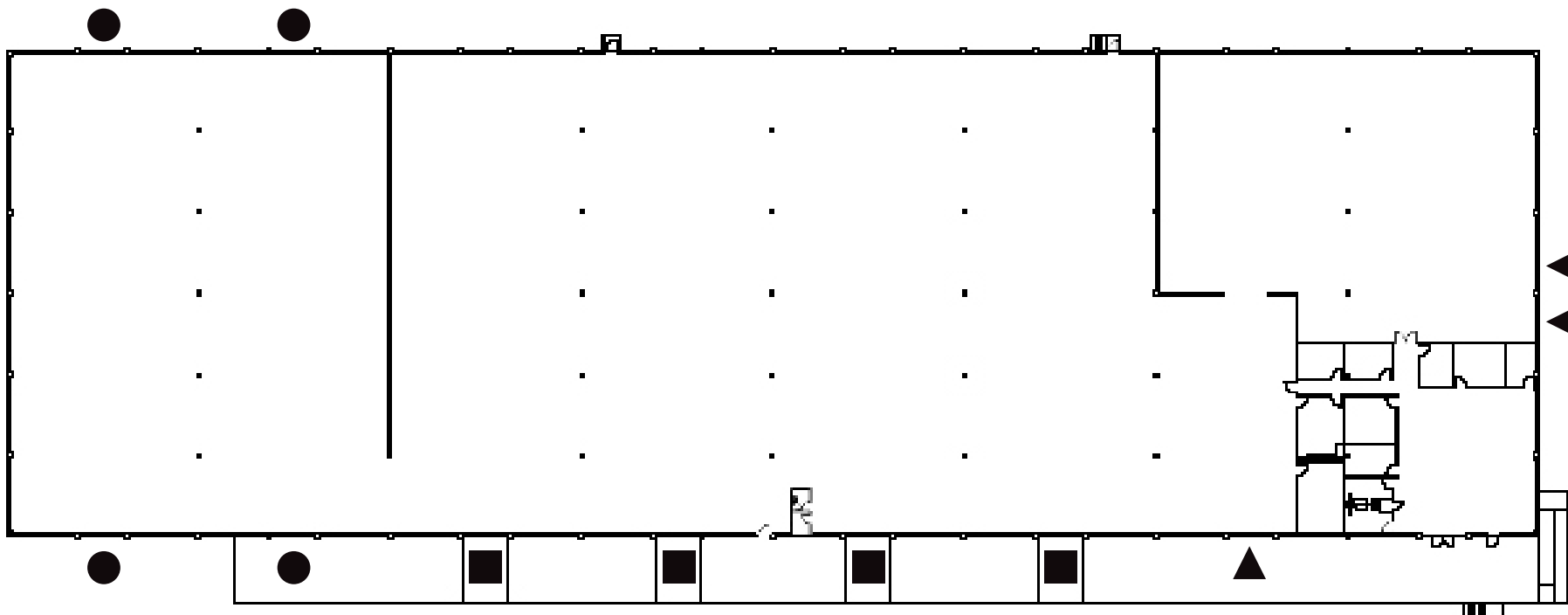


SITE PLAN



FLOOR PLAN

- GRADE LEVEL LOADING DOORS
- ▲ DOCK HIGH LOADING DOORS
- RAMPED ROLL UP DOORS



| Total SF | Lease Rate | NNN | Total Monthly |
|-----------|------------|--------|---------------|
| 54,923 SF | \$1.20 | \$0.19 | \$76,342.97 |
| 18,000 SF | \$1.20 | \$0.19 | \$25,020.00 |

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

LAS VEGAS BUSINESS FACTS

0% TAX

- PERSONAL INCOME TAX
- CORPORATE INCOME TAX
- GIFT TAX
- FRANCHISE TAX
- ESTATE TAX
- INVENTORY TAX
- EMPLOYER PAYROLL TAX



**#1 STATE IN THE WEST
TO DO BUSINESS WITH**



**LARGEST
METROPOLITAN AREA IN
THE U.S.**



3 MILLION RESIDENTS



**POPULATION GROWTH
RATE IS THREE TIMES
THE NATIONAL AVERAGE**

LABOR

- Labor costs in Nevada are among the lowest in the Southwest Region
- 1.17 M workers with roughly 300,000 employees in the leisure and hospitality sector
- 5.5% Unemployment Rate



CHOOSE LAS VEGAS



#1 TRADE SHOW DESTINATION

Trade Show News Network



149,422 HOTEL ROOMS IN 2019

Las Vegas Convention & Visitors Authority



42,500,000 MILLION VISITORS IN 2019

Las Vegas Convention & Visitors Authority



TOP STATE FOR ECONOMIC GROWTH POTENTIAL

Business Facilities (2019)



2ND BUSIEST ORIENTATION & DESTINATION AIRPORT IN U.S.

McCarran Airport Annual Report (2018)



BEST ECONOMIC HEALTH RANKING IN THE U.S.

Forbes American Dream Index (2018)



#1 STATE IN THE WEST

With a probusiness environment, low cost of living and high quality of life, Nevada ranks as the top state to do business in the western U.S.



