

FOR SUBLEASE

HIGHLAND INDUSTRIAL CENTER

2960 S. HIGHLAND DR., SUITE K, LAS VEGAS, NV 89109



AVAILABLE
+/- 14,417 SF

JENNY LI, PH.D.
Vice President
O. 702.954.4103
C. 312.927.9929
jli@logicCRE.com
S.0191657

SETH ZEIGLER
Associate
O. 702.954.4104
C. 702.334.3965
szeigler@logicCRE.com
S.0196121

2960 S. Highland Dr., Suite K
Las Vegas, NV 89109



Property Highlights

- Close proximity to the Las Vegas Convention Center and The Strip
- Within miles of the Harry Reid International Airport, Allegiant Stadium and the 215 Freeway
- Located on Highland Dr. near W. Sahara Ave., with easy access to I-15 via W. Sahara Ave. and the Spring Mountain Interchange
- 20' clear ceiling height
- 1,000 Amps, 120/240 volt, 3 phase ready
- Two (2) 12' x 12' dock high loading doors
- Ample parking

Listing Snapshot



Contact Broker
Lease Rate



Warehouse +/- 14,417 SF
Secured Yard: +/- 14,100 SF
Available Square Footage



162-09-301-002
APN



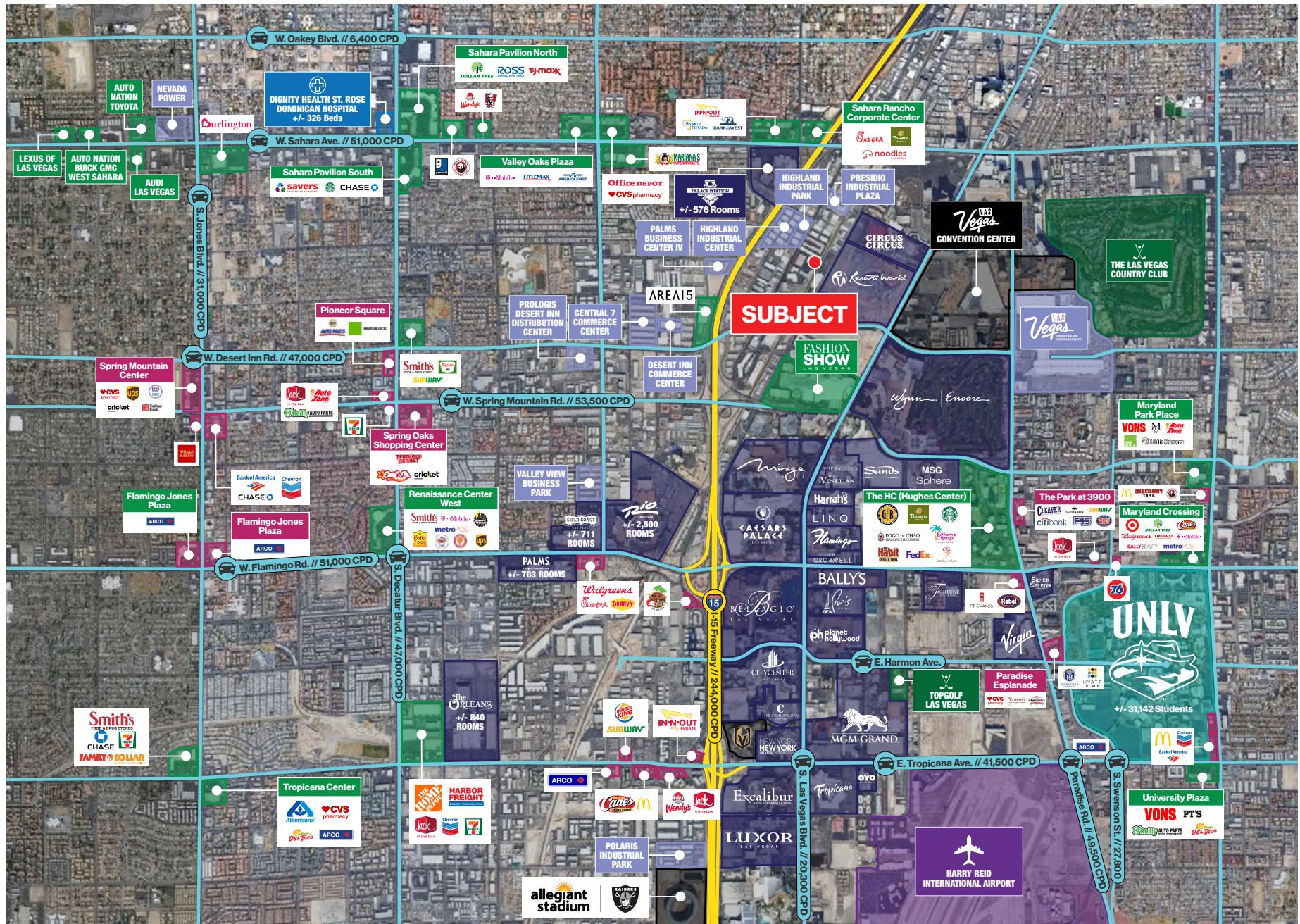
M-1
Zoning
(City of Las Vegas)

