

3138 W. POST ROAD

Las Vegas, NV 89118

AVAILABLE

For Sublease

