



20,221 SF FOR SALE

# BADURA WEST INDUSTRIAL BUILDING

7465 W. BADURA AVENUE B-1, LAS VEGAS, NV 89113

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# PROJECT OVERVIEW



Building Size:	20,221 SF
Lot Size:	1.23 Acres
±4,724 SF Existing Office:	±3,014 SF 1st Floor ±1,710 SF 2nd Floor
Year Built:	2019
Clear Height:	24'
Auto Parking:	33 stalls including 2 handicap stalls
Dock High Doors 9'x10':	2
Grade Level Doors 14'x16':	2
3-Phase Power:	400 Amps, 277/480 Volts
Zoning:	IP, Industrial Park

**Premier Location:** Strategically situated in the desirable Southwest Submarket, just east of Buffalo Drive on Badura Avenue.

**Excellent Accessibility:** Immediate access to I-215, I-15, Harry Reid International Airport, and the Las Vegas Strip. The property's strategic central location makes it a key player in servicing the local economy and the entire Las Vegas valley.

**Ready for Occupancy:** Fully built out with a functional design and above standard finishes, allowing a potential user to occupy and operate immediately.

**Adjacent Amenities:** The area has a high concentration of amenities, including Durango Station, The Uncommons, Arroyo Crossing, and a variety of restaurants and shopping venues.

**Thriving Community:** Surrounded by numerous under construction and planned commercial and residential developments, including a Costco Wholesale northwest of the property.