LOGIC

The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Large Aerial

Subject Golf Courses Airports Office/Industrial Venues Schools Casinos Retail

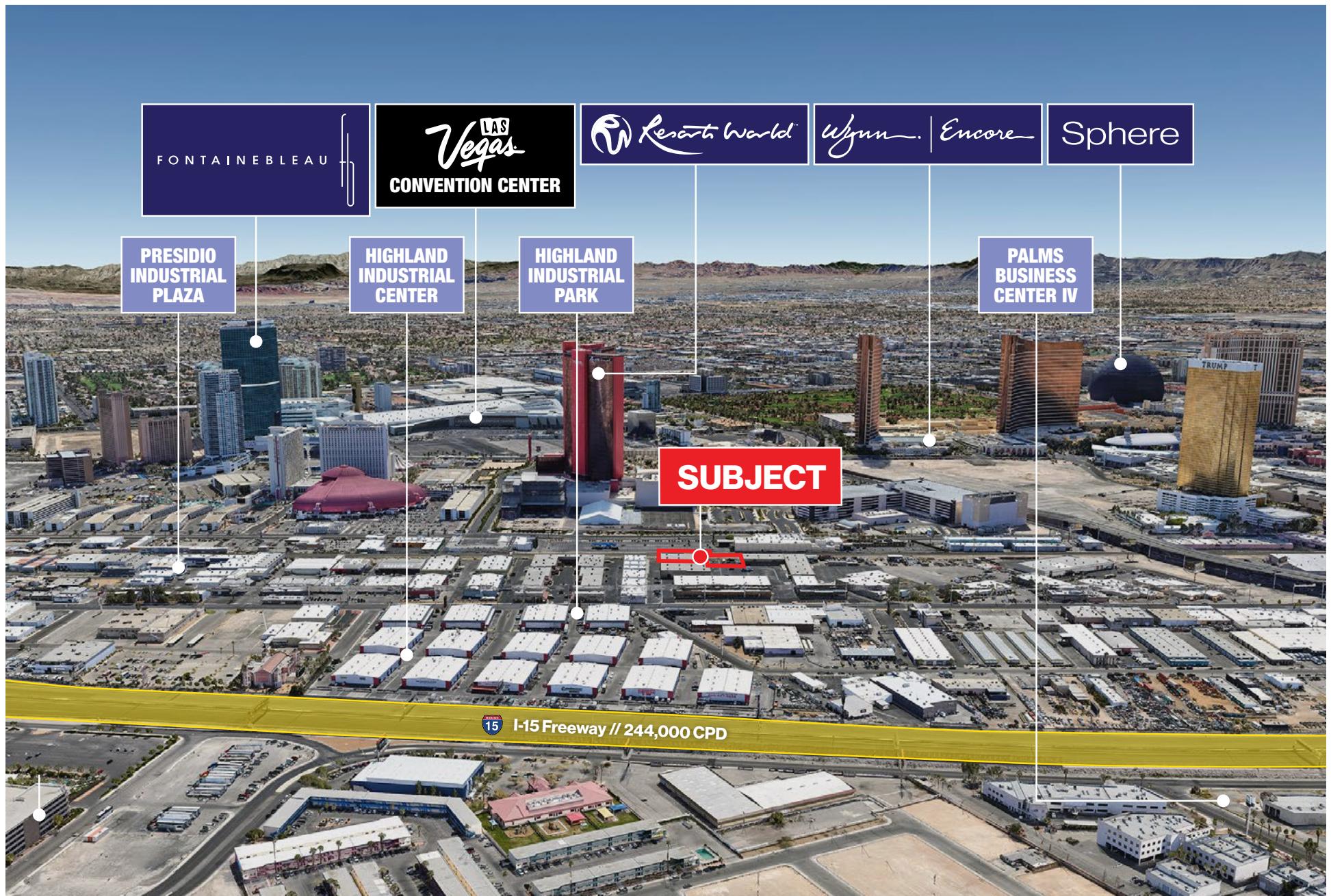


L O G I C

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3D Aerial

■ Subject ■ Office/Industrial ■ Venues ■ Casinos

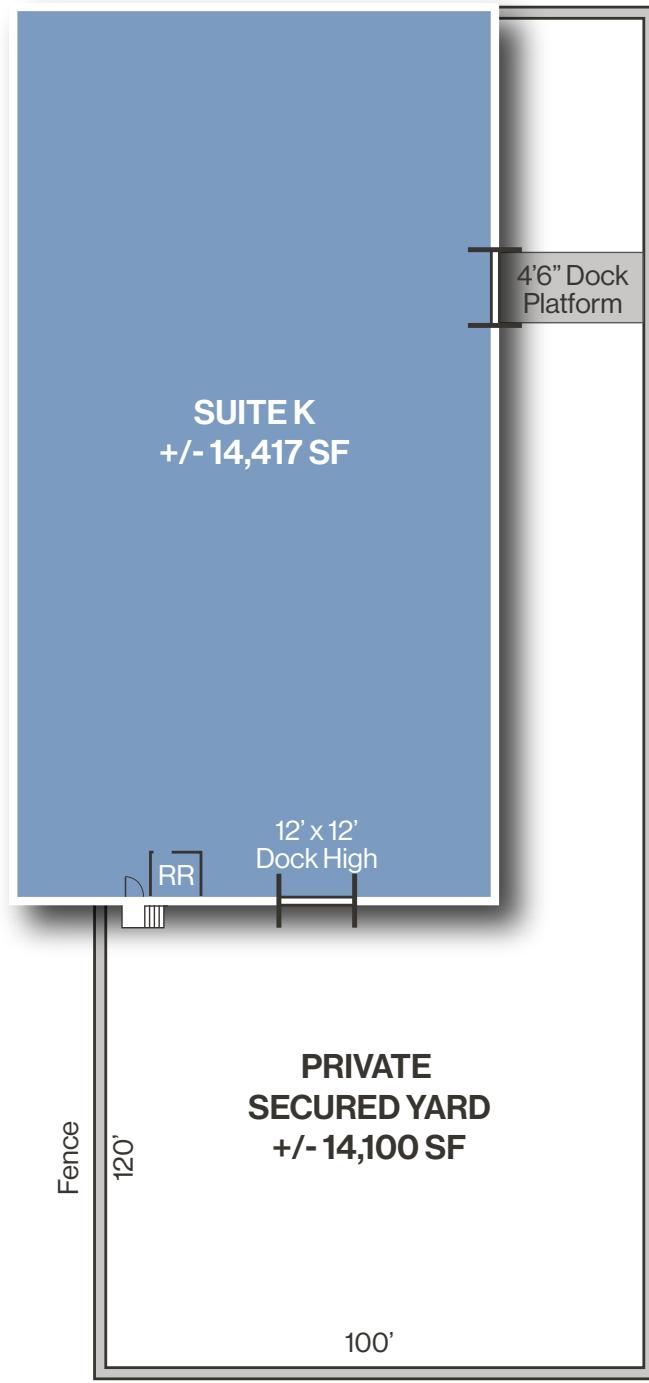


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Site Plan

 Grade Level Loading Doors



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Property Photos



