

FOR SALE

OPPORTUNITY ZONE

3250 PALM PARKWAY

LAS VEGAS, NV 89104



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Collective Strength, Accelerated Growth



All SVN® Offices Independently
Owned and Operated

Property Summary



\$5,340,000

Sale Price



\$235

Price/SF



±22,750 SF

Building SF



162-01-712-002, 004, 006

Parcel Number (APN)

Conveniently located in the Downtown Las Vegas Submarket, 3250 Palm Parkway sits as an ideal location for an Owner User looking to place their business. With a large warehouse footprint, an expansive amount of fenced yard space with secured parking, and the potential for additional building expansion if needed in the future, this property proves itself to be truly exceptional. Additionally, its proximity to local freeways provides quick connectivity to the I-11 via both E. Fremont Street and E. Charleston Boulevard.



±1.2 Miles to E. Fremont Street Interchange



±1.4 Miles to E. Charleston Boulevard Interchange



Property Details

Building Type:	Industrial
Property Size:	±1.80 AC
Building SF:	±22,750 SF
Office SF:	±1,350 SF
Warehouse SF:	±21,400 SF
Fenced Yard Space:	±52,000 SF
Grade Level Doors:	Two (2) 14'x14'
Dock Doors:	Two (2) 11'x11' via Dock Apron
Clear Height:	25'
Power:	*Single Phase 120/240v, 600 Amps
Zoning:	Industrial Light (IL)
Year Built:	1976
Construction Type:	Concrete Tilt

*Buyer to verify



Property Highlights

Improvements

- Brand New Warehouse Roof
- Repaired and Refreshed Dock Apron
- Renovated Office with New Paint
- New Paint on Warehouse Exterior
- Recently Remodeled Break Room Within Warehouse
- Security Cameras Throughout
- Previously Created Plans To Build an Additional $\pm 17,000$ SF Warehouse on Parcel 162-01-712-004
- Seller willing to Repair Demising Warehouse Wall and Replace Office Flooring Prior to Closing.

The property is also available for Lease:

