

For Sublease

Hughes Airport Center 950 Pilot Road, Suite E

Las Vegas, NV 89119
www.cbre.com/lasvegas

Contact Us

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± 8,607 SF Industrial Unit Available

Lincoln **CBRE**

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LOCATION HIGHLIGHTS

- + Premier business park in Las Vegas
- + 3.3 million square feet
- + Office and industrial space
- + In close proximity to the Las Vegas Strip, Harry Reid International Airport, Town Square and numerous other amenities
- + Convenient access to I-15 and 215 freeways
- + Contact broker for tour information



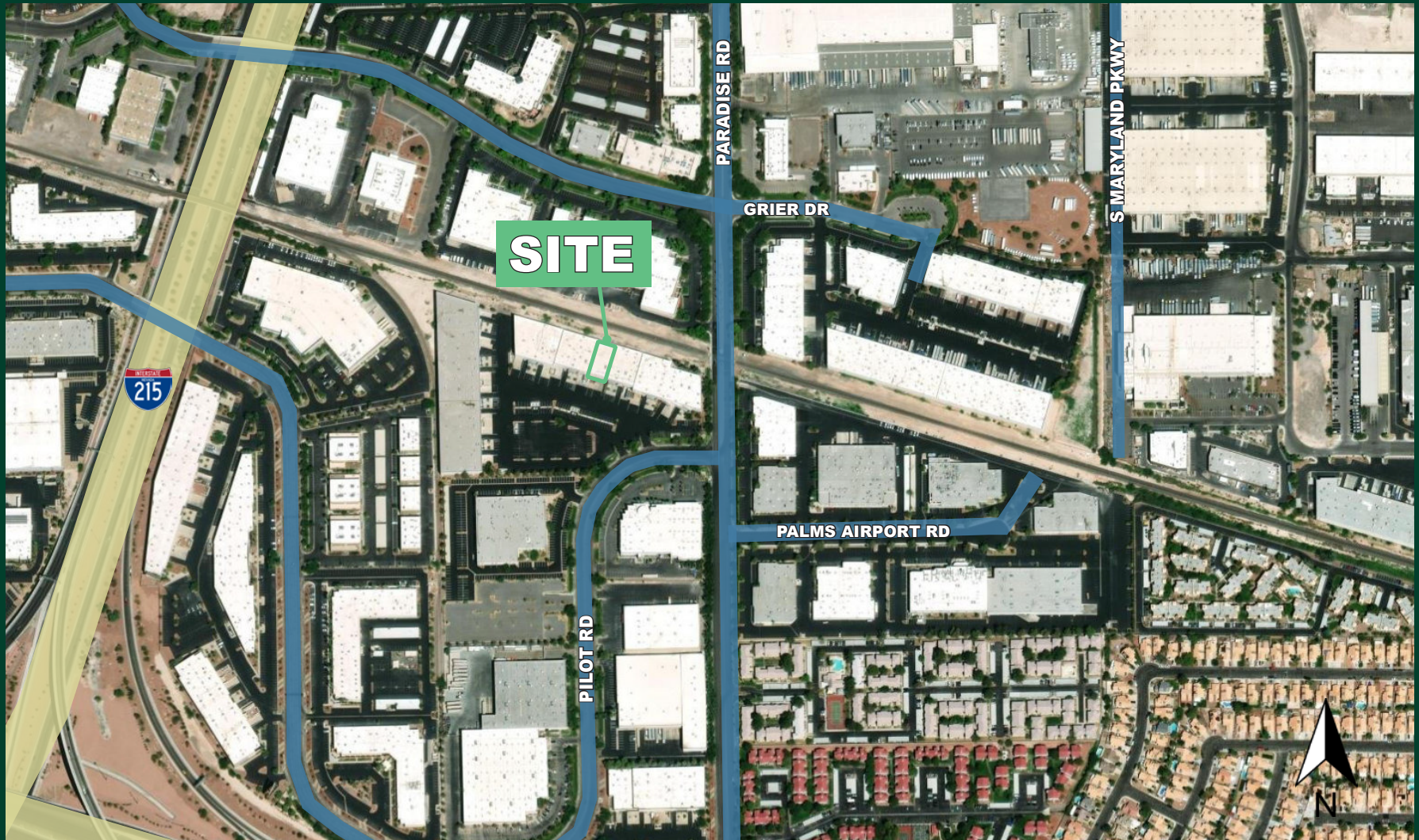
PROPERTY HIGHLIGHTS

- + ±8,607 SF Available for Sublease
- + 24' Clear height
- + Abundant parking
- + Dock loading
- + Fire sprinklers
- + Zoning: M-1 (Clark County)



