

MIDTOWN COMMERCE CENTER

FOR SALE OR LEASE - 2631 HIGHLAND DRIVE, LAS VEGAS, NV 89109



Executive Summary

INTRODUCTION

Cushman & Wakefield is pleased to present a single-building acquisition opportunity at Midtown Commerce Center, totaling $\pm 30,000$ square feet in the heart of Las Vegas. The property offers a flexible industrial configuration well-suited for investors seeking stable cash flow or an owner/user pursuing a centrally located operational headquarters.

Strategically positioned with strong visibility and immediate access to the I-15 corridor and Sahara Avenue, the building is minutes from Las Vegas Strip, Downtown Las Vegas, and Harry Reid International Airport—placing it within one of the most connected and supply-constrained submarkets in the valley.

Surrounded by a dense concentration of established industrial owner/users, the property benefits from strong underlying fundamentals and long-term demand drivers. Originally configured as traditional industrial product, the building has been adapted to accommodate creative and flex users, attracting tenants in the digital, technology, and entertainment sectors seeking functional space with character.

With limited developable land remaining in the immediate area and minimal competing inventory, the asset is well positioned to capitalize on continued tenant demand, rental growth, and long-term appreciation. The property also presents future repositioning or redevelopment potential, offering strategic optionality for both investors and owner/users.

Property Overview

Property Name	Midtown Commerce Center
Address	2631 Highland Drive, Las Vegas, NV 89109
Total Size	$\pm 30,000$ SF
Total Acreage	± 0.81 acres
APN	162-09-110-012, 013
Purchase Price	\$5,250,000 (\$175 psf)
Asking Rate	\$0.95 psf NNN
Zoning	Industrial District, M (City of Las Vegas)



Investment Highlights



STRATEGIC REDEVELOPMENT OPPORTUNITY

Positioned immediately adjacent to Las Vegas Strip and the I-15 corridor, the property occupies highly coveted mixed-use real estate within Las Vegas. The site offers meaningful long-term upside through potential future redevelopment in one of the valley's most dynamic corridors.



FLEXIBLE EXIT STRATEGY

Configured on a single parcel with a versatile building layout, the asset allows for multiple exit strategies, including owner/user conversion, single-tenant net lease execution, multi-tenant stabilization, or recapitalization upon value creation.



STRONG MARKET DYNAMICS

Located within the Central submarket—historically one of the tightest industrial submarkets in Las Vegas—the property benefits from low vacancy and high barriers to entry. As a largely built-out area with limited new industrial construction, the asset is well-positioned to capture sustained tenant demand and long-term rental growth.



ATTRACTIVE, FUNCTIONAL DESIGN

Extensively upgraded and renovated, the building features high-end office finishes, enhanced power capacity, and above-standard HVAC and evaporative cooling systems serving the warehouse area. The improvements provide immediate plug-and-play functionality for investors or owner/users seeking a move-in-ready solution.

Property Description

Property Description

Address	2631 Highland Drive Las Vegas, NV 89109
Parcel Number(s)	162-09-110-012, 013
Total Area (SF)	±30,000
Warehouse Area (SF)	±29,000
Office Area (SF)	±1,000
Land Area (Acres)	0.81

Building Features

Construction Age (Year)	1975 & 1998
Clear Height	24'
Column Spacing	24' x 48'
Auto Parking	—
Grade Level Loading	Two (2) Doors
Dock Loading	One (1) Door
Fire Protection System	Yes

