

7240 PLACID STREET

FREESTANDING INDUSTRIAL BUILDING W/ PAVED/SECURED YARD • LAS VEGAS, NV 89119



7240

FOR SALE • SELLER FINANCING AVAILABLE

\$6,500,000 (\$290.17/SF)

+/- 22,400 TOTAL SF

NORTHCAP 
COMMERCIAL

PHILLIP SEATON

Senior Investment Advisor

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Tivoli Village

400 S Rampart Blvd. Ste 220

Las Vegas, NV 89145

www.northcapcommercial.com

PROPERTY HIGHLIGHTS

Total SF	+/- 22,400 SF +/- 16,000 Warehouse SF (EVAP cooled) • +/- 3,200 Single-story Office SF (HVAC cooled) • +/-3,200 Mezzanine (included in SF, permitted)
Drive-in Doors	4 Oversized Drive-in Doors (14' x 14')
Secured Yard	Paved/Secured yard (+/- 3,385 SF)
Lot Size	+/- 1.13 AC
Power	TBD
Clear Ht	22'
Zoning	M - D
Parking Ratio	1.5:1,000
Year Built	1995 Concrete Tilt-up construction

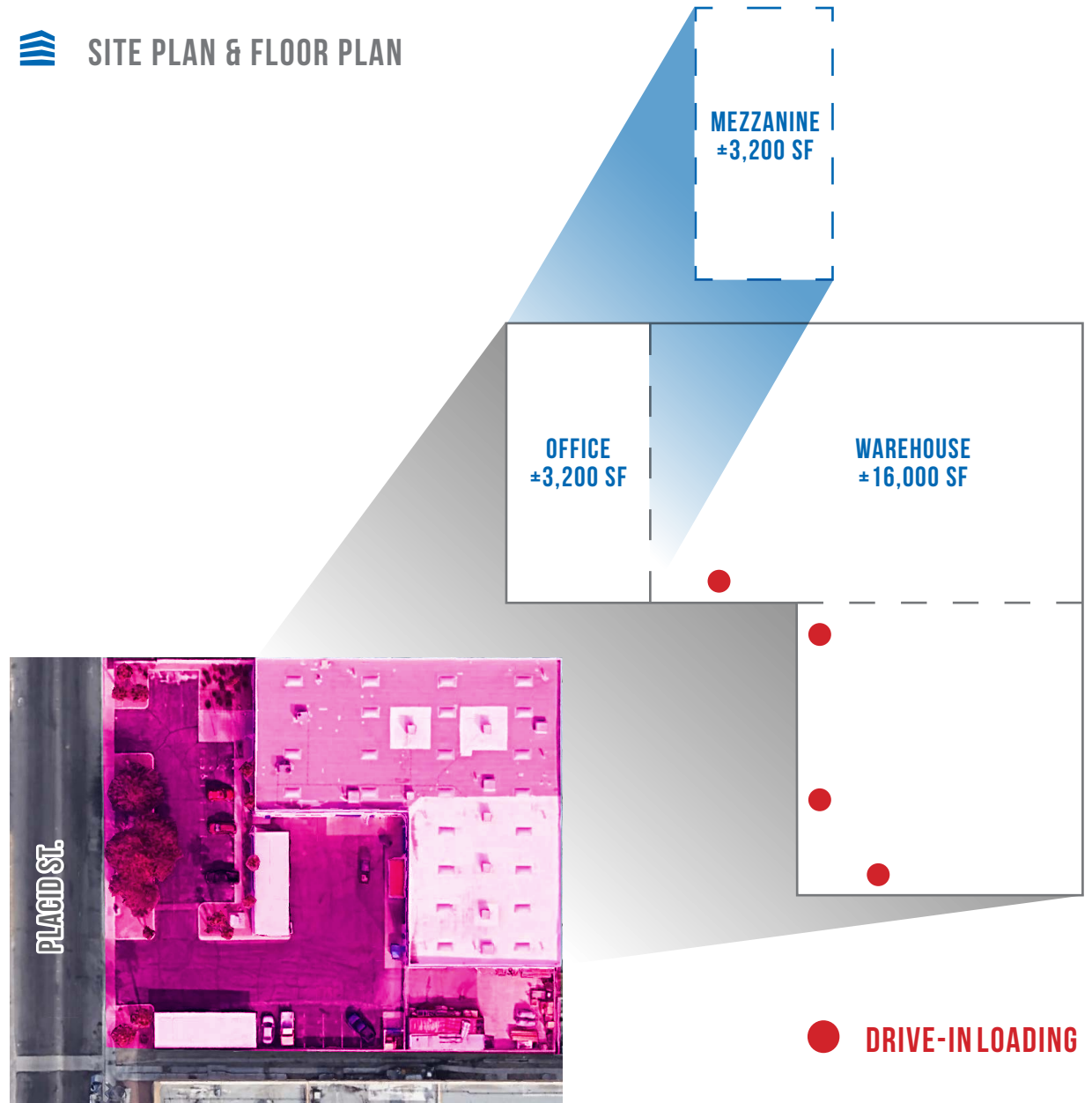
FEATURES

- 39% Building Coverage
- Fully Sprinklered
- Sky lighting
- Clark County Enterprise Jurisdiction
- Airport Submarket
- Located within close-proximity of McCarran Airport, I-15/215 interchange and the Las Vegas Resort Corridor.