MOST ENTREPRENEUR-FRIENDLY STATE

According to a 2018 review by the nonpartisan SBE Council, Nevada ranked number one as the most friendly state for entrepreneurs



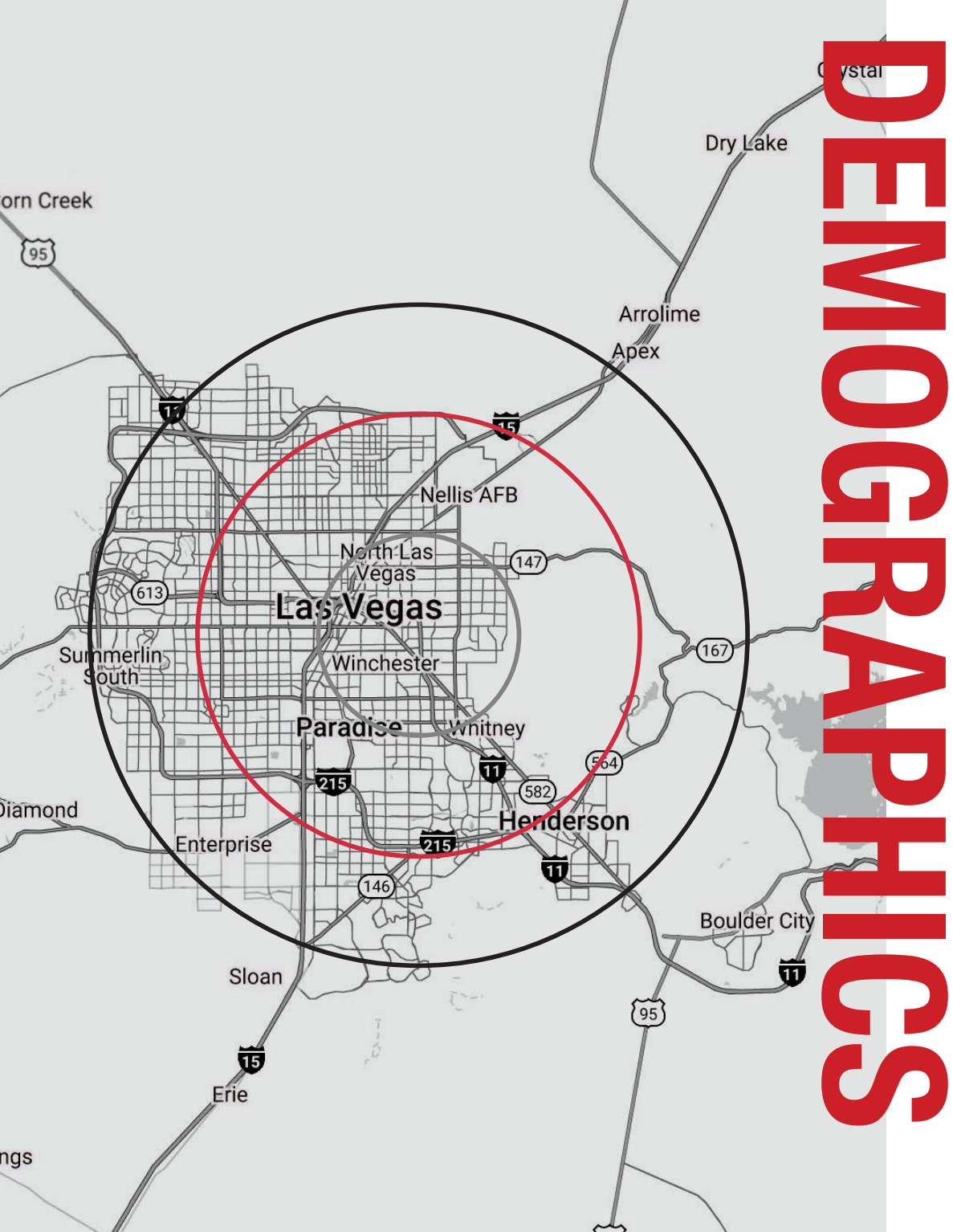
REACH 60 MILLION CUSTOMERS

Strategically located within a one day drive of 10 major U.S. cities and Mexico. That is in reach of 60 million potential customers.



MOST SECURE AREA IN U.S.

According to FEMA, southern Nevada is the least likely region in the United States to experience a natural disaster.



DEMOGRAPHICS

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|----------|-----------|-----------|
| 2024 Population | 19,475 | 162,892 | 397,179 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2024 Households | 8,164 | 64,281 | 151,876 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2024 Average HH Income | \$98,124 | \$102,101 | \$102,968 |

Traffic Counts

| STREET | AADT |
|--------------|--------|
| N Buffalo Dr | 25,500 |
| Cheyenne Ave | 39,063 |

Cities Nearby

| | |
|-------------------------|-------------|
| Los Angeles, California | 273 miles |
| Phoenix, Arizona | 302 miles |
| Salt Lake City, Utah | 418 miles |
| San Diego, California | 334 miles |
| Denver, Colorado | 75 miles |
| San Antonio, Texas | 1,280 miles |

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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