Hughes Airport Center

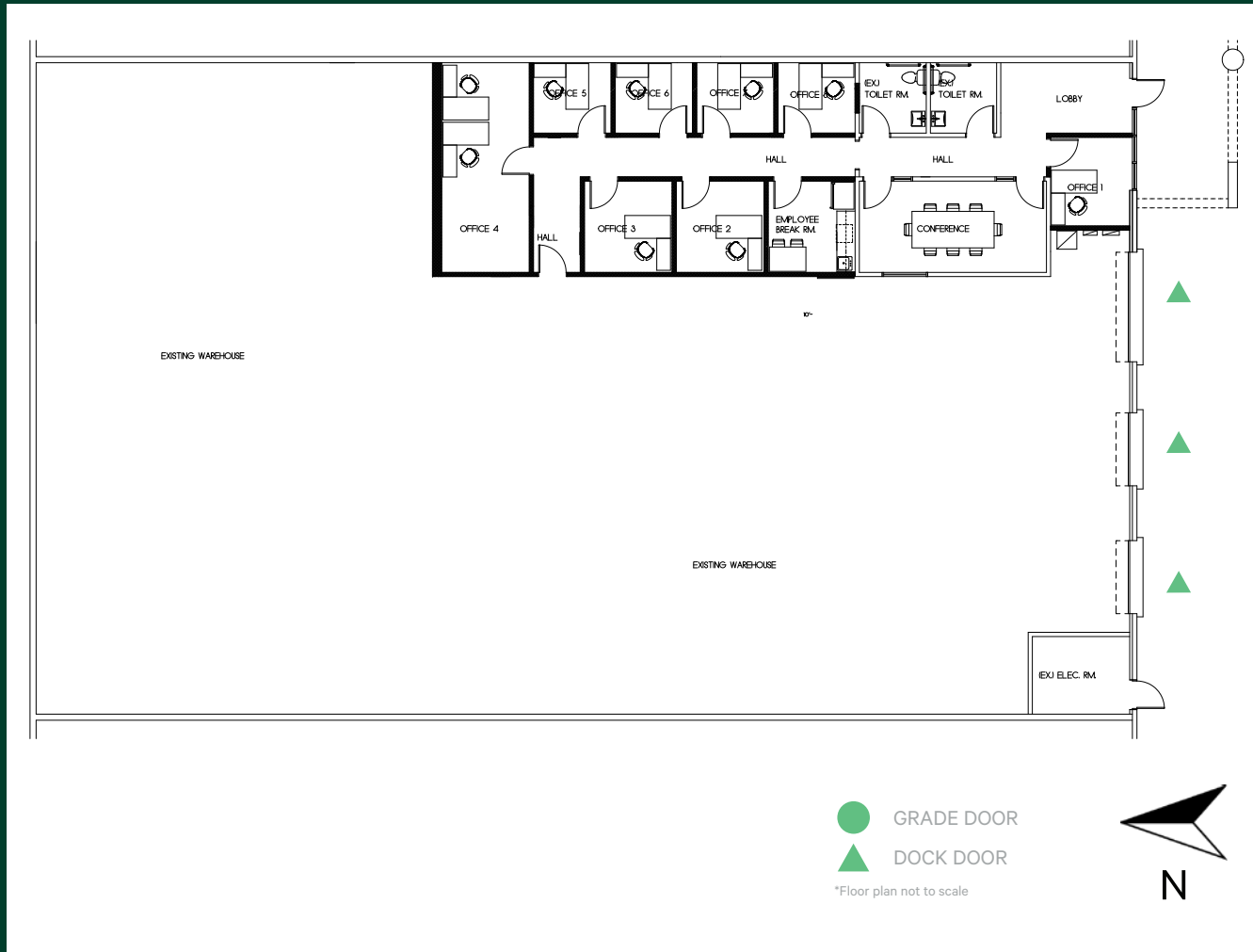
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Hughes Airport Center

