

LAS VEGAS

INDUSTRIAL LAND

- 4.04 ACRES OF UNDEVELOPED INDUSTRIAL LAND
- LOCATED IN SLOAN, NV, SOUTH OF LAS VEGAS
- PRIME INVESTMENT IN A FAST-GROWING INDUSTRIAL CORRIDOR



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PROPERTY OVERVIEW

01 LOCATION

Vacant land parcel adjacent to I-15, situated on the southern outskirts of Las Vegas, just 12 miles from Harry Reid International Airport

03 SIZE

The land parcel encompasses 4.04 acres of developable space, offering ample room for a variety of potential projects

02 ZONING

Planned land use: (BE)
Existing zoning classification: (RS80)
Proposed use: Industrial Park (IP)

04 CURRENT STATUS

The land is currently vacant and ready for immediate development, with a recent clear Phase I Environmental Report available upon request

DEVELOPMENT CONCEPTS



01

**WAREHOUSE
DEVELOPMENT**



02

**OUTDOOR
STORAGE**



03

**TRUCK TERMINAL
& PARKING**

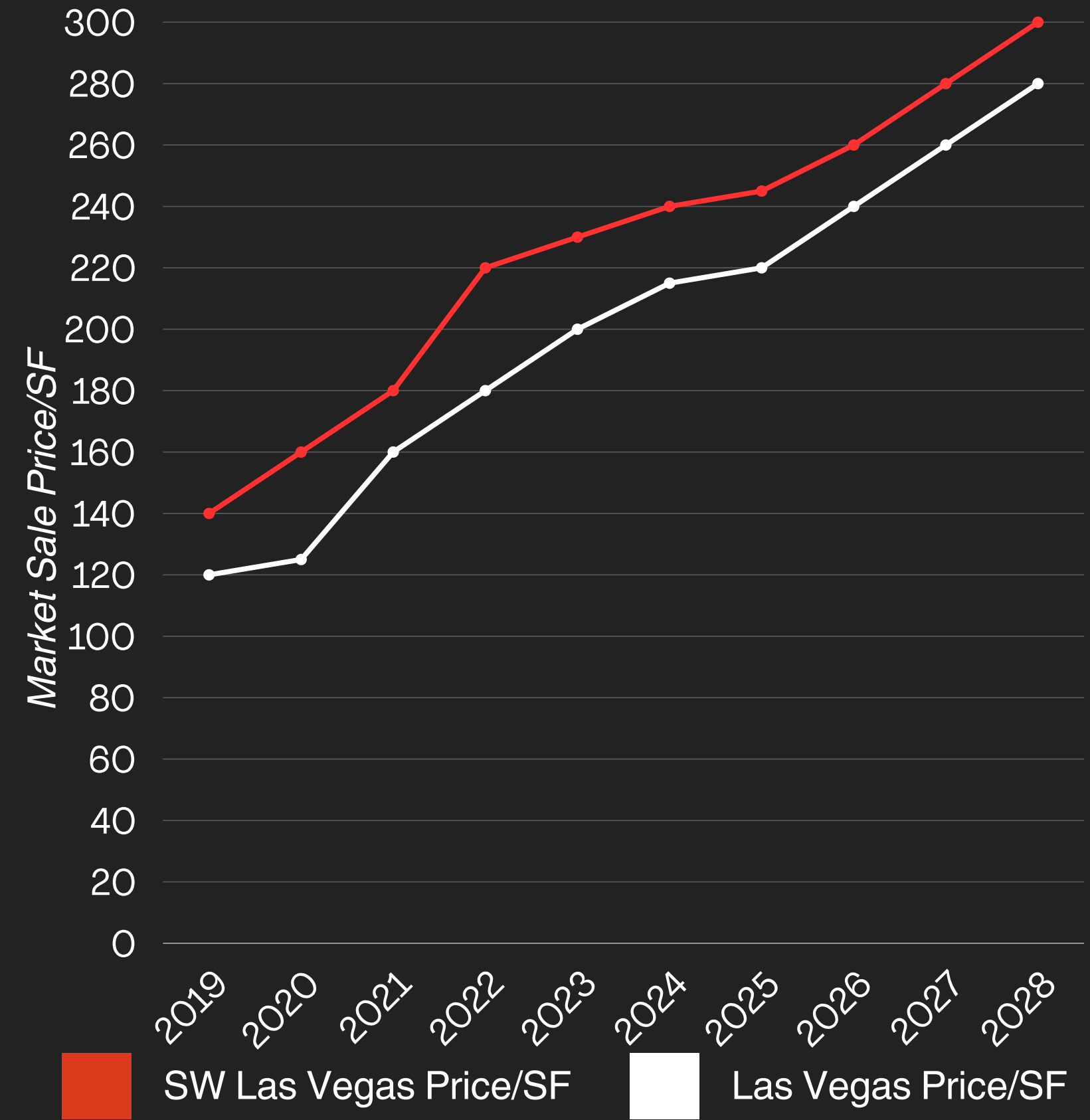
LAS VEGAS MARKET TRENDS

The Las Vegas real estate market has experienced significant growth in recent years, driven by population expansion, job creation, and ongoing development

An influx of young professionals and retirees has increased demand for housing, commercial spaces, and infrastructure

Industrial rent growth and sales volume are projected to rise through 2029, with flex space leading the market, forecasted to reach \$1.80 per square foot (\$21.60 annually)

With numerous mixed-use projects, master-planned communities, and commercial developments underway, Las Vegas remains a prime destination for real estate investment and growth



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