Lease Rate: \$1.10/SF

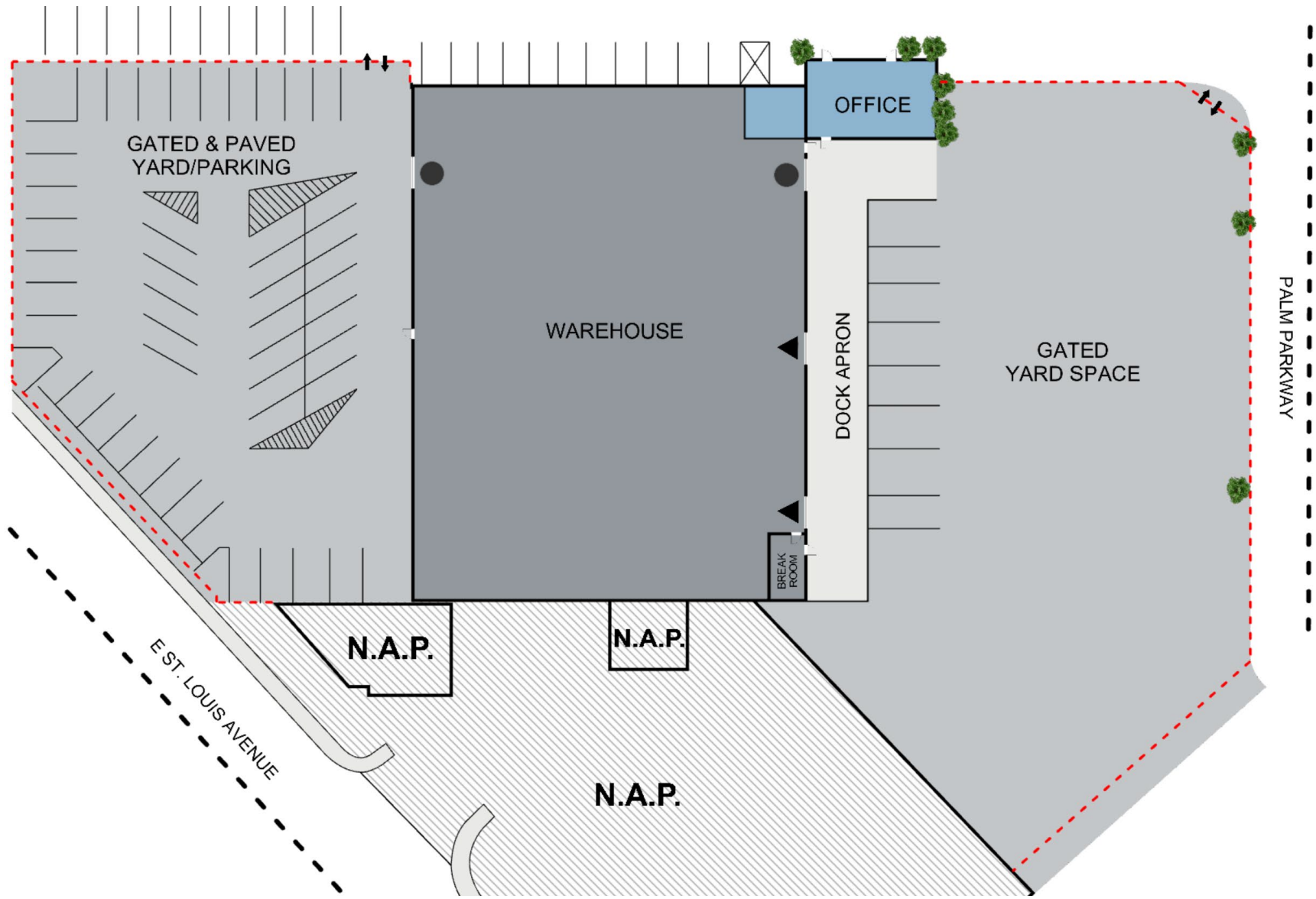
NNN: \$0.15/SF

Monthly Total: \$28,438.50




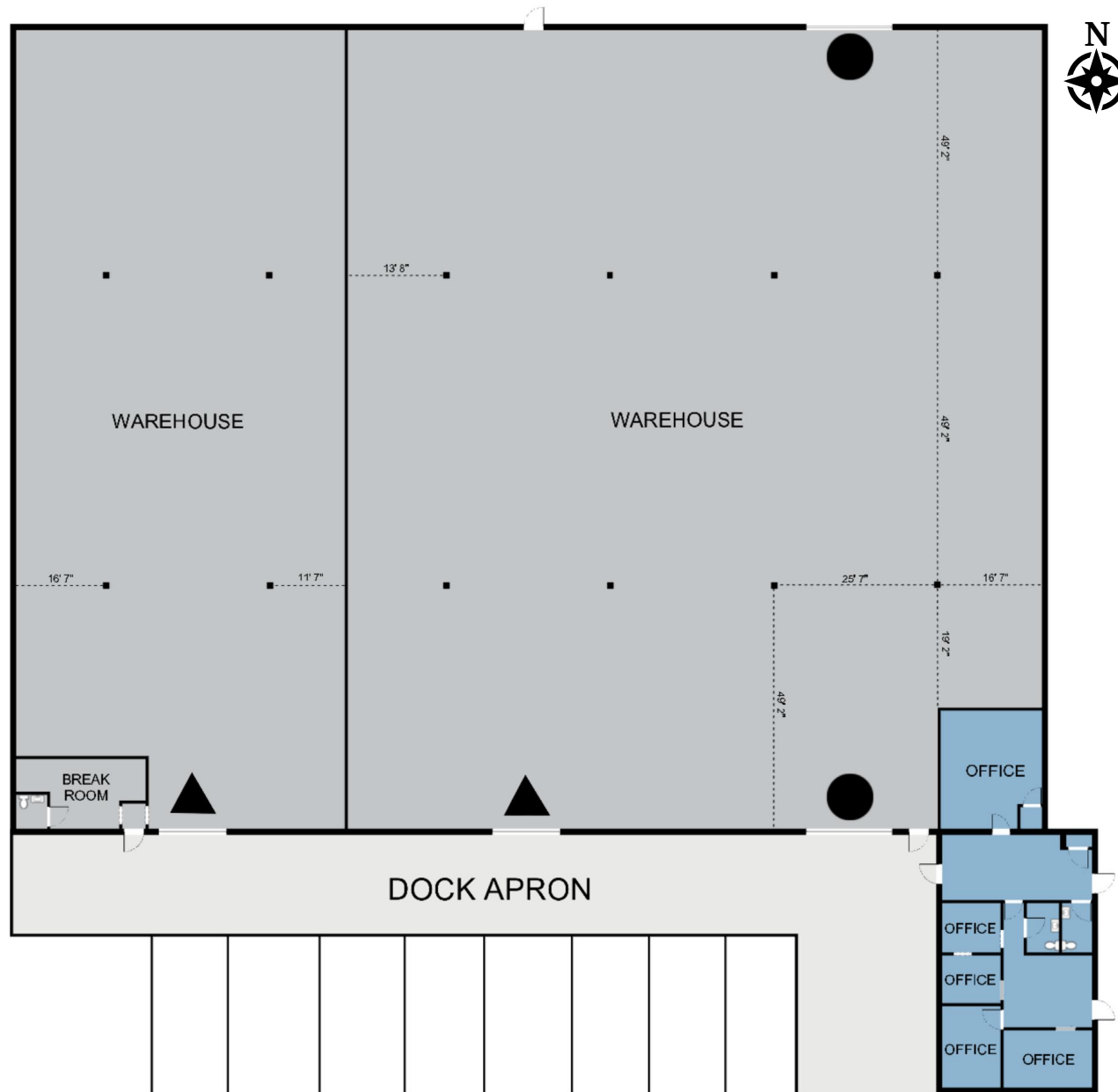






Not to scale, for reference only

▲ = Dock Door
● = Grade Level Door
N 



- **±22,750 SF Total**
- **±21,400 SF Warehouse**
- **±1,350 SF Office**
- **5 Private Offices**
- **Three (3) Restrooms**
- **Two (2) Dock Doors**
- **Two (2) Grade Level Doors**
- **25' Warehouse Clear Height**

