

# WALNUT BUSINESS PARK

3020 N. Walnut Road, Units 120 & 170, Las Vegas, NV 89115

AVAILABLE  
For Sublease



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Las Vegas, Nevada 89118  
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## Property Details

Take advantage of a rare sublease in Walnut Business Park, one of North Las Vegas' most functional and accessible industrial locations. This space offers a flexible layout and favorable terms, with **short-term or long-term sublease options** available.

Perfect for warehouse, distribution, light manufacturing, or hybrid users needing a mix of office and industrial space. The property is located near Cheyenne Avenue with **easy access to the I-15 freeway**.

## Sublease Terms

- **Sublease Term:** Through **December 31, 2027**
- **Flexible Space Options:** Full or partial occupancy considered
- **Sublessor is motivated and open to creative deals**

## Property Highlights

- **Available SF (per Suite): ±5,882**
  - **Warehouse SF:** ±4,875
  - **Office SF:** ±1,007
  - **Mezzanine SF:** ±503
- **Clear Height:** ±24'
- **Each suite has (2) ±12'x±14' Grade-Level loading doors**
- **Zoning:** Designed Manufacturing District (M-D) - Clark County
- **Evaporative cooled warehouse**
- **Power:** 200 amps • 120/208 volt • 3-phase per unit *(to be verified by tenant)*
- **Built in 2008**
- **Parcel IDs:** 140-18-512-001 & 140-18-512-002



Zoned for Designed Manufacturing District (M-D)

