

FOR SALE | M-1 INDUSTRIAL DEVELOPMENT OPPORTUNITY ±2.37 NET ACRES | PRIME SOUTHWEST INDUSTRIAL CORRIDOR

Off W Post Road & Decatur Boulevard, Las Vegas, NV 89118



6018 S. Durango Drive, Suite 110, Las Vegas, NV 89113
All SVN© offices are independently owned and operated.

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SVN | The Equity Group is pleased to offer exclusively an excellent rare industrial development opportunity in a Class “A” location in the prime southwest industrial corridor of Las Vegas, Nevada. The site is ideal for industrial development including owner user condominiums for sale. Location offers frontage on signalized intersections off of Cameron Street and Decatur Blvd with easy access to the Las Vegas strip and Harry Reid International Airport. The offering is approved for industrial development located in the Opportunity Zone.



THE LAS VEGAS
"STRIP"

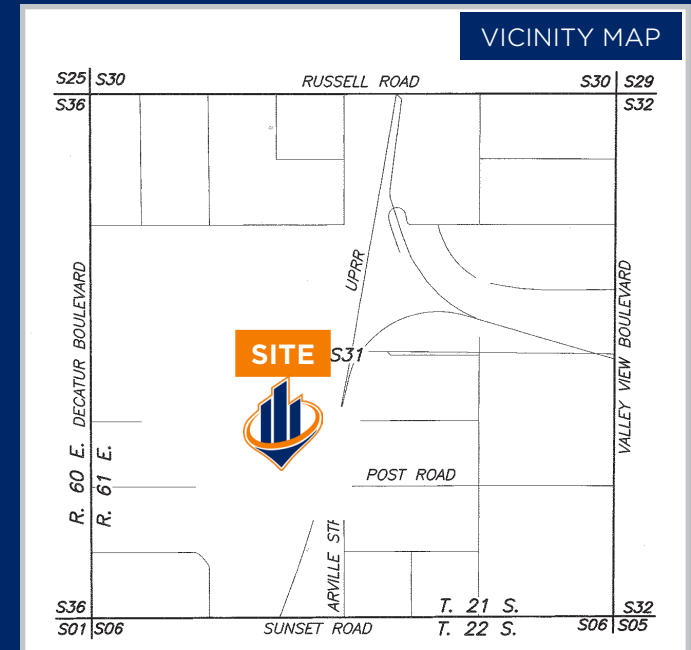
ALLEGIANSTADIUM

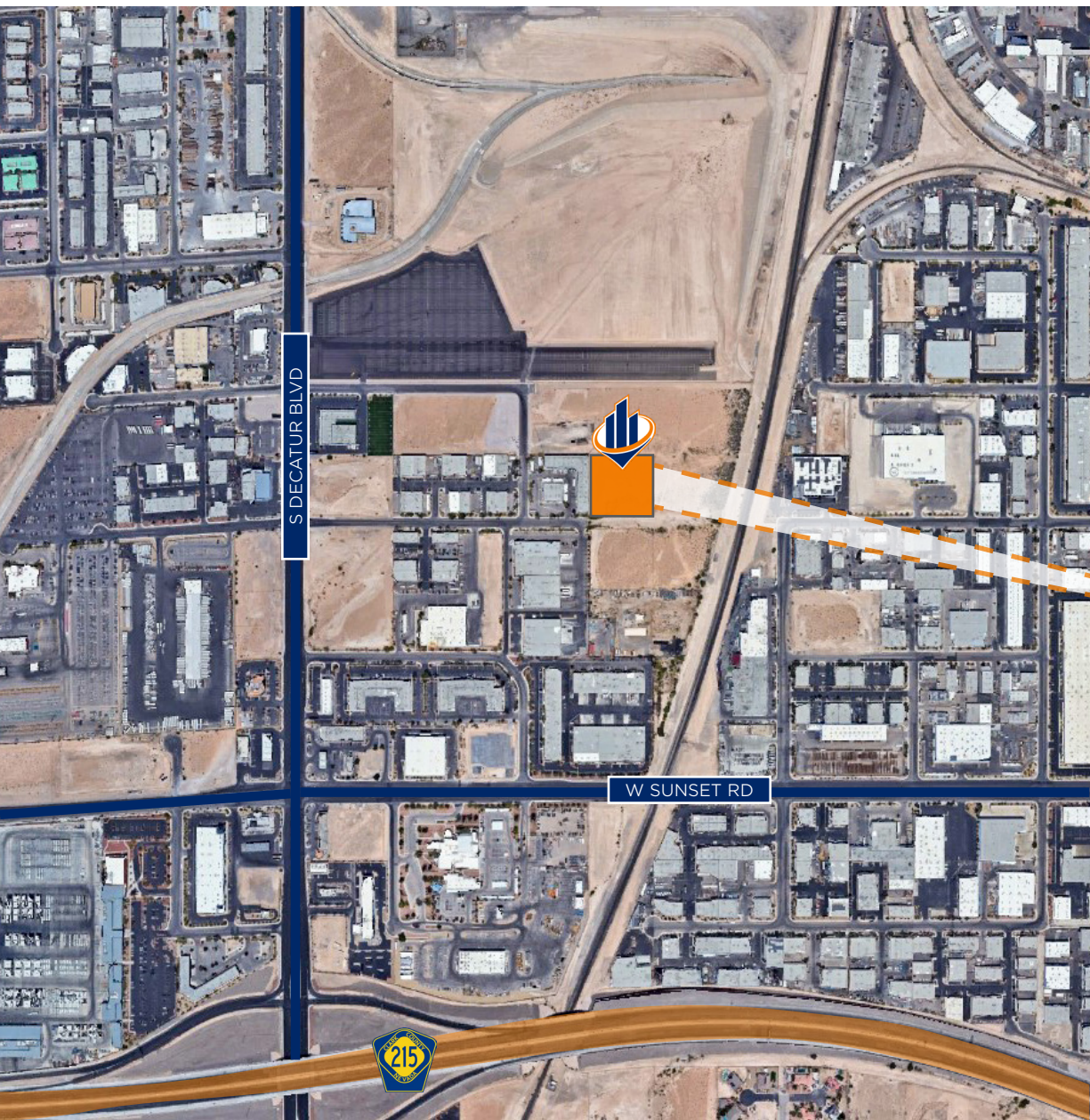
±2.37 NET
ACRES

HARRY REID
INTERNATIONAL
AIRPORT

PROPERTY HIGHLIGHTS

SHOVEL READY!	Prime South West Industrial Sub-market development opportunity.
LAND SIZE:	±2.37 Acres, Usable (Net) ±103,237.20, of industrial land available for immediate development. Ideal site for mini storage or hospitality establishment.
PROPOSED SITE PLANS:	Option A offers a total of ±39,238 SF. Can be split into two ±19,619 SF units with ±2,162 SF of office space each. Option B offers a total of ±39,238 SF. Consisting of ±30 flex industrial warehouse units of approximately 1,308 SF each.