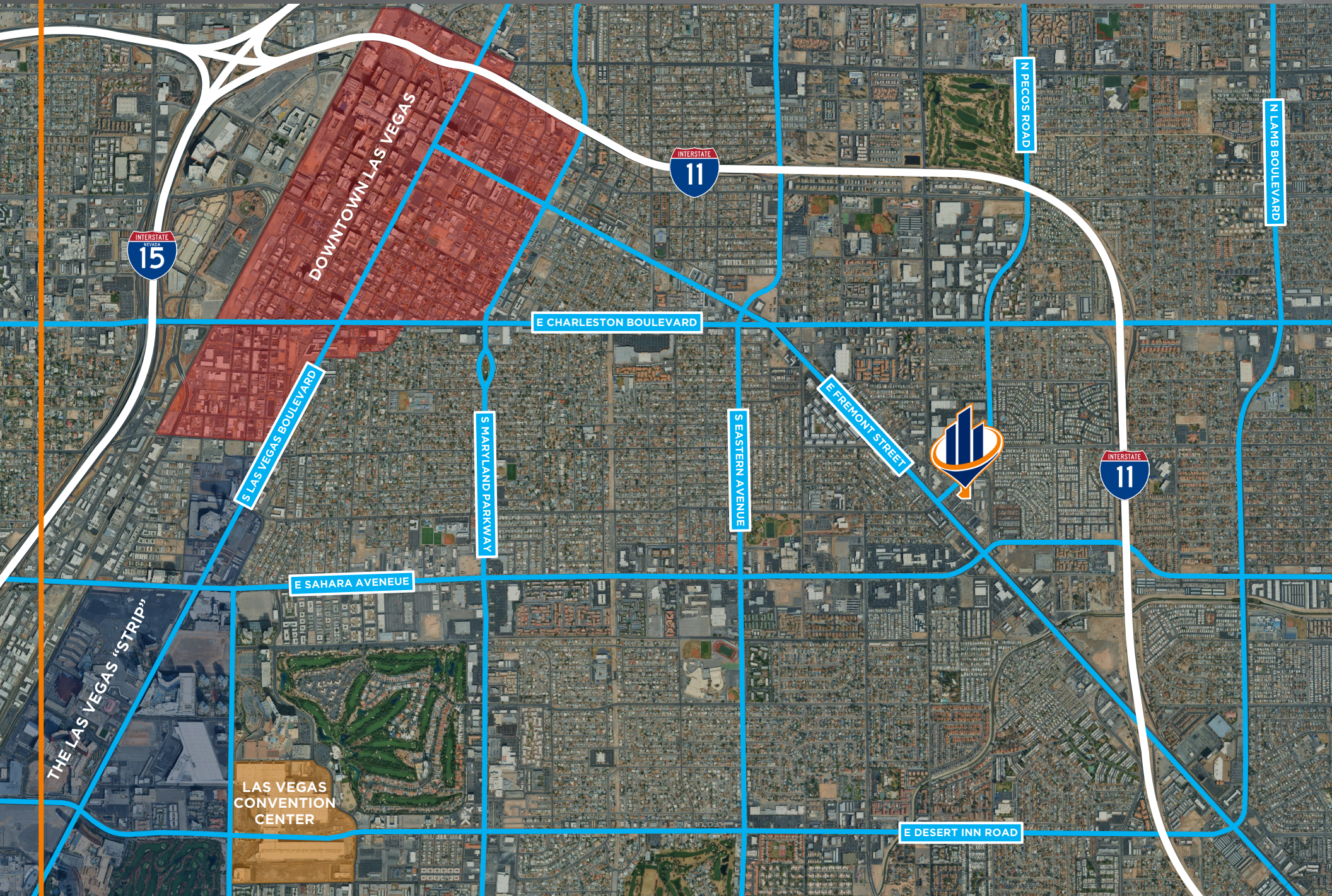
Not to scale, for reference only



= Dock Door



= Grade Level Door











LAS VEGAS ATHLETICS



GOLDEN KNIGHTS



LAS VEGAS RAIDERS



FORMULA ONE



LAS VEGAS ACES



UFC HQ



Annual Visitors

41.7M



Convention Attendance

6M



Annual Visitor Spending

\$55.1B



Economic Impact

\$87.7B



Metro Population

3M



Median Household Income

\$73.8K



Average Home Value

\$460K



Total Business Counts

54,202

LAS VEGAS IS QUICKLY BECOMING A TOP-TIER SPORTS DESTINATION, ATTRACTING NEW FRANCHISES FROM ACROSS THE WORLD, WHICH HELPS TO PUSH THE CITY TO CONTINUE BEING THE STRONGEST TOURIST DESTINATION IN THE WORLD.