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For Sublease



PROPERTY HIGHLIGHTS

- + ±8,607 SF Total
- + ±1,752 SF Office
- + ±6,855 SF warehouse
- + (3) Dock doors
- + 24' Clear height
- + Fire sprinklers
- + 277/480 V, 3-phase power
- + Parking: 1.93/1,000 SF
- + Zoning: M-1 (Clark County)

Sublease expires 1/31/2027

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 Estate Tax

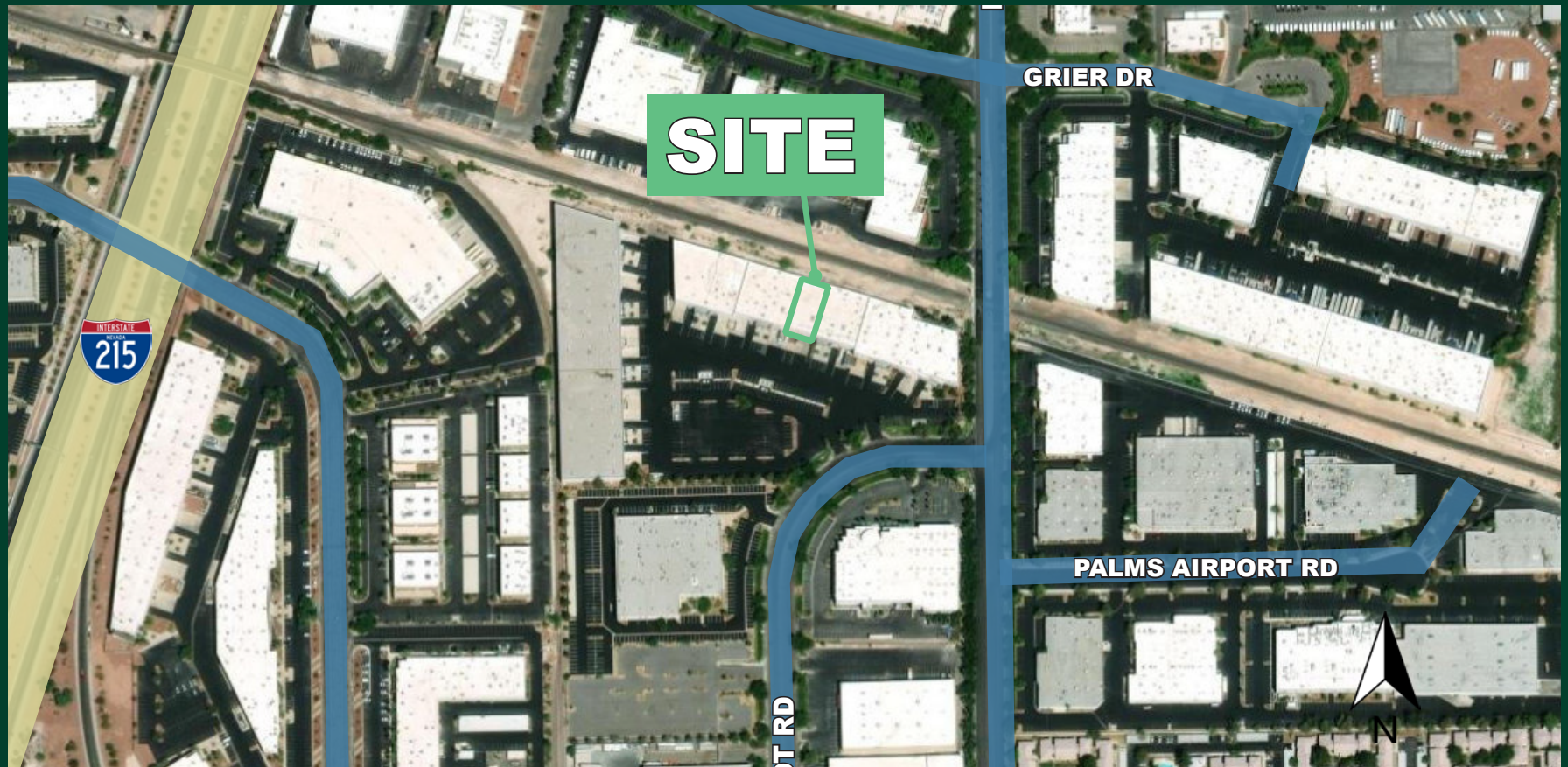


Labor

- + 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%
- + All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



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