

FOR SUBLEASE

# HIGHLAND INDUSTRIAL CENTER

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



LOGIC

**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



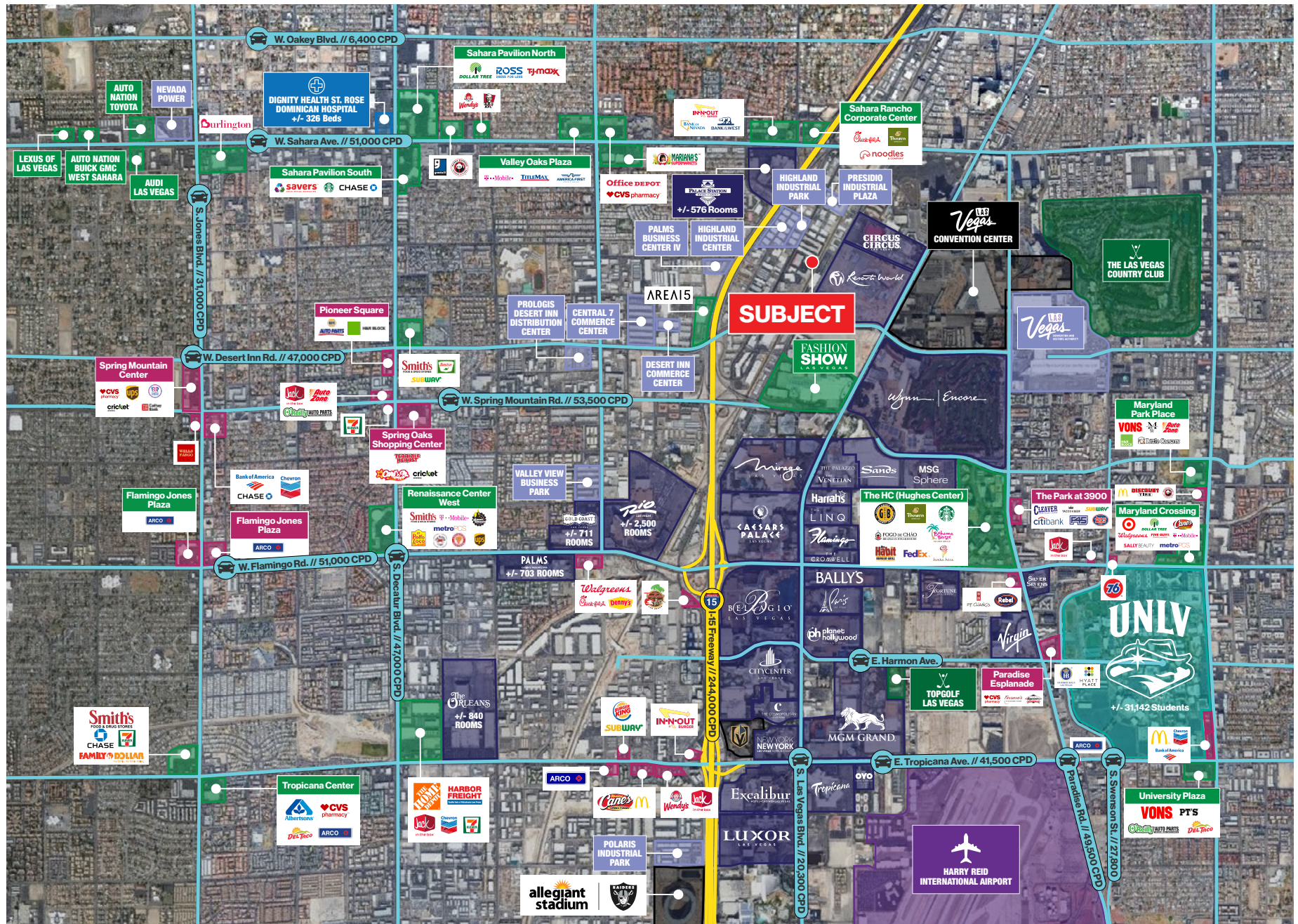
**M-1**  
Zoning  
(City of Las Vegas)

**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.



■ Subject
 ■ Golf Courses
 ■ Airports
 ■ Office/Industrial
 ■ Venues
 ■ Schools
 ■ Casinos
 ■ Retail