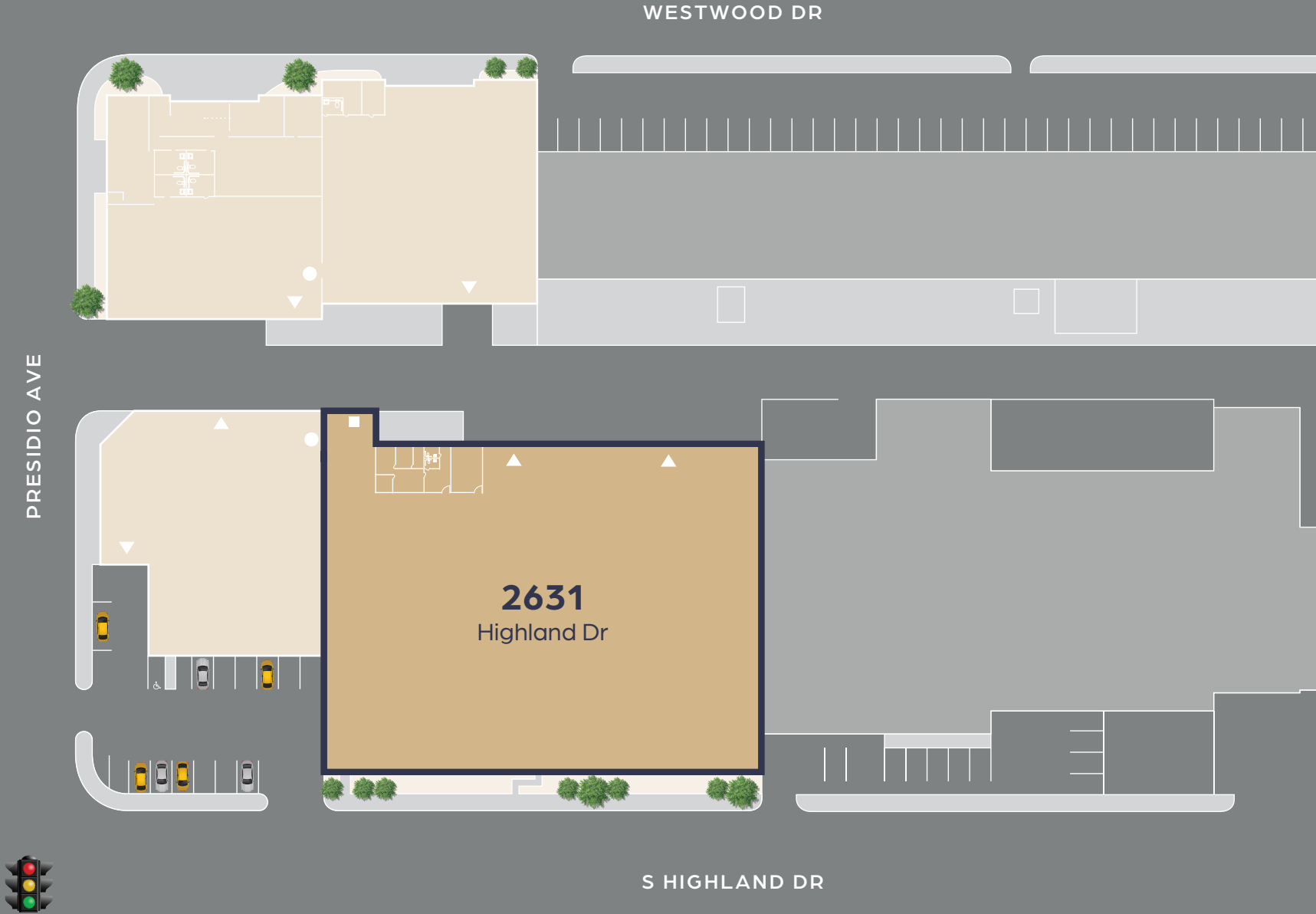
Construction Overview

Building Construction Type	Concrete Tilt-Up
HVAC System & Areas	HVAC Finished Offices
Power	2,000 Amps, 277/480 Volts