## Sublease



**\$1.00 PSF NNN**

Sublease Rate



**\$0.23 PSF**

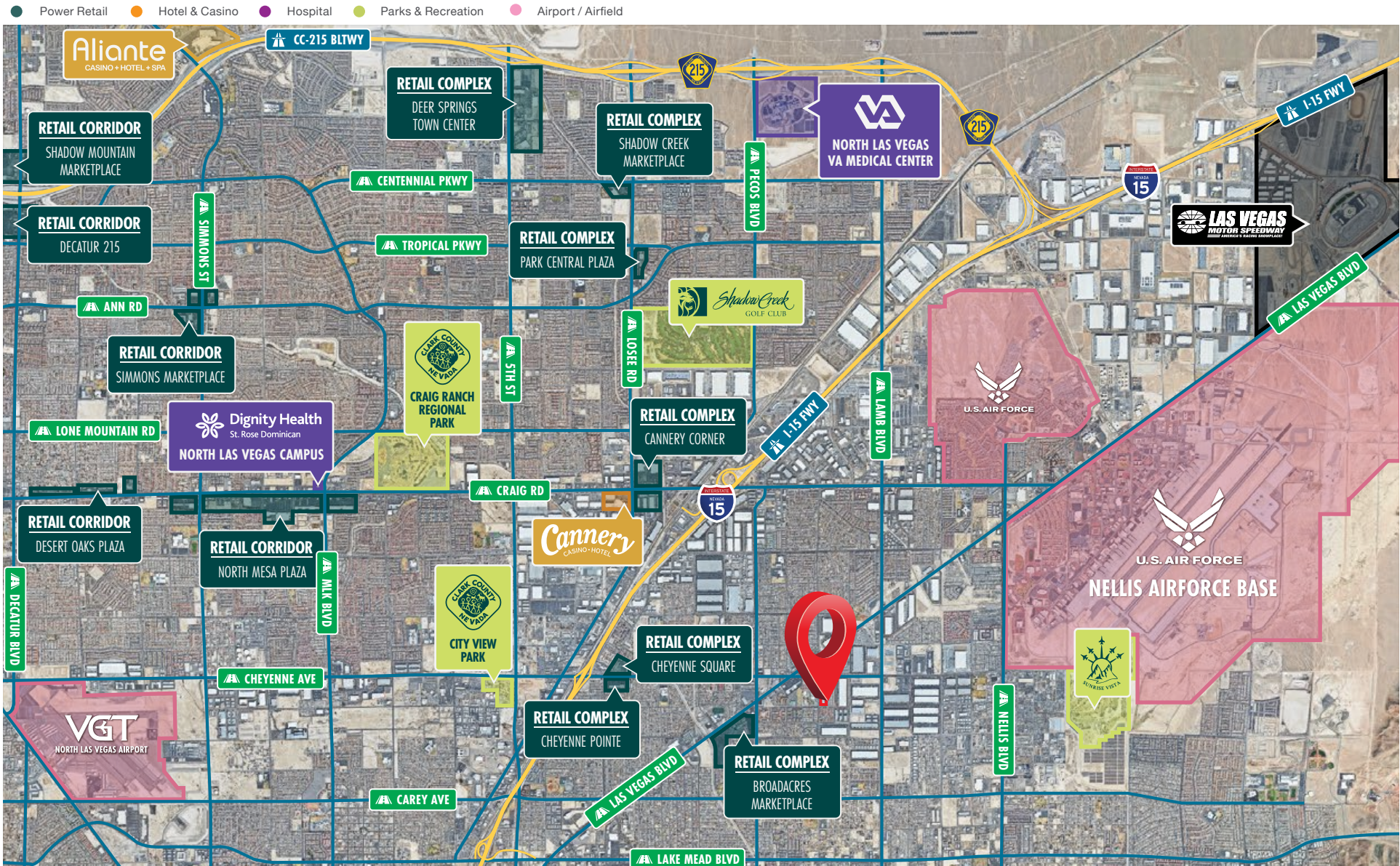
CAM Charges



**±5,882 SF**

Square Footage







**WALNUT BUSINESS PARK**  
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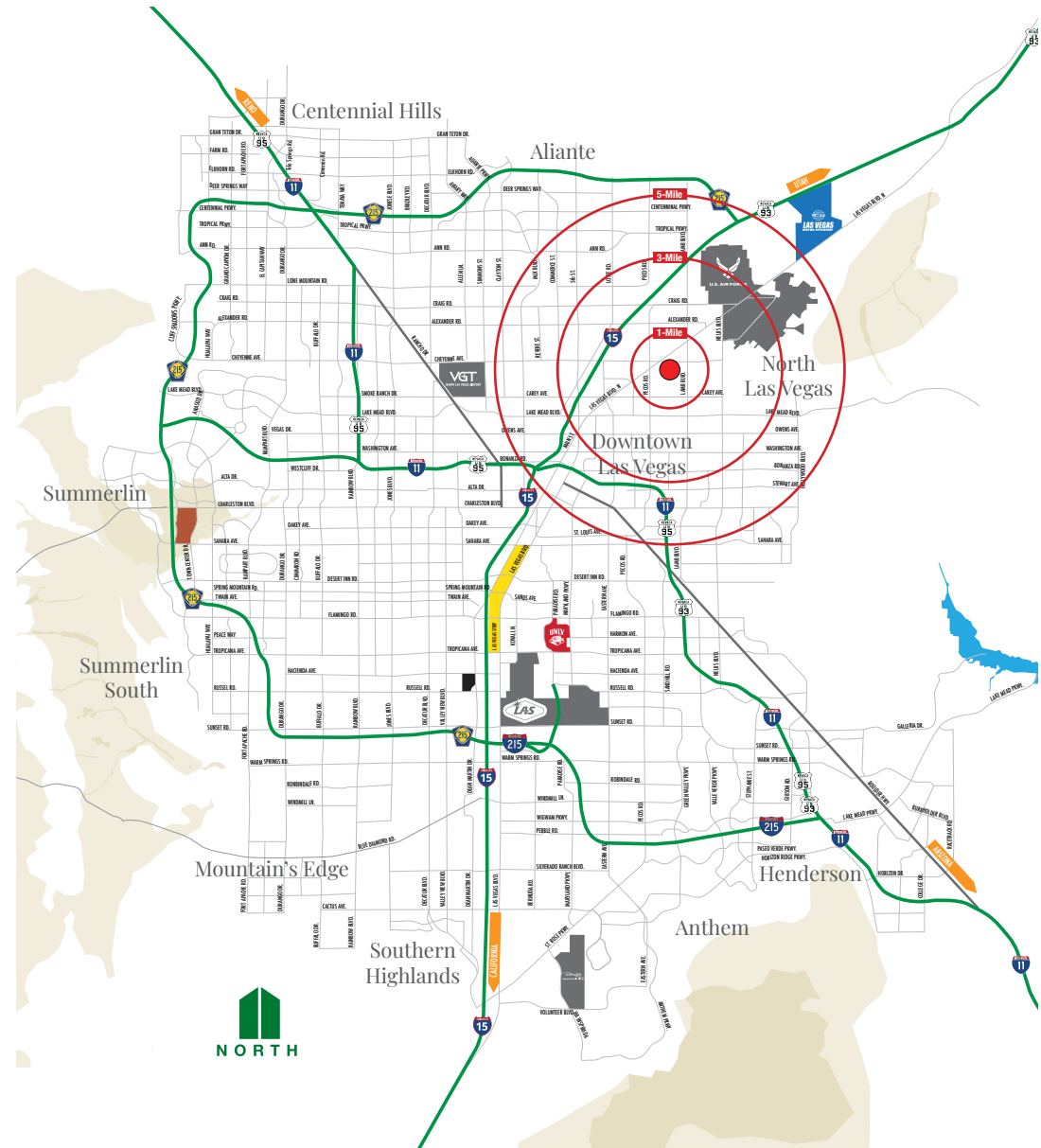
For Sublease