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Business Friendly Nevada



+/- 0.60%
Population growth
projected for 2027



3.2 Million
residents



\$350K
Median Home Price
more affordable housing
than other western states

Nevada Tax Advantages



Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

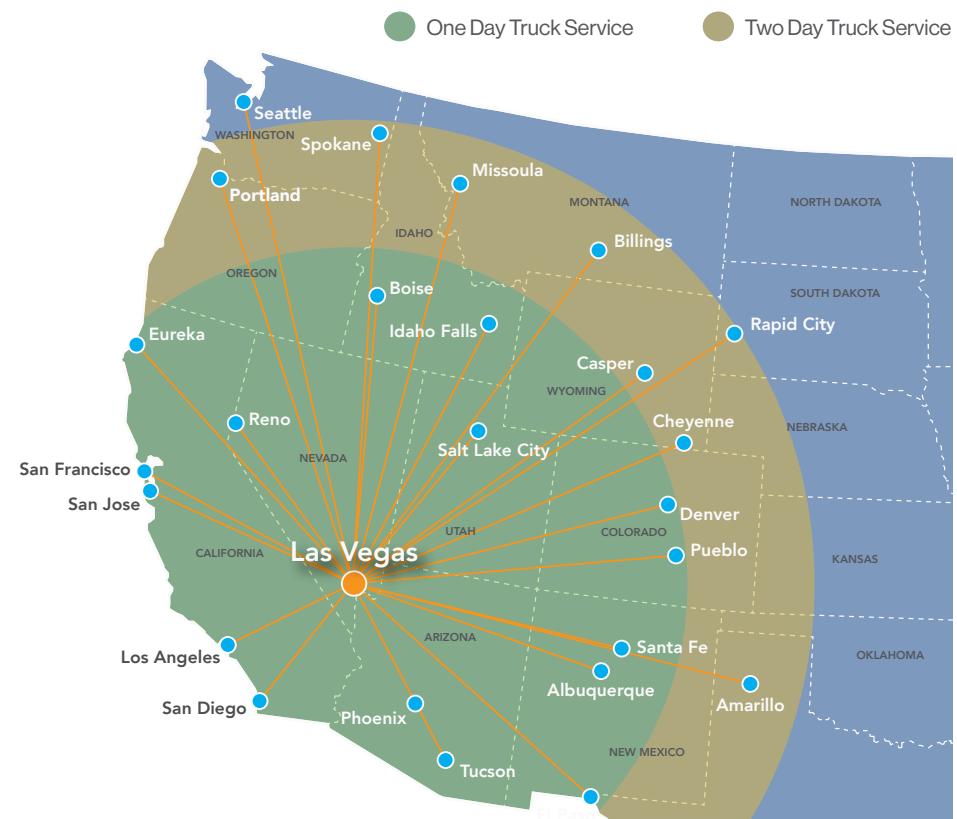
Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

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Drive Time Map



Transit From Las Vegas, NV

Location	Time (est.)	Distance (mi.)	Location	Time (est.)	Distance (mi.)
Los Angeles, CA	3 hrs, 54 min	265	Boise, ID	9 hrs, 31 min	630
Phoenix, AZ	4 hrs, 39 min	300	Santa Fe, NM	9 hrs, 8 min	634
San Diego, CA	4 hrs, 46 min	327	Denver, CO	10 hrs, 45 min	752
Salt Lake City, UT	5 hrs, 50 min	424	Cheyenne, WY	11 hrs, 52 min	837
Reno, NV	6 hrs, 55 min	452	Helena, MT	12 hrs, 35 min	907
San Francisco, CA	8 hrs, 20 min	562	Portland, OR	15 hrs, 44 min	982
Sacramento, CA	8 hrs, 14 min	565	Seattle, WA	16 hrs, 52 min	1,129