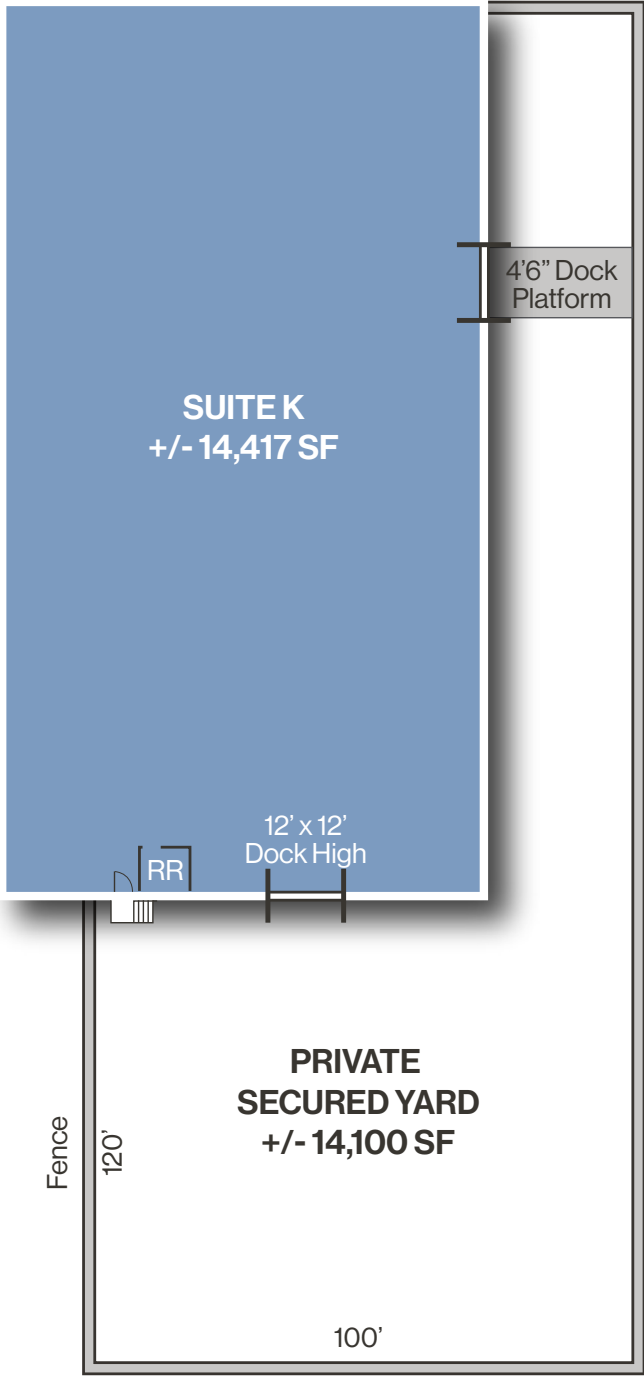
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Site Plan

 Grade Level Loading Doors

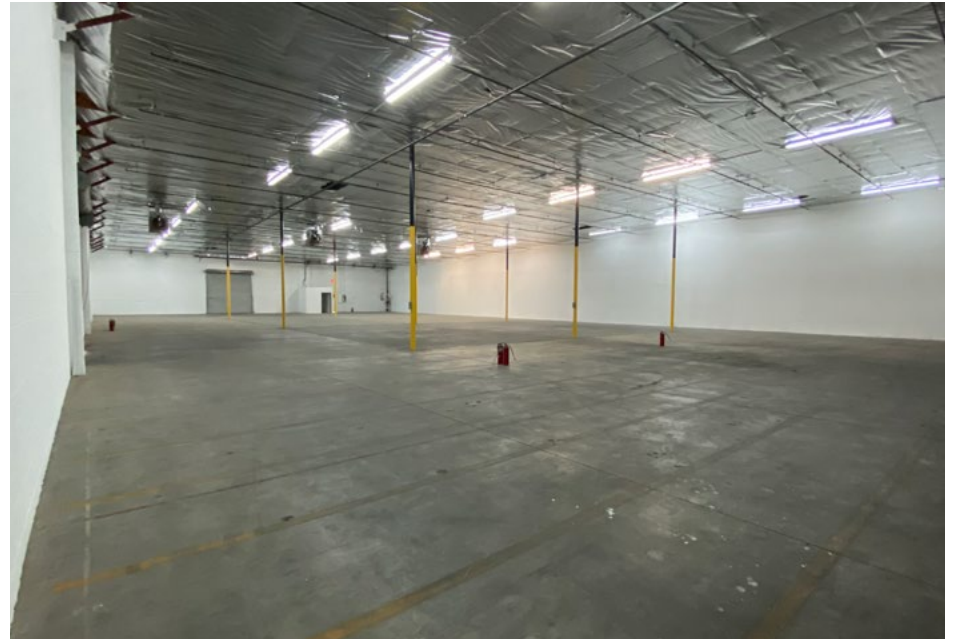


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## Property Photos



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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.) |
|--------------------|---------------|----------------|
| Los Angeles, CA    | 3 hrs, 54 min | 265            |
| Phoenix, AZ        | 4 hrs, 39 min | 300            |
| San Diego, CA      | 4 hrs, 46 min | 327            |
| Salt Lake City, UT | 5 hrs, 50 min | 424            |
| Reno, NV           | 6 hrs, 55 min | 452            |
| San Francisco, CA  | 8 hrs, 20 min | 562            |
| Sacramento, CA     | 8 hrs, 14 min | 565            |

| Location     | Time (est.)    | Distance (mi.) |
|--------------|----------------|----------------|
| Boise, ID    | 9 hrs, 31 min  | 630            |
| Santa Fe, NM | 9 hrs, 8 min   | 634            |
| Denver, CO   | 10 hrs, 45 min | 752            |
| Cheyenne, WY | 11 hrs, 52 min | 837            |
| Helena, MT   | 12 hrs, 35 min | 907            |
| Portland, OR | 15 hrs, 44 min | 982            |
| Seattle, WA  | 16 hrs, 52 min | 1,129          |