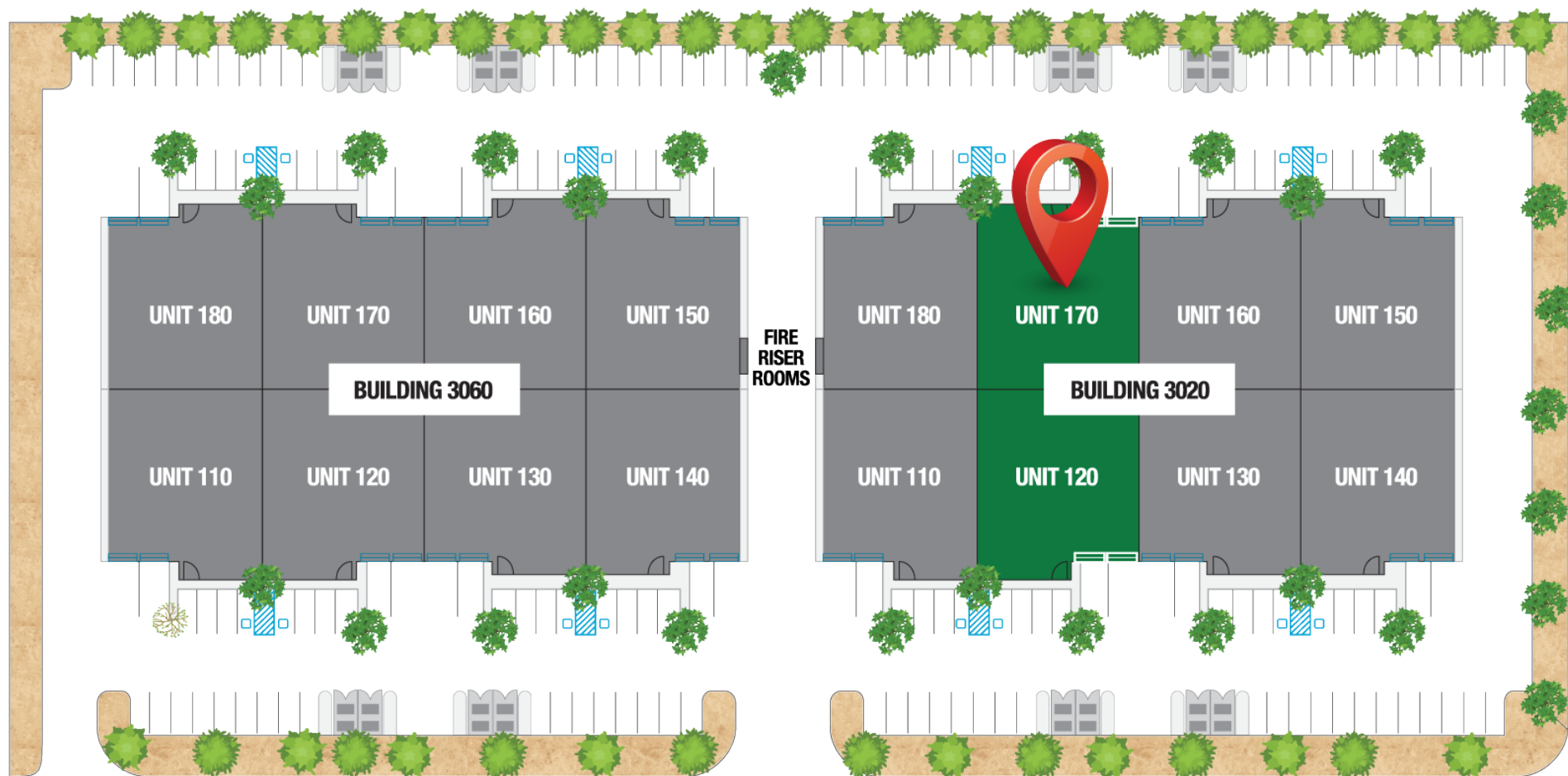
Population	1 mile	3 miles	5 miles
2010 Population	18,213	152,785	387,608
2020 Population	18,400	163,196	422,932
<b>2024 Population</b>	<b>18,034</b>	<b>162,829</b>	<b>436,749</b>
2029 Population	18,251	167,238	453,696
2010-2020 Annual Rate	0.10%	0.66%	0.88%
2020-2024 Annual Rate	-0.47%	-0.05%	0.76%
2024-2029 Annual Rate	0.24%	0.54%	0.76%
2024 Median Age	30.7	30.8	33.0