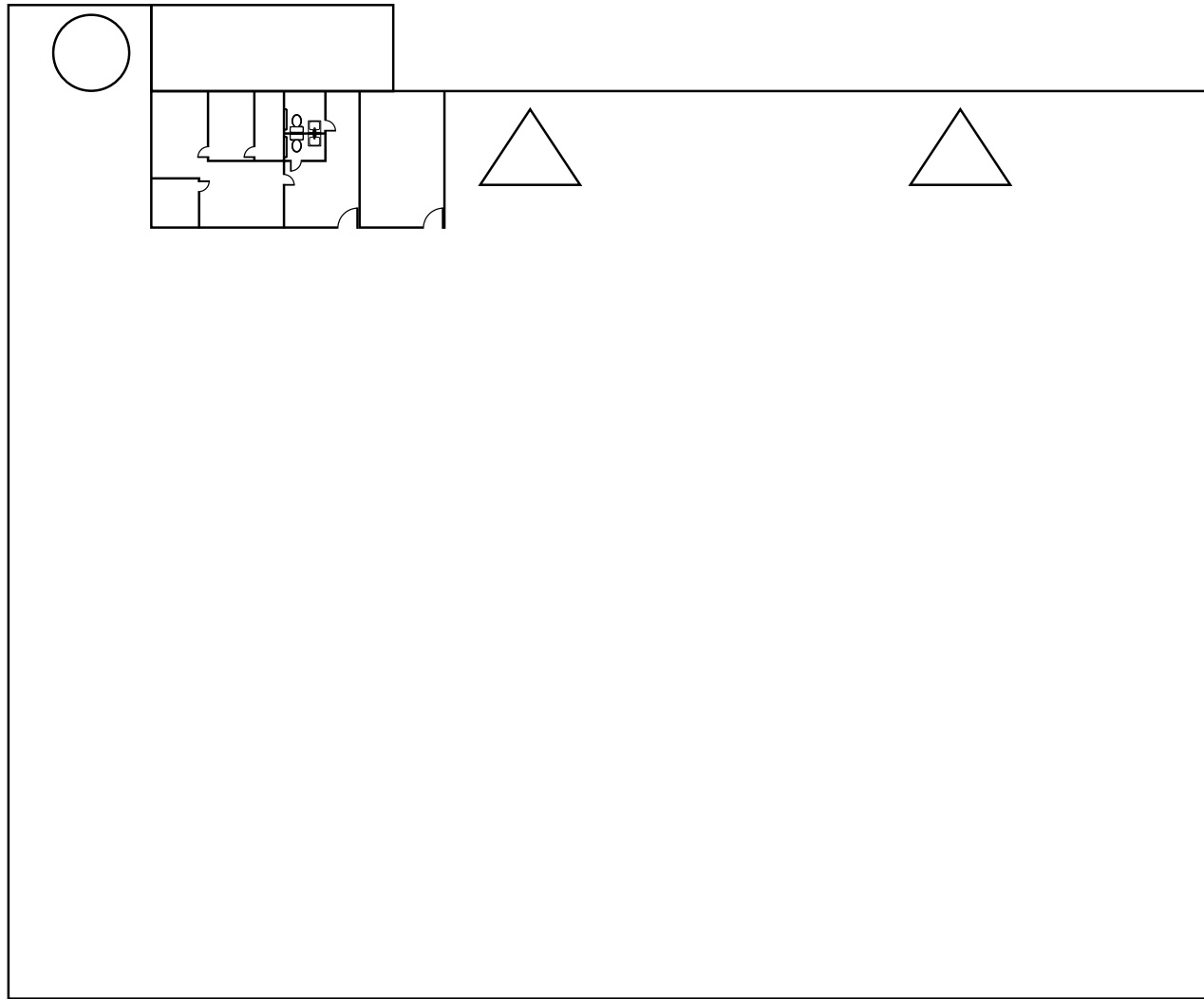


Site Plan

▲ Grade Door ■ Dock High Door ● Grade Door with No Outside Access



Space Plan



Location Map



Hilton

FONTAINEBLEAU
LAS VEGAS

Vegas
CONVENTION CENTER

SAHARA
LAS VEGAS

HARRY REID
INTERNATIONAL
LAS VEGAS

Wynn
LAS VEGAS

THE PALAZZO

PANORAMA TOWERS

ph planet
hollywood
RESORT & CASINO

Hard Rock
HOTEL

CAESARS
PALACE
LAS VEGAS

FASHION
SHOW
LAS VEGAS

LAS VEGAS BOULEVARD

DESERT INN ROAD

HIGHLAND DRIVE

WESTWOOD DRIVE

CIRCUS
CIRCUS
LAS VEGAS

Renaissance World
LAS VEGAS

INTERSTATE
15

LAS VEGAS
FESTIVAL GROUNDS

SAMMY DAVIS JR DRIVE

SAHARA AVENUE

MIDTOWN
COMMERCE CENTER

INTERSTATE
15

PALACE STATION
HOTEL & CASINO

Why Las Vegas

BUSINESS FRIENDLY ENVIRONMENT

Nevada attracts numerous companies from a diverse range of industries to relocate to Nevada from surrounding states due to its pro-business environment, which includes extensive business assistance programs and attractive tax benefits.

NEVADA

Las Vegas

ATTRACTIVE TAX STRUCTURE

- ⊘ No Corporate Income Tax
- ⊘ No Admissions Tax
- ⊘ No Personal Income Tax
- ⊘ No Unitary Tax
- ⊘ No Franchise Tax on Income
- ⊘ No Inventory Tax

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

KEY DEMOGRAPHICS



45,630

Total Population



\$54,988

Median Household Income



\$251,100

Median Home Value



39%

Population in Civil
Labor Force (Age 16+)

MIDTOWN COMMERCE CENTER

Contacts

LISTING BROKER

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