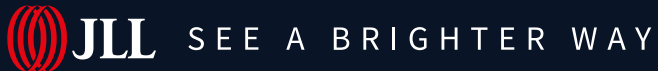




For Sublease

±100,000 SF (divisible to ±50,000 SF)

5210 E. Carey Avenue, Las Vegas, NV 89156



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

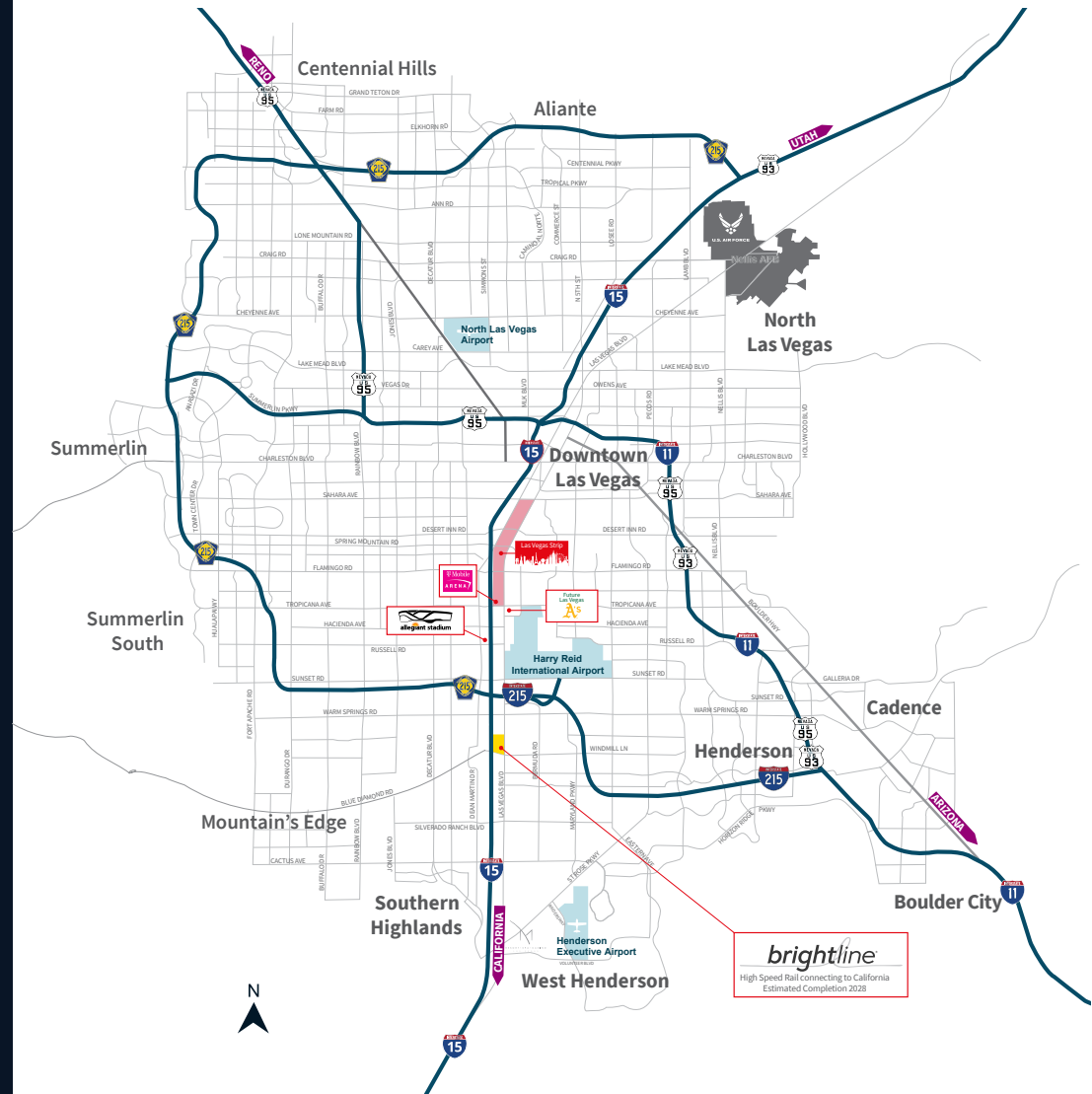
5210 E. Carey Avenue, Las Vegas, NV 89156

Location highlights

- Strategically positioned in North Las Vegas's highly sought-after submarket—the epicenter of e-commerce and logistics for the southwest region
- ±4.5 miles to Cheyenne Interchange
- ±5.0 miles to Lamb Interchange
- Clark County Jurisdiction
- Zoning: M-1