Households	1 mile	3 miles	5 miles
2024 Wealth Index	39	39	47
2010 Households	4,919	42,352	116,397
2020 Households	5,463	48,295	134,301
<b>2024 Households</b>	<b>5,490</b>	<b>49,208</b>	<b>141,035</b>
2029 Households	5,626	51,168	148,432
2010-2020 Annual Rate	1.05%	1.32%	1.44%
2020-2024 Annual Rate	0.12%	0.44%	1.16%
2024-2029 Annual Rate	0.49%	0.78%	1.03%

Average Household Income	1 mile	3 miles	5 miles
<b>2024 Average Household Income</b>	<b>\$64,750</b>	<b>\$64,015</b>	<b>\$71,724</b>
2029 Average Household Income	\$76,365	\$75,750	\$84,511
2024-2029 Annual Rate	3.35%	3.42%	3.34%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	5,984	50,064	136,198
2020 Total Housing Units	2,185	18,235	60,126
<b>2024 Total Housing Units</b>	<b>5,815</b>	<b>51,825</b>	<b>148,309</b>
2024 Owner Occupied Housing Units	2,425	20,596	69,776
2024 Renter Occupied Housing Units	3,065	28,612	71,259
2024 Vacant Housing Units	325	2,617	7,274
2029 Total Housing Units	5,959	53,869	155,751
2029 Owner Occupied Housing Units	2,556	22,274	75,087
2029 Renter Occupied Housing Units	3,070	28,894	73,345
2029 Vacant Housing Units	333	2,701	7,319