LED Warehouse  
Lighting



Evaporative  
Cooled Warehouse



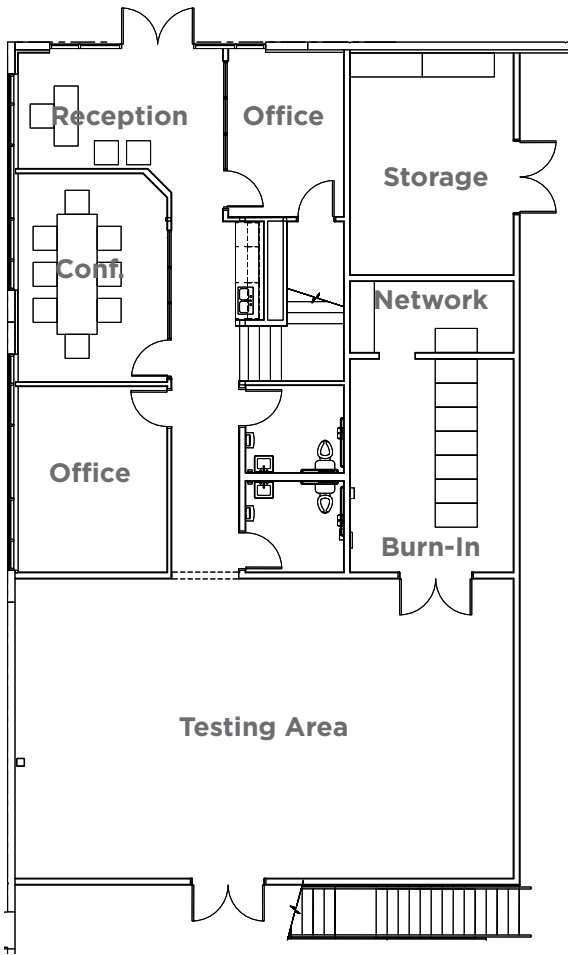
ESFR Fire  
Suppression System



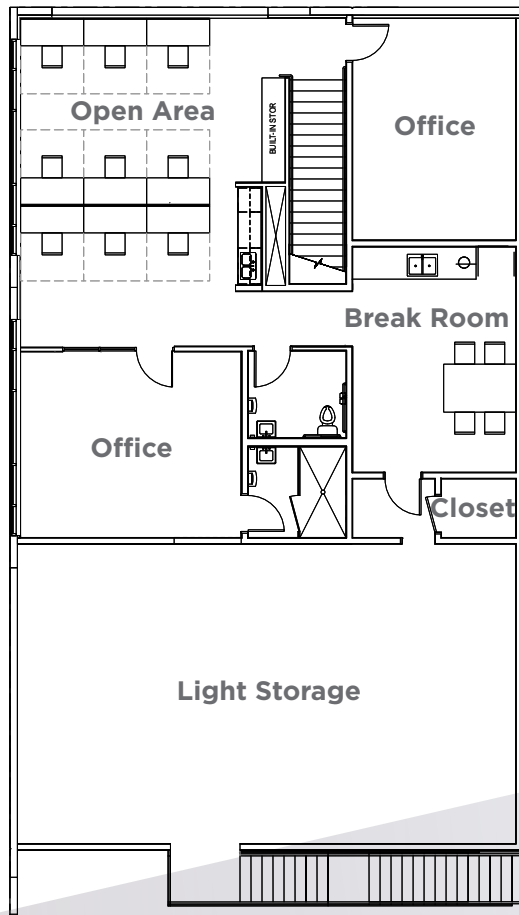
±5,100 SF Yard  
with Rolling Gate



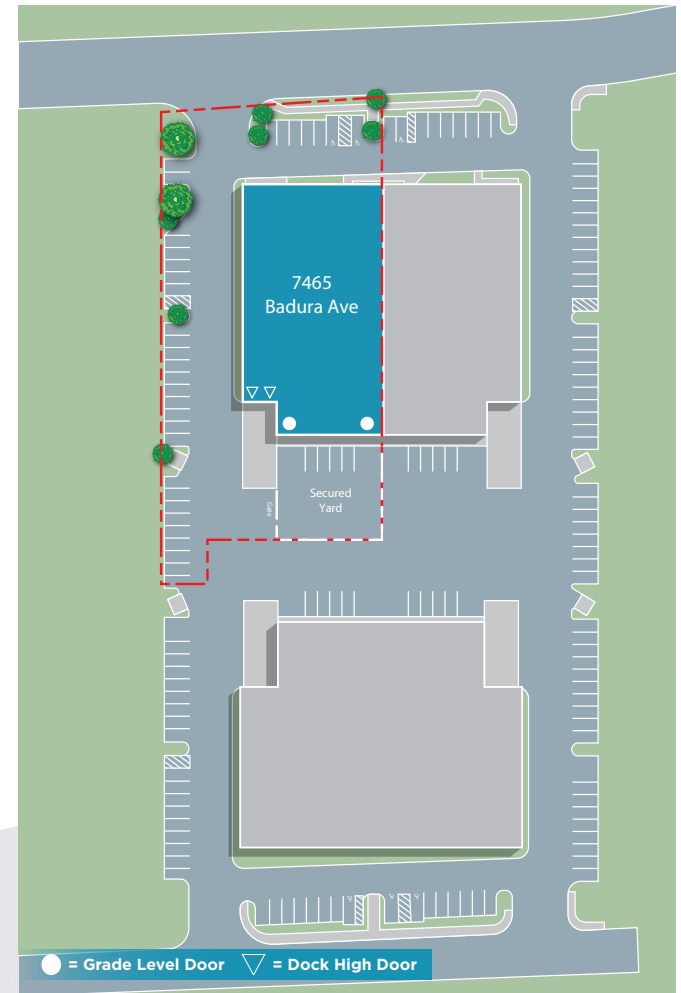
# SITE PLAN & OFFICE PLAN



1st Floor Office Plan



2nd Floor Office Plan



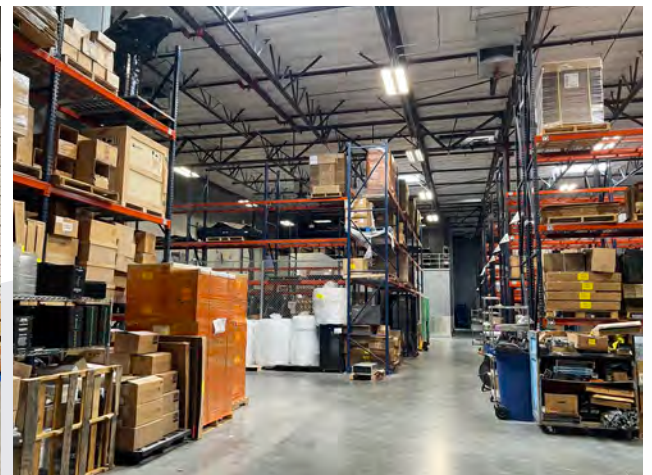
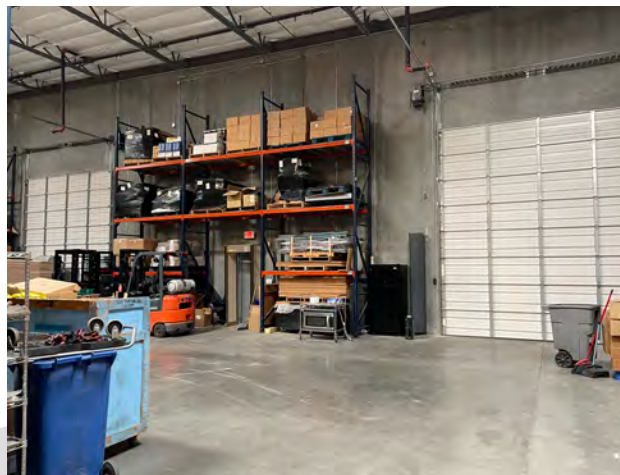
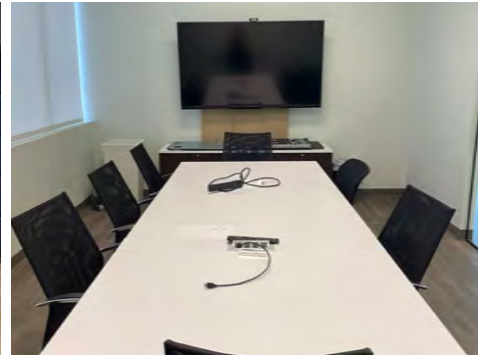
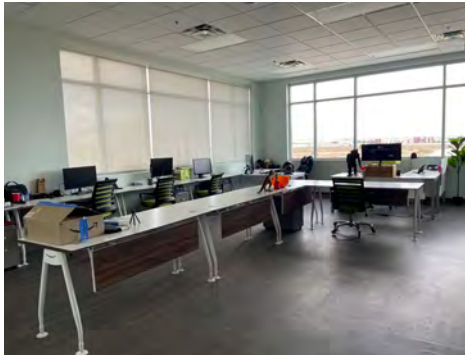
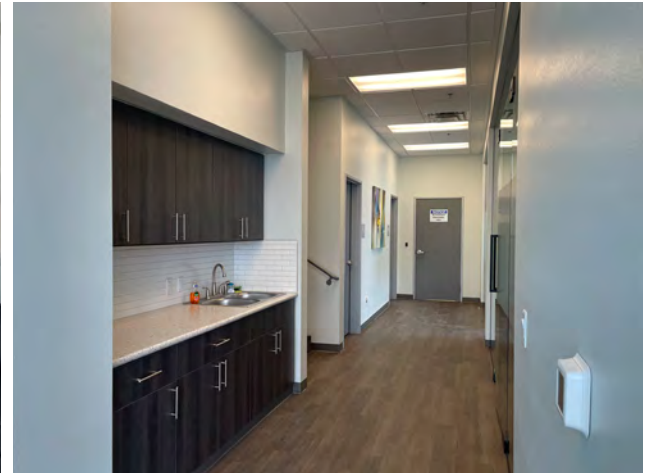


# PREMIER LOCATION





# INTERIOR PHOTOS





# EXTERIOR PHOTOS





# ADJACENT AMENITIES





# LAS VEGAS BUSINESS ENVIRONMENT



## 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



## NEVADA TAX CLIMATE

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



## LABOR OVERVIEW

- Southern Nevada boasts some of the lowest labor costs in the region.
- The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, transportation, warehousing, and manufacturing sectors.
- The University of Nevada, Las Vegas, and the College of Southern Nevada together have more than 60,000 enrolled students.
- Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.
- Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.
- By the end of 2023, employment growth in Las Vegas reached 4.1%, compared to 3.5% in Nevada, both exceeding the national average of 1.9%.





#### CONTACT INFORMATION:

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