APN:	162-31-301-028 (One land parcel has access and frontage on Post Road off Decatur Boulevard)
ZONING:	Industrial Light (IL), Clark County, Nevada
PLANNED USE:	Business Employment (BE)
OPPORTUNITY ZONE:	Yes
LOCATION:	Located in the Opportunity Zone, bringing significant tax benefits for business occupiers and developers.
ESFR WATER LOOP:	Access to a water loop for (Early Suppression Fast Response) ESFR system allowing users to maximize stacking up to 2' feet short of the ESFR sprinkler heads.
SEWER:	Access to Gravity Feed Sewer System.
DRAINAGE:	A drainage system designed, bonded, and approved, significantly reducing the development cost of the site.
INFRASTRUCTURE/WATER:	A 16-inch water main is already installed on Post Road to the site. The water main runs approximately 400 linear feet underground, which shall be the extension of Post Road to the edge of 9.4 acres being offered for development Improvements to Post Road are part of the already approved and permit ready civil package. Cameron Street along the westernmost side now fully improved, stretching to Decatur Boulevard.
GAS:	Natural gas infrastructure now available on Cameron Street.
ACCESS	Easy Freeway access via Decatur Blvd to the 215 Beltway and Interstate 15 Freeway with connection to Harry Reid International Airport and the Las Vegas Strip.
PRICE:	\$3,819,776.00 / \$37.00 Per SF