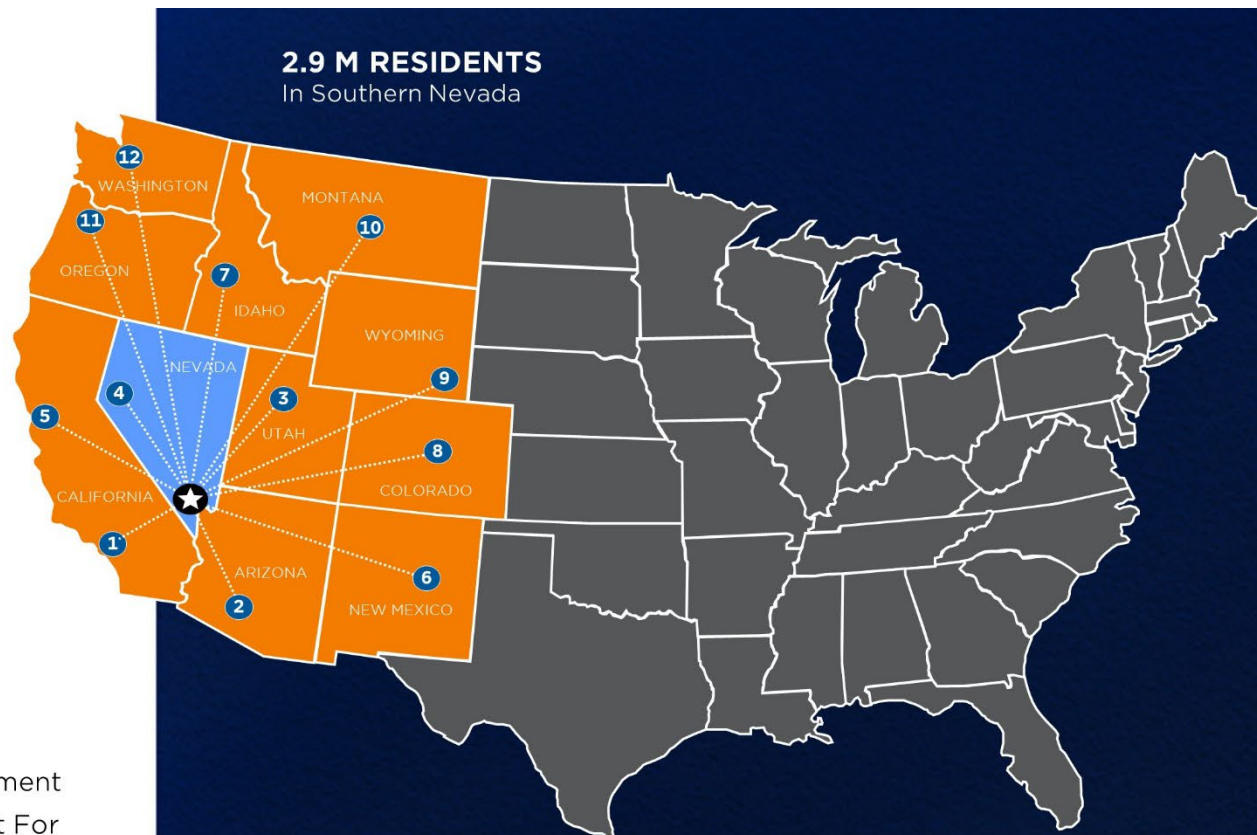
Why Should You Move Your Business To Nevada?

NEVADA TAX INCENTIVES

- ⊘ Personal Income Tax
- ⊘ Franchise Tax
- ⊘ Unitary Tax
- ⊘ Inventory Tax
- ⊘ Inheritance Tax
- ⊘ Estate Tax
- ⊘ Corporate Income Tax
- ⊘ Special Intangible Tax

NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement For Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)



One Day Truck Service

23.3% of U.S. Population within a one-day truck drive.

	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
1 LOS ANGELES	270 MI	4 HRS, 13 MIN	7 BOISE	624 MI	9 HRS, 36 MIN
2 PHOENIX	302 MI	4 HRS, 36 MIN	8 DENVER	748 MI	11 HRS, 6 MIN
3 SALT LAKE CITY	420 MI	5 HRS, 58 MIN	9 CHEYENNE	851 MI	12 HRS, 25 MIN
4 RENO	439 MI	6 HRS, 58 MIN	10 HELENA	902 MI	13 HRS, 9 MIN
5 SAN FRANCISCO	569 MI	8 HRS, 54 MIN	11 PORTLAND	971 MI	15 HRS, 22 MIN
6 ALBUQUERQUE	576 MI	8 HRS, 20 MIN	12 SEATTLE	1,114 MI	17 HRS, 15 MIN

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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EXCLUSIVE LISTING BROKER

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