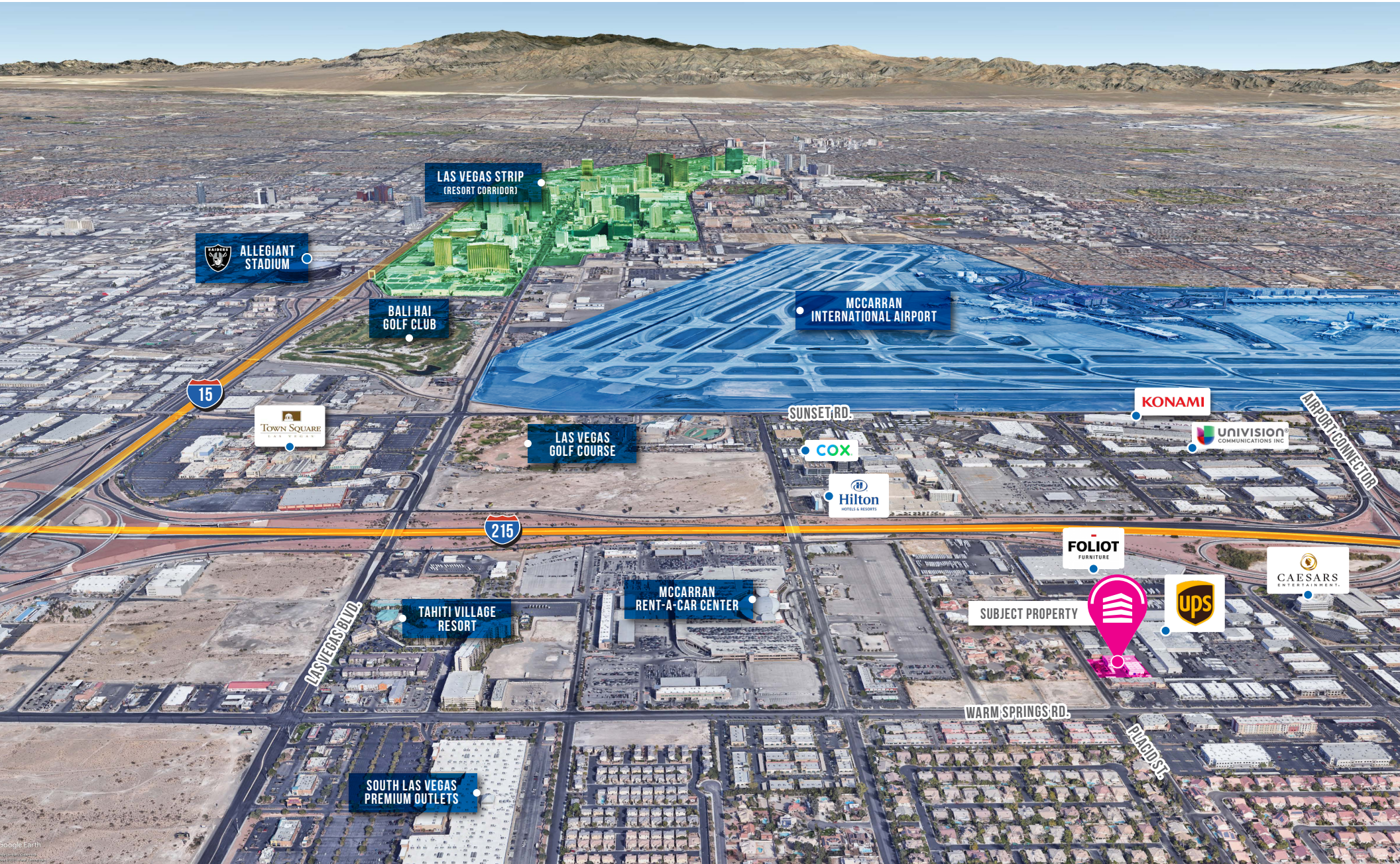
7240 PLACID STREET

Las Vegas, NV 89118

SITE PLAN & FLOOR PLAN



● DRIVE-IN LOADING





1 MILE

KEY FACTS

4,274

Population

46.7

Median Age



Average Household Size

\$92,066

Median Household Income

EDUCATION

7%

No High School Diploma



33%

High School Graduate



29%

Some College



31%

Bachelor's/Grad/Prof Degree

BUSINESS



977

Total Businesses



16,443

Total Employees

EMPLOYMENT



54%

White Collar



20%

Blue Collar



26%

Services

8.1%

Unemployment Rate

INCOME



\$92,066

Median Household Income



\$42,320

Per Capita Income



\$364,805

Median Net Worth

3 MILES

KEY FACTS

86,548

Population

39.0

Median Age



Average Household Size

\$66,109

Median Household Income

EDUCATION

10%

No High School Diploma



27%

High School Graduate



35%

Some College



28%

Bachelor's/Grad/Prof Degree

BUSINESS



6,688

Total Businesses



104,862

Total Employees

EMPLOYMENT



62%

White Collar



18%

Blue Collar



20%

Services

7.8%

Unemployment Rate

INCOME



\$66,109

Median Household Income



\$33,916

Per Capita Income



\$90,901

Median Net Worth

5 MILES

DEMOGRAPHICS • 7240 PLACID STREET

KEY FACTS

363,651

Population

37.9

Median Age



Average Household Size

\$59,220

Median Household Income

EDUCATION

11%

No High School Diploma



27%

High School Graduate



34%

Some College



28%

Bachelor's/Grad/Prof Degree

BUSINESS



21,733

Total Businesses



389,678

Total Employees

EMPLOYMENT



59%

White Collar



18%

Blue Collar



23%

Services

8.1%

Unemployment Rate

INCOME



\$59,220

Median Household Income



\$32,997

Per Capita Income



\$61,540

Median Net Worth

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