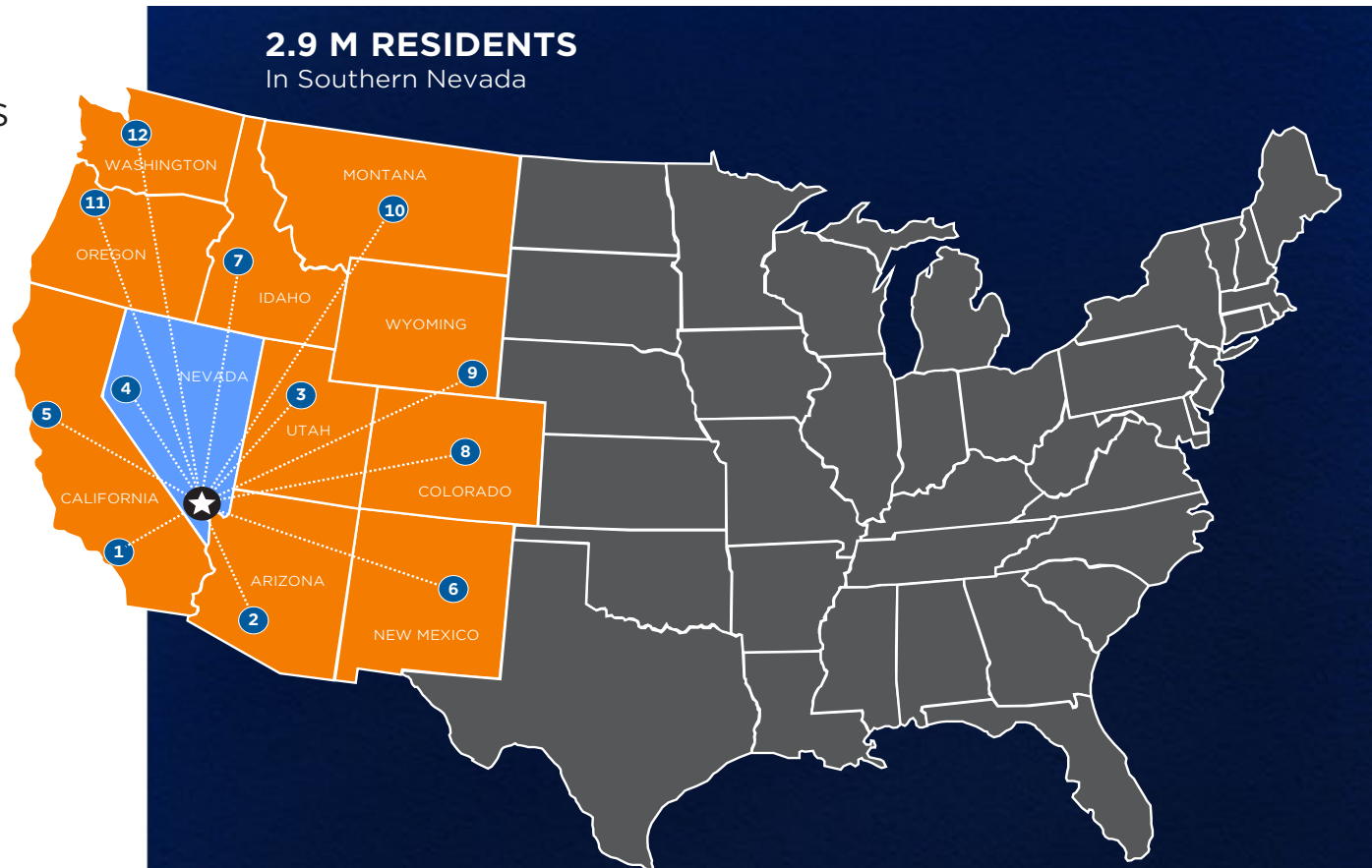
Why Should You Move Your Business To **Nevada**?

NEVADA TAX INCENTIVES

- ⊘ Personal Income Tax
- ⊘ Franchise Tax
- ⊘ Unitary Tax
- ⊘ Inventory Tax
- ⊘ Inheritance Tax
- ⊘ Estate Tax
- ⊘ Corporate Income Tax
- ⊘ Admissions Tax

NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement For Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)



2.9 M RESIDENTS
In Southern Nevada

One Day Truck Service

23.1% of U.S. Population within a one-day truck drive.

	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
① LOS ANGELES	270 MI	4 HRS, 13 MIN	⑦ BOISE	624 MI	9 HRS, 36 MIN
② PHOENIX	302 MI	4 HRS, 36 MIN	⑧ DENVER	748 MI	11 HRS, 6 MIN
③ SALT LAKE CITY	420 MI	5 HRS, 58 MIN	⑨ CHEYENNE	851 MI	12 HRS, 25 MIN
④ RENO	439 MI	6 HRS, 58 MIN	⑩ HELENA	902 MI	13 HRS, 9 MIN
⑤ SAN FRANCISCO	569 MI	8 HRS, 54 MIN	⑪ PORTLAND	971 MI	15 HRS, 22 MIN
⑥ ALBUQUERQUE	576 MI	8 HRS, 20 MIN	⑫ SEATTLE	1,114 MI	17 HRS, 15 MIN

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN[®] Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made

to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

