

1997

Whitney Mesa Drive
Henderson, NV 89014



LEAD AGENT

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 **NORTH AMERICAN**
COMMERCIAL

AVAILABLE FOR SALE

PROPERTY DETAILS

Situated on	±0.23 acres
APN	161-32-711-007
Address	1997 Whitney Mesa Drive Henderson, NV 89014
Built in	1999
Sale Type	Owner User
Building Square Footage	±4,911
Clear Height	20'
Grade Level Loading	One (1) Grade Level Door
Parking	Six (6) Stalls
Submarket	Henderson
Zoning (Clark County)	Industrial Park (IP)
Annual Property Taxes	±\$4,129

- Swamp Cooled Warehouse
- Grade Level Loading
- ±20' Clear Height
- Visible Signage
- Twenty Minutes from the Las Vegas "Strip"
- Built in 1999

Buyer to verify all building aspects pertaining to the purchase

ASKING PRICE
\$1,500,000

TOTAL SF
±4,911

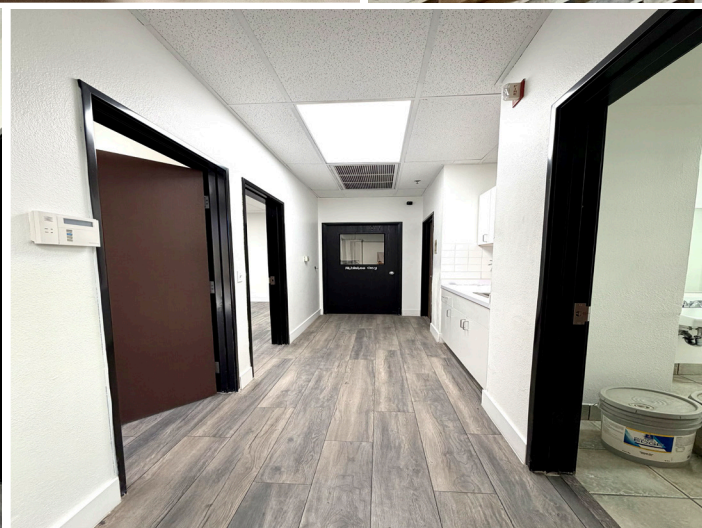
Property Specifications:

North American Commercial presents the opportunity to own a one of a kind industrial building located in the Airport Region.

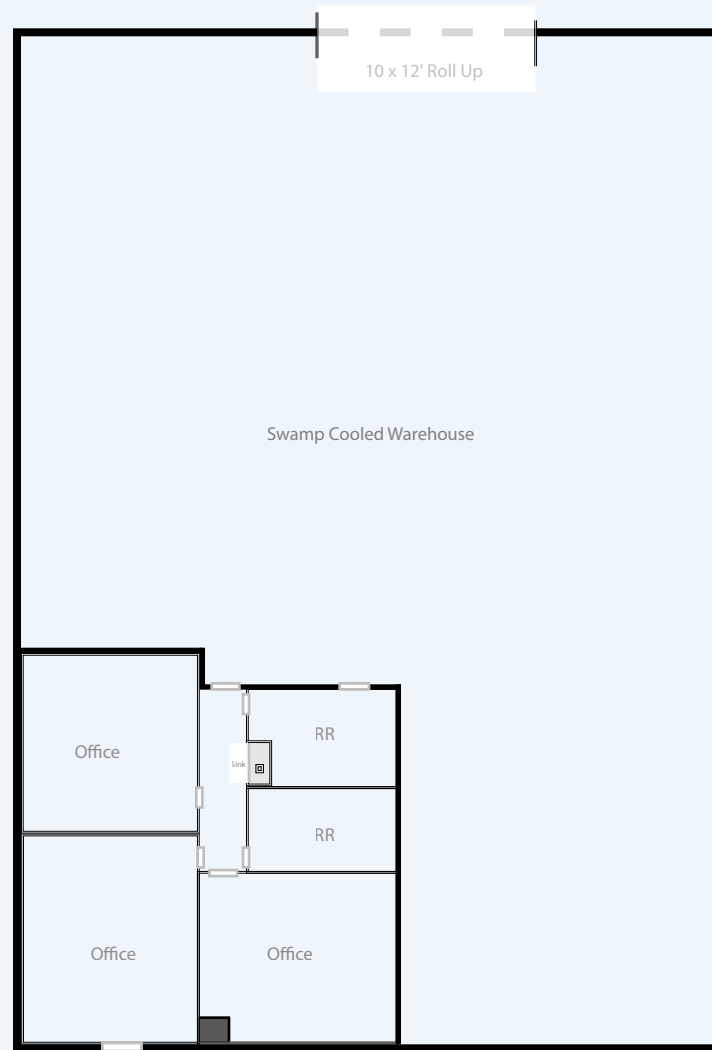
The asset is situated on ±.23 acres, with a total condo size of ±4,911 square feet and features One (1) Grade Level Door, multiple offices, and a swamp cooled warehouse.

The building is situated on Whitney Mesa Drive., which services tens of thousands of daily drivers in the sub-market. This property is ideal for an owner user looking for a high quality concrete tilt-up fortified in an ever-growing industrial sector.