## Sublease Details



**\$1.00 PSF NNN**

Sublease Rate



**\$0.23 PSF**

CAM Charges



**\$7,234.86**

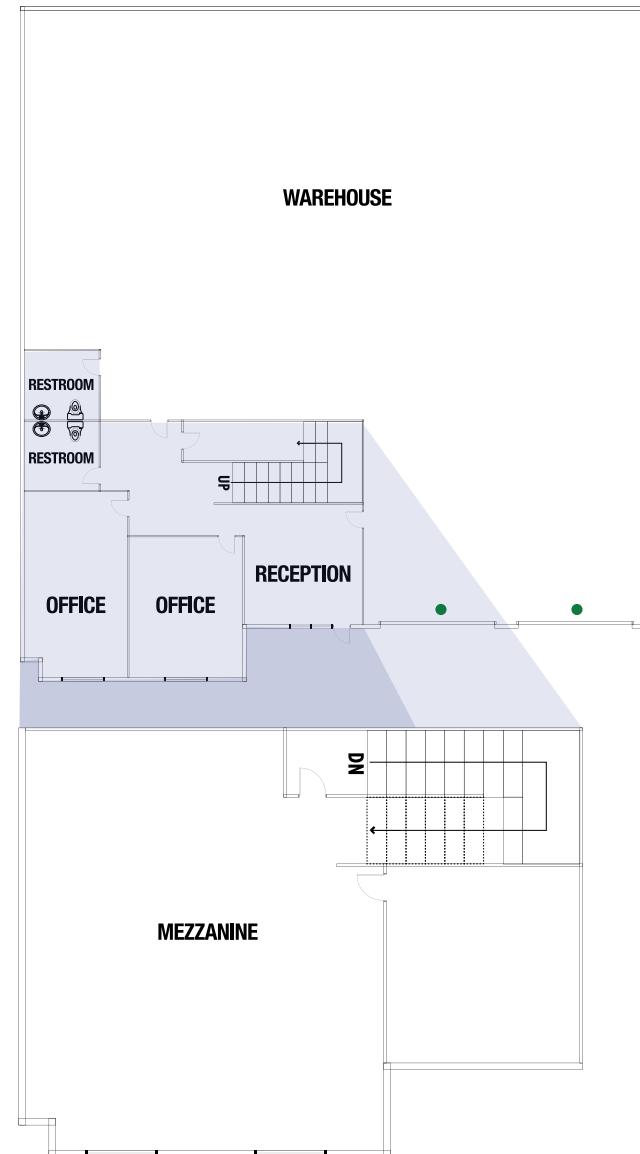
Monthly Rent

## Suite 120 Details

- + Total SF:** ±5,882
- Office SF:** ±4,875
- Warehouse SF:** ±1,007
- Mezzanine SF:** ±503
- + Loading:** Two (2) ±12'x±14' grade-level doors
- + Power:** 200 amps • 120/208 volt • 3-phase
- + Clear Height:** 24'
- + Cooling:** Evaporative cooling in warehouse
- + Availability:** Immediately
- + Sublease Term:** Through December 31, 2027

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

- Grade Level Door



## Sublease Details



**\$1.00 PSF NNN**

Sublease Rate



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CAM Charges



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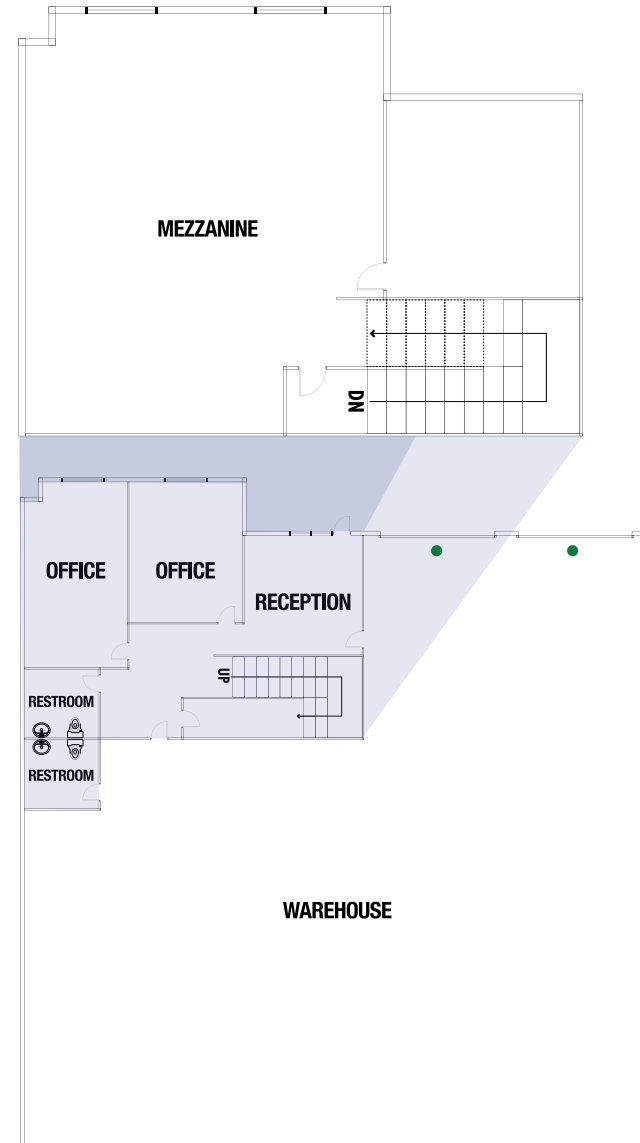
Monthly Rent

## Suite 170 Details

- + Total SF:** ±5,882
- **Office SF:** ±4,875
- **Warehouse SF:** ±1,007
- **Mezzanine SF:** ±503
- + Loading:** Two (2) ±12'x±14' grade-level doors
- + Power:** 200 amps • 120/208 volt • 3-phase
- + Clear Height:** 24'
- + Cooling:** Evaporative cooling in warehouse
- + Availability:** Immediately
- + Sublease Term:** Through December 31, 2027