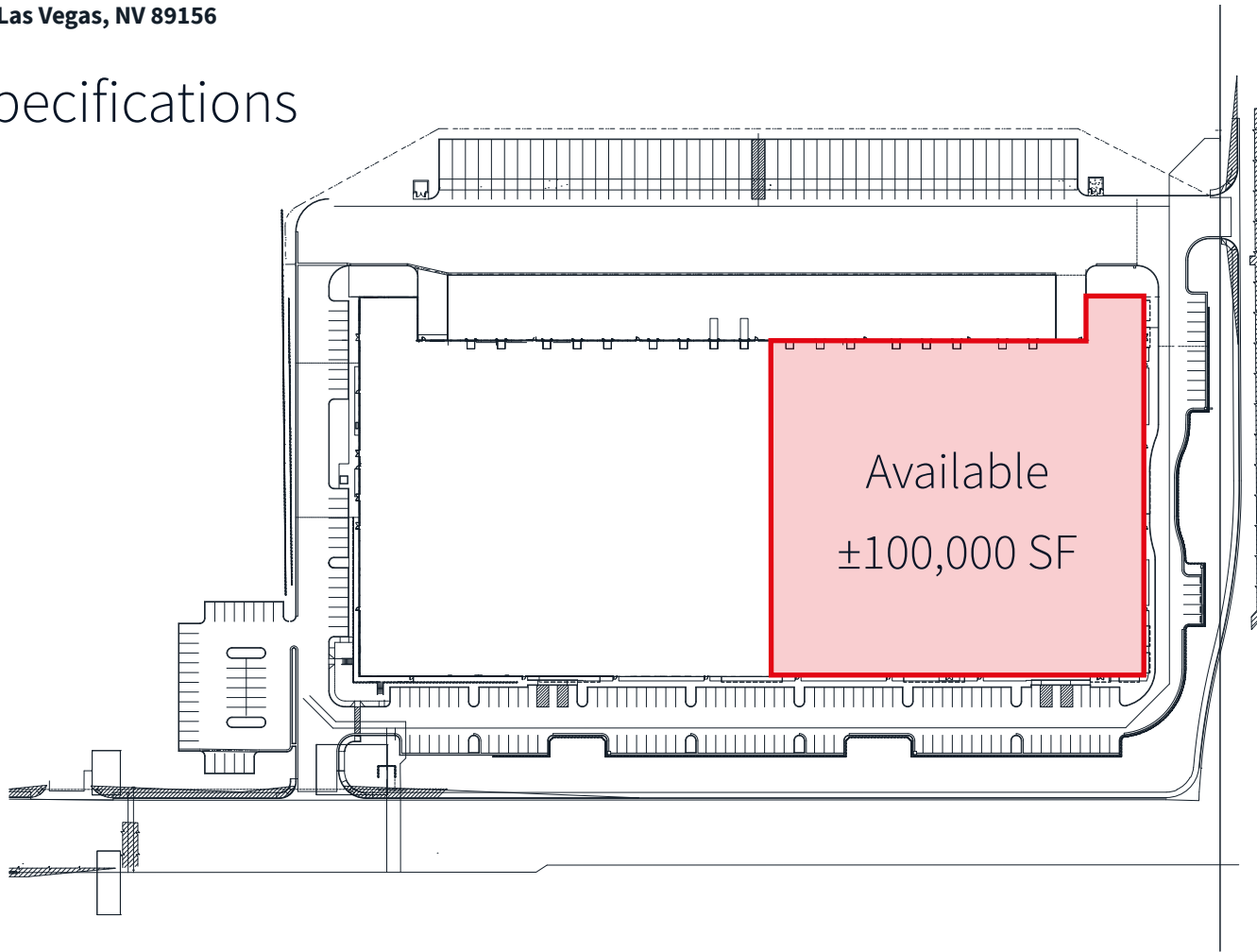
Sublease highlights

- ±50,000 – 100,000 SF
- ±8 dock doors (additional knock-out panels)
- 1 grade door (12' X 14')
- Office – Minimal
- Sublease term – Short to long term available
- Rate – Negotiable
- Available – Immediately
- Master lease expires 8/31/2036



5210 E. Carey Avenue, Las Vegas, NV 89156

Building specifications



Total SF: ±100,000 SF

Divisible to: ±50,000 SF

Master Lease Expires: 8/31/2036

Office: Minimal

Clear Height: 36' minimum clear height

Column Spacing: 50' x 56' with typical 60' speed bay

Power: 277/480 V, 3-Phase

Sprinkler: ESFR

Dock Doors: ±8 dock doors (additional knock-out panels)

Grade Doors: 1 grade door (12' X 14')

Truck Court: 135'