FLOOR PLAN




*Floorplan shown is not to scale

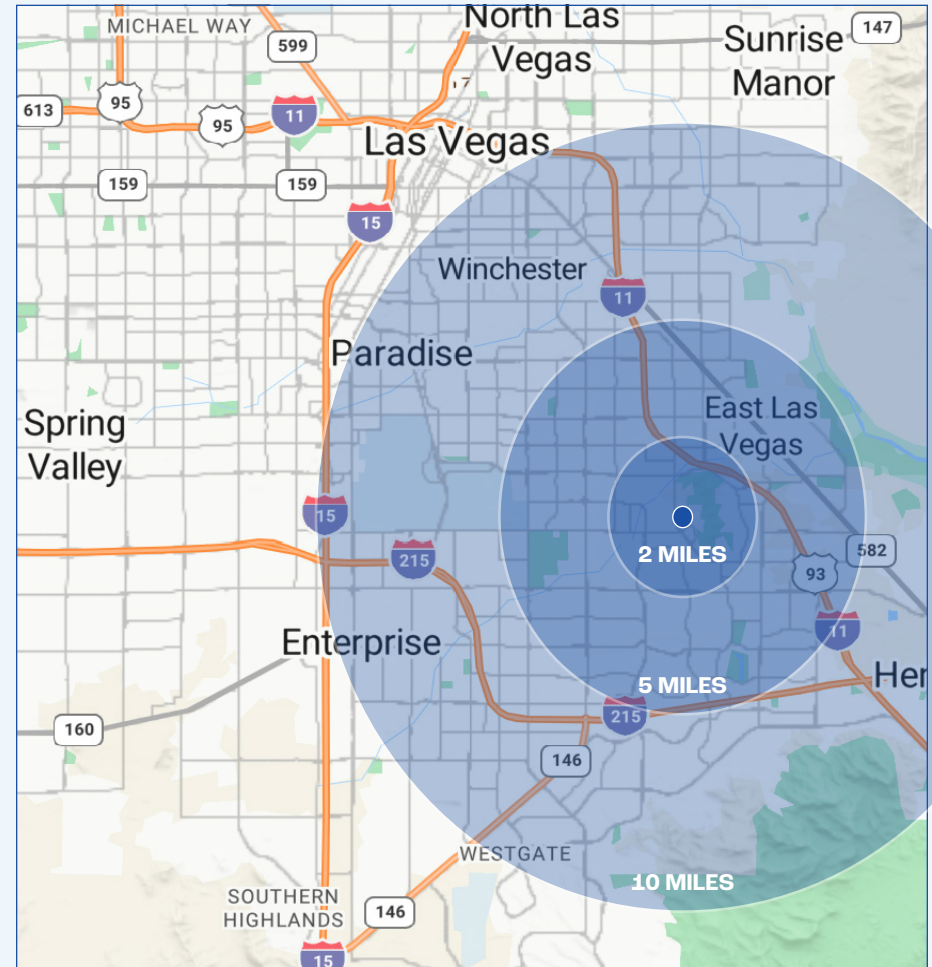
DEMOGRAPHICS

 POPULATION	2 MILE	5 MILE	10 MILES
2029 Projection	25,403	385,503	1,515,000
2024 Population	23,736	356,587	1,406,000
Growth 2024-2029	1.4%	1.6%	1.5%

 HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2029 Projection	9,401	156,477	588,541
2024 Population	8,798	144,871	546,611
Growth 2024-2029	1.4%	1.6%	1.5%

 HH INCOME	2 MILE	5 MILE	10 MILES
2024 Average Household Income	\$92,102	\$81,059	\$83,900

 BUSINESSES	2 MILE	5 MILE	10 MILES
# of Businesses	2,943	22,613	68,192
# of Employees	34,837	303,599	682,577



MARKET SUMMARY

Henderson, NV

Located in Henderson, in a thriving business district. This industrial property offers a prime opportunity for owner users to expand in a rapidly growing area. The property boasts a traditional warehouse/office split ideal for most users/investors.

INVESTMENT UPSIDE

This district is one of the fastest-growing areas in Nevada, with a booming economy, excellent visibility, and a vibrant industrial community. This property places you within reach of key business centers, local amenities, restaurants, and a wealth of services.

Whether you're looking to establish your business in a dynamic location or seeking an investment with long-term potential, this industrial space offers unmatched value in a thriving market. Don't miss out on this incredible opportunity to secure a space in one of the most desirable commercial areas in the Valley!



HENDERSON



38,200,000
Inventory



11%
Vacancy Rate



SITUATED IN THE HEART OF THE HIGHLY DESIRABLE SUBMARKET

The property at 1997 Whitney Mesa is strategically located within the Henderson Industrial Submarket, one of Henderson's most dynamic and sought-after industrial hubs. Situated just minutes from the Strip and with direct access to major thoroughfares like the I-215 and US-95. The surrounding businesses help shape the surrounding area as a thriving commercial hub with a blend of industrial, resorts, professional services.

Vacancy Rates: This submarket continues to see historically low vacancy rates, currently hovering around 11%, indicating strong tenant demand and limited available inventory.

Proximity to Amenities: The property benefits from being in close proximity to major attractions, one being the Ethel M Chocolate Factory.

Nearby Businesses: Major corporations and logistics and major gaming hubs, highlighting the submarket's appeal for businesses.

N SUBMARKET



2,600,000
Under Construction



1,128
Existing Buildings



LAS VEGAS BUSINESS INFORMATION

Business Assistance

- 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

LABOR OVERVIEW

- **Southern Nevada features 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, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **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%**



ABOUT US

NORTH AMERICAN COMMERCIAL

North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



OUR TEAM



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