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- Grade Level Door



# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts

±7,892

Land Area  
(Square Miles)

2,265,461

Population

298

Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](https://clarkcountynv.gov), [data.census.gov](https://data.census.gov), [lvgea.org](https://lvgea.org), [wikipedia.com](https://wikipedia.com)



# Nevada Tax Advantages

## NEVADA

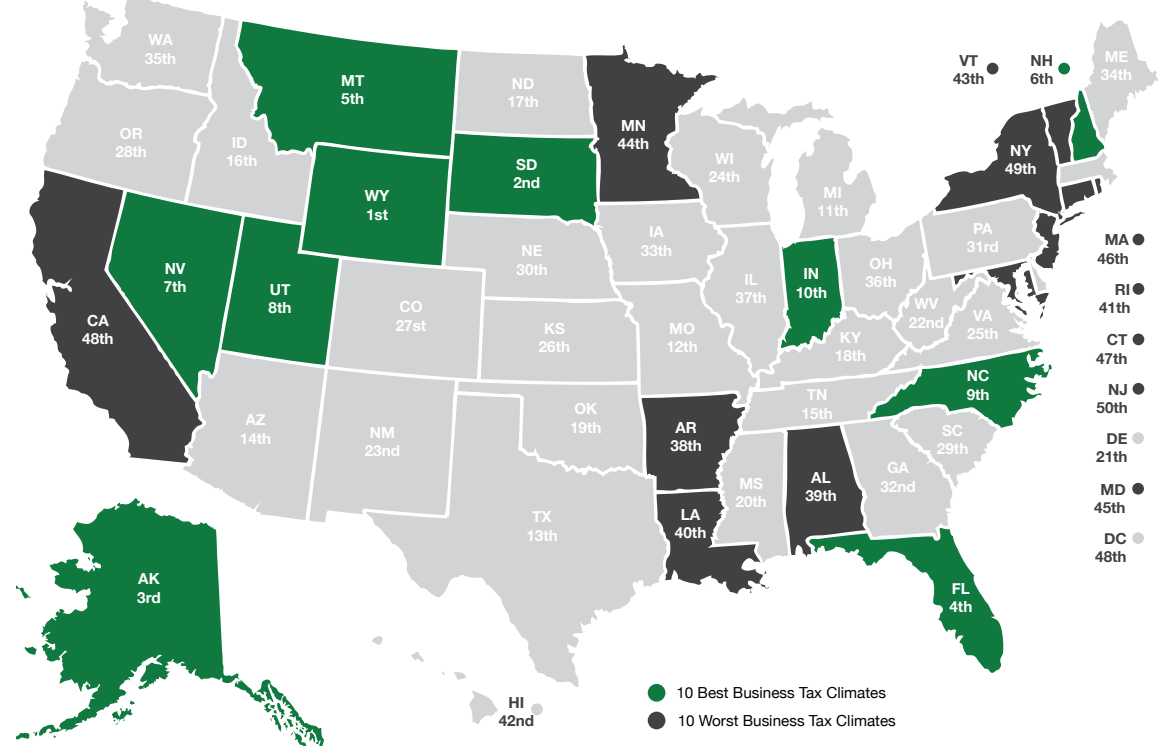
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



## Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;  
[www.TaxFoundation.org](http://www.TaxFoundation.org)



### Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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# Southern Nevada Growth

200,000+

Number of jobs  
added between  
2011 and 2019.

7,500+

Number of new  
businesses added  
between 2011 and 2019.

85%

Milestone graduation  
rate for Clark County  
school district in 2019.



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

**Nevada State College (NSC)** has more than doubled its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

**The College of Southern Nevada (CSN)** was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

## Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

*Source: Las Vegas Global Economic Alliance (LVGEA)*

# Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



## Shipping and Mailing Services



**FedEx.**



Freight Service Center  
3 Mi

Freight Center  
3 Mi

Customer Service Center  
5 Mi

Distribution Center  
10 Mi

Ship Center  
8 Mi

Cargo Center  
3 Mi

UPS Air Cargo  
18 Mi

Air Cargo  
20 Mi

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