



W WARM SPRINGS RD

S DECATUR BLVD

FOR SALE
± 2.5 AC
SW LAS VEGAS INDUSTRIAL DEVELOPMENT SITE
\$2,490,000
S Decatur Blvd & W Warm Springs Rd
Las Vegas, NV

NORTHWEST FACING OVERVIEW



Information is deemed to be reliable but is not guaranteed. The Buyer should conduct an independent investigation to determine the suitability of the property.

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APN : 176-12-501-013



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Location Highlights

- Strategically located in the high-demand Southwest Las Vegas Industrial submarket.
- Immediate access to the I-215 Beltway via nearby interchanges.
- Strong regional connectivity with convenient access to I-15 for north/south distribution.
- Approximately 5.5 miles (± 8 –10 minutes) to Harry Reid International Airport.
- Approximately 6.7 miles (± 14 –18 minutes) to the Las Vegas Strip. • Central position within the Las Vegas Valley with efficient access to Henderson, Summerlin, and North Las Vegas.

SW LAS VEGAS INDUSTRIAL MARKET

Southwest Las Vegas remains one of the region's most dynamic industrial submarkets, particularly in the size range of a projected $\pm 30,000$ SF building. While broader vacancy has been influenced by recent large-format deliveries, the segment most relevant to this site remains tight, with specialized industrial vacancy at just 1.7% and flex space vacancy at 7.3%.

Market fundamentals continue to support upward pressure on rents, with future stabilized rents for small-bay product anticipated in the range of \$1.50 to \$1.70/SF NNN.

Sales activity further reinforces demand for this product type. Over the past 12 months, 58 comparable sales averaged approximately 27,272 SF at \$275/SF, with newer small-bay buildings trading from roughly \$285/SF to \$336/SF.

Overall, the data indicates a favorable environment for development, with limited competing supply, strong user demand, and continued pricing strength for stabilized small-building industrial assets.

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RANGE MAP

POINTS OF INTEREST



LOCATION

- > 24 minute drive to Red Rock Canyon
- > 56 minute drive to Mt Charleston

CONNECTIVITY

Harry Reid International Airport.....	5.5 mi • 8-10 min
Las Vegas Strip.....	6.7 mi • 14-18 min
Henderson.....	16 mi • 22-25 min
North Las Vegas Airport.....	14 mi • 30-34 min
North Las Vegas.....	14 mi • 27-30 min
Summerlin.....	16 mi • 20-22 min
Lone Mountain.....	21.1 mi • 24-26 min

LEGEND

-  10 Minute Drive
-  40 Minute Drive



Regional Advantage

LOCATION AND TRANSPORTATION

- I-15 Interchange is ±6.4 miles
- Harry Reid Airport is ±5.5 miles
- The Las Vegas Strip is ±6.7 miles

SHIPPING AND MAILING SERVICES

- FedEx Ground: 11.6 Miles
- FedEx Freight: 2.8 Miles
- FedEx Ship Center: 3.5 Miles
- FedEx Air Cargo: 7.7 Miles
- UPS Freight Service Center: 7.7 Miles
- UPS Customer Center: 5.4 Miles
- UPS Air Cargo: 5.4 Miles
- US Post Office: 3.2 Miles

TRANSIT ANALYSIS FROM LAS VEGAS, NV

Destination	Distance	Time
Los Angeles, CA	263 mi	4 hrs, 23 min
Phoenix, AZ	301 mi	4 hrs, 42 min
San Diego, CA	341 mi	5 hrs, 30 min
Salt Lake City, UT	433 mi	6 hrs, 19 min
Reno, NV	455 mi	7 hrs, 13 min
Sacramento, CA	563 mi	8 hrs, 36 min
San Francisco, CA	566 mi	8 hrs, 45 min
Boise, ID	638 mi	9 hrs, 50 min
Santa Fe, NM	636 mi	9 hrs, 12 min
Denver, CO	758 mi	11 hrs, 20 min
Cheyenne, WY	863 mi	12 hrs, 44 min
Helena, MT	915 mi	13 hrs, 11 min
Portland, OR	983 mi	15 hrs, 50 min
Seattle, WA	1,138 mi	17 hrs, 40 min

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Las Vegas Business Facts



BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement*
- Modified Business Tax Abatement*
- Personal Property Tax Abatement*

*Subject to state approval and qualification criteria



NEVADA TAX CLIMATE

- Nevada Tax Climate
- No State Personal Income Tax
- No Traditional Corporate Income Tax (Commerce Tax may apply)
- No Inventory Tax
- No Franchise Tax on Income



LABOR OVERVIEW

- Competitive labor costs relative to Western markets, particularly California
- Approximately 190,000+ workers in distribution, transportation, manufacturing, warehousing & construction
- 60,000+ students enrolled at UNLV and College of Southern Nevada
- Industrial-related employment sectors projected to grow in line with or above national averages

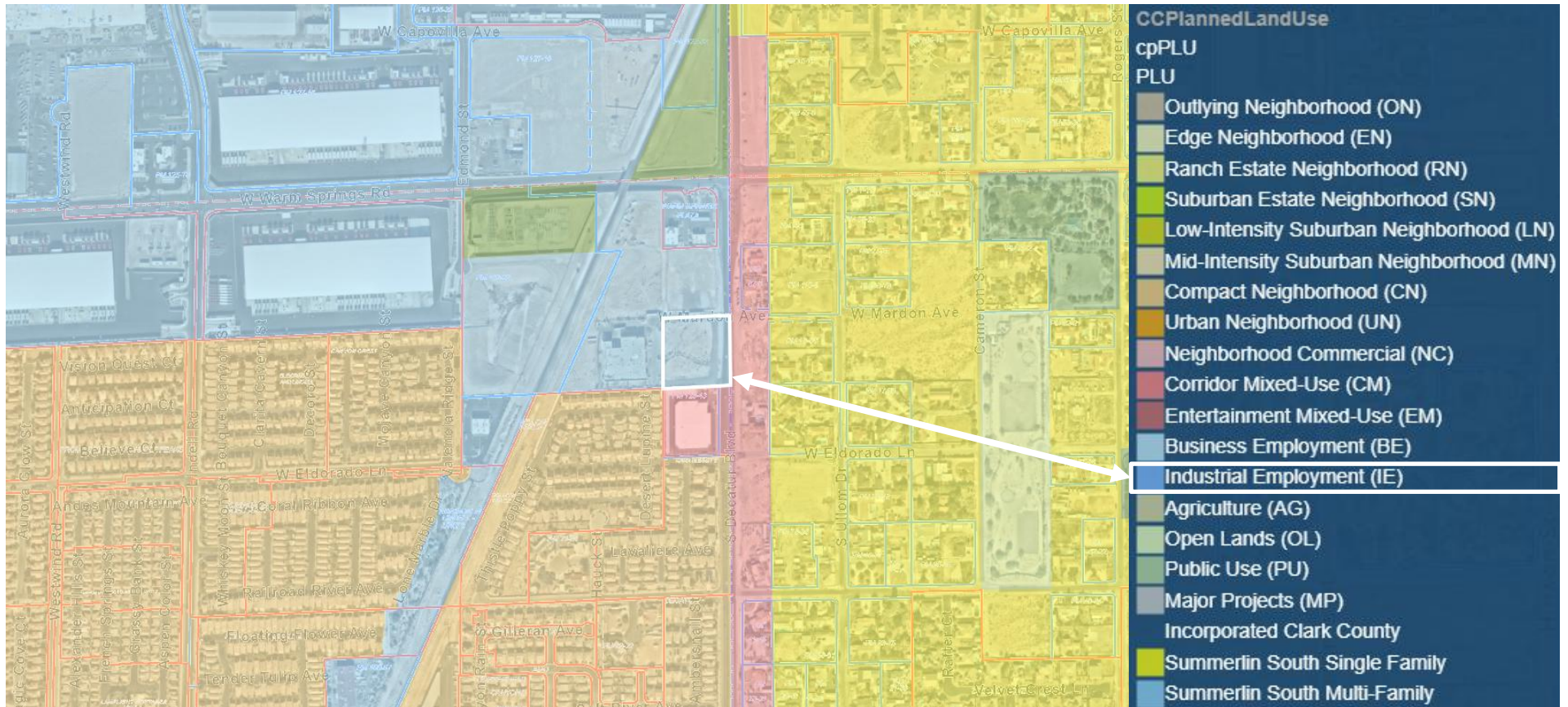
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ZONING MAP & POPULATION



Population: 	1 Mile:	12,222
	3 Miles:	100,986
	5 Miles:	312,406

Industrial Employment (IE) - Established for areas for a mix of light industrial, research and development, and high-quality employment centers.

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CONTACT

For nearly four decades, Sunbelt Development & Realty Partners has been focused on one thing: land.

We work with developers who need land to operate and grow—primarily residential builders, along with commercial and industrial users. Our experience comes from being consistently active in the market, understanding how land trades, and what drives decisions on both sides of a transaction.

For additional information, please contact us directly.



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