Car Parking: ±100

Trailer Parking: ±25

Sublease Term: Short to long term available

Rate: Negotiable

Available: Immediately

5210 E. Carey Avenue, Las Vegas, NV 89156

Location Map



5210 E. Carey Avenue, Las Vegas, NV 89156

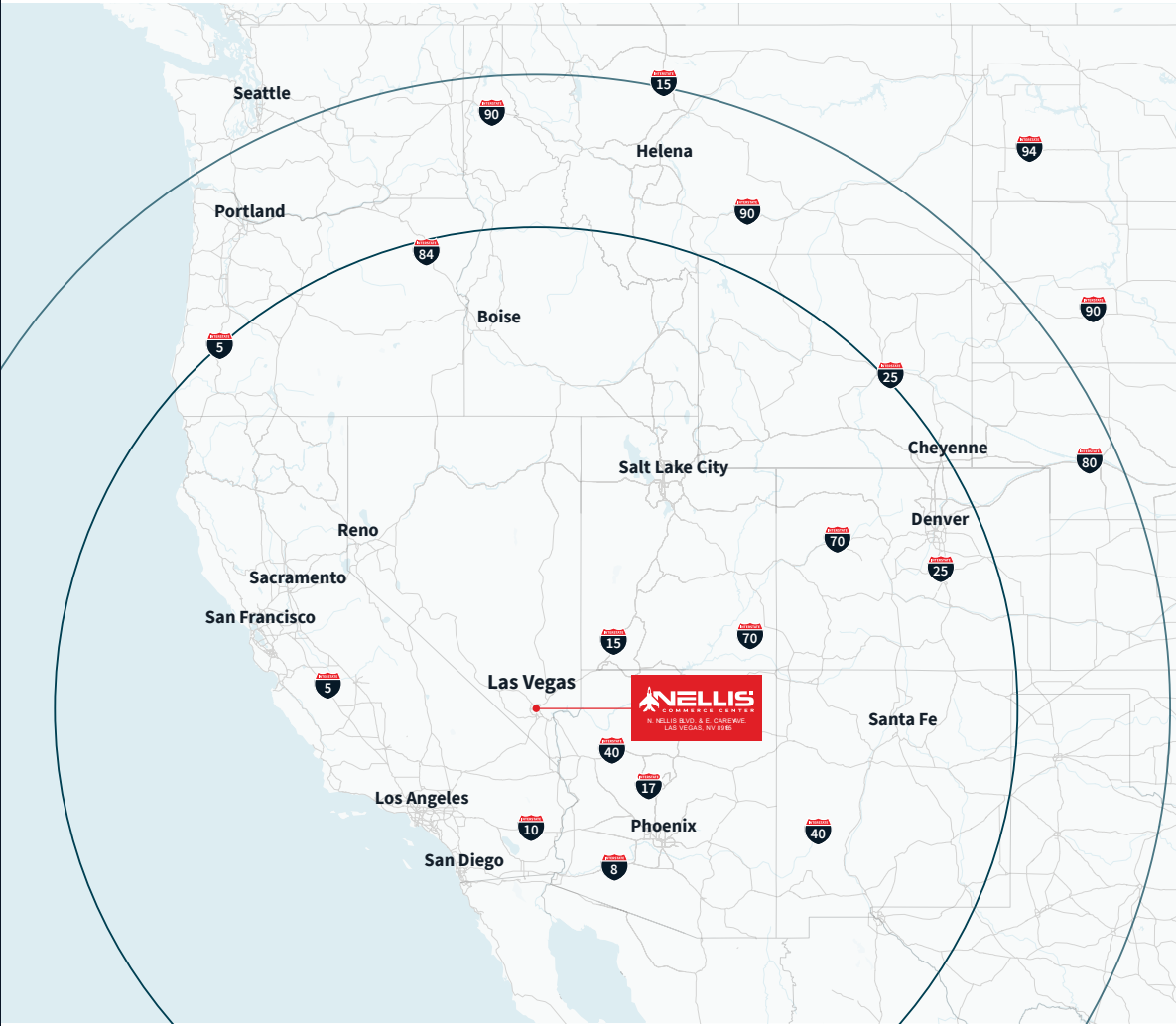
Location and transportation

- I-15 Interchange is
- ±4.5 miles from site
- US-95 Interchange is ±7.0 miles from site
- Harry Reid Airport is ±12.4 miles from site
- The Las Vegas Strip is ±10.0 miles from site

Shipping and mailing services

- FedEx Freight: 4.2 Miles
- FedEx Ship Center : 6.7 Miles
- FedEx Air Cargo: 12.5 Miles
- FedEx Ground: 2.5 Miles
- UPS Freight Service Center: 3.3 Miles
- UPS Customer Center: 7.6 Miles
- UPS Air Cargo : 12.7 Miles
- US Post Office: 3.0 Miles

First circle : one day truck service
Second circle: two day truck service



	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	372	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 20 min	Portland, OR	982	15 hrs, 44 min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min

Las Vegas business facts

Business assistance programs

- Sales and use tax abatement
- Modified business tax abatement
- Personal property tax abatement
- Real property tax abatement for recycling
- Train employees now (ten)
- Silver state works employee hiring incentive

Nevada tax climate

- No corporate income tax
- No admissions tax
- No personal income tax
- No unitary tax
- No franchise tax on income
- No inventory tax

Labor

- Nevada has one of the lowest labor costs in the region
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 198,300 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 61,800 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.3%, transportation and warehousing by 0.8%, and construction by 1.9%



For more information, please contact:

Jason Simon, SIOR

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

Rob Lujan, SIOR, CCIM

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018

Danny Leanos

Senior Associate

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

Brayden Stockbauer

Associate

+1 702 522 5114

brayden.stockbauer@jll.com

NV Lic. #S.0203930

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.