


NANCY J
INDUSTRIAL
PARK



±20,949 - ±40,988 SF

**Brand New Building
AVAILABLE NOW**

1021-1025 NANCY JAY ST. | HENDERSON, NV 89011

Design Build By:
L M Construction Co., LLC



**AVISON
YOUNG**



NANCY J
INDUSTRIAL
PARK

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BUILDING details



BUILDING SF:	±20,949 sf - ±40,988 sf
OFFICE SF:	±1,500 sf
CLEAR HT:	24'
POWER:	1600 A, 277/480 V, 3 Phase
SPRINKLERS:	ESFR
LOADING:	Rear
DOCK DOORS:	(4) 9'x10' Grade Level (2) 12'x14' Dock High
INSULATION:	Tilt-up Insulated Panel System, R-24 Insulating Value
LIGHTING:	2x4 LED high bay lighting designed to a 40' candle illumination
COOLING:	HVAC & Evaporative (Phase 1 Only)
ZONING:	Industrial Park (IP)
PURCHASE PRICE:	\$220 PSF - ±40,988 SF \$230 PSF - ±20,949 SF
LEASE RATE:	\$1.20 PSF - ±40,988 SF \$1.30 PSF - ±20,949 SF



SITE plan



LOCATION MAP

HENDERSON, NEVADA



The Nevada Advantage



Clark County Economic Statistics (Q2 2024)

Population	2.3 M
Labor Force	1.2M
Existing Home Median Price	\$395K
New Home Median Price	\$478.7K
Visitor Volume	3.9 M
Harry Reid International Airport Passengers	5.1M

Q1 2024 Demographics

Population	2.3M
Households	888,842
Average Household Income	\$95.4K
Median Household Income	\$71K
Unemployment	6.2%

Source: <https://www.healthysouthernnevada.org/demographic>
<https://www.lvgea.org/data-portal/regional-overview/>

Henderson Statistics

Population	343,500K
Population Growth Rate	2.9%
Total Housing Units	145,612
Existing Home Median Price	\$455K
Median Household Income	\$77,924

Sources: City of Henderson Community Development & Services Department and U.S. Census Bureau American Community Survey 2018-2024.

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Nevada State Taxes

Sales Tax: 8.25%

No Corporate Income Tax

No Franchise Tax

No Personal Income Tax

Nevada corporations may purchase, hold, sell or transfer shares of its own stock.

Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options.

No Unitary Tax

No Estate Tax

Competitive Sales and Property Tax Rates

Clark County & City of Henderson Incentives

In partnership with the Governor's Office of Economic Development and the local jurisdictions within Clark County and Henderson, the Nevada State Government offers a variety of incentives to help qualifying companies locate and expand in the region. Programs include the following:

Tax Abatement: Businesses with qualified projects enjoy tax abatements in a variety of areas, including:

- Personal property
- Modified business tax abatement
- Data centers
- Capital equipment purchases
- Aviation parts

Opportunity Zones:

Through the Tax Cuts and Jobs Act of 2017, investment in qualified Opportunity Funds, which invest in designated Opportunity Zones, yields immediate and long-term tax advantages. Henderson has four designated Opportunity Zones.

Silver State Works: For qualified projects, employers may receive up to \$2,000 per employee in reimbursement or training allowances for pre-screened, qualified workers. Three options are available:

- Employer-based training
- On-the-job training
- Incentive-based employment

Redevelopment Incentives: Redevelopment projects in the Water Street District may qualify for a variety of incentives, including:

- Façade/Mini Improvement
- Tenant Improvement Grants
- Sign Grants

Bond Financing through the Henderson Public

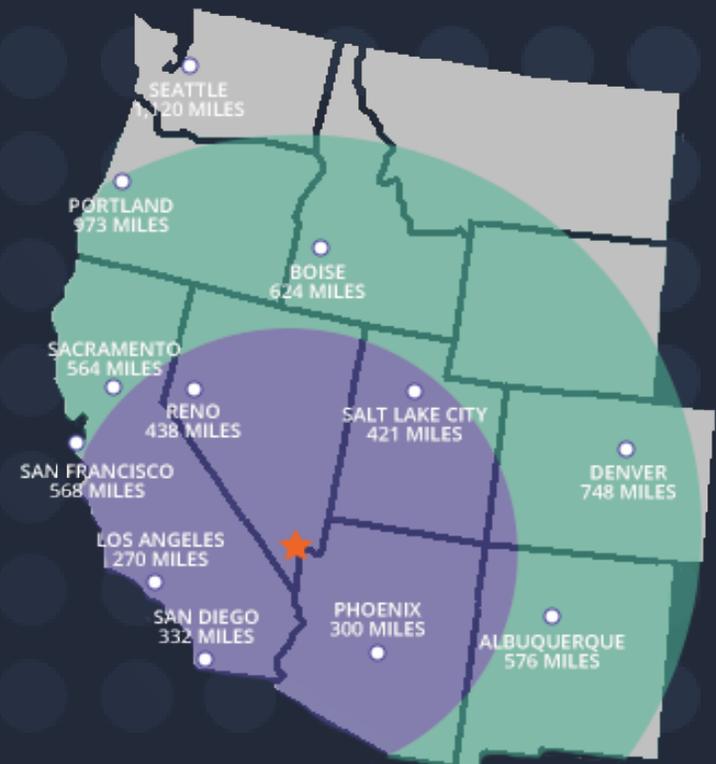
Improvement Trust: Created to facilitate quality growth throughout the city, the Trust can offer critical financial support through bond financing for projects that create jobs.

Transportation/Logistics/Shipping Destinations

Greater Las Vegas is strategically located along Interstate 15 and is within a five-hour drive of 9 percent of the nation's population. It is within a two-hour flight of 25 percent of the nation's population. In fact, the region is less than one day's drive from 60 million consumers and five major United States ports servicing the Pacific Rim.

- You can reach 60 million consumers within a day's drive
- Get easy access to large California markets and nearby ports
- Same-day, round-trip trucking to Los Angeles and Phoenix
- Take advantage of one-day rail routes to Salt Lake City and Los Angeles

Distances from major cities in the Western Region:



Sources: Las Vegas Global Economic Alliance LVGEA
www.cityofhenderson.com/government



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INVESTMENT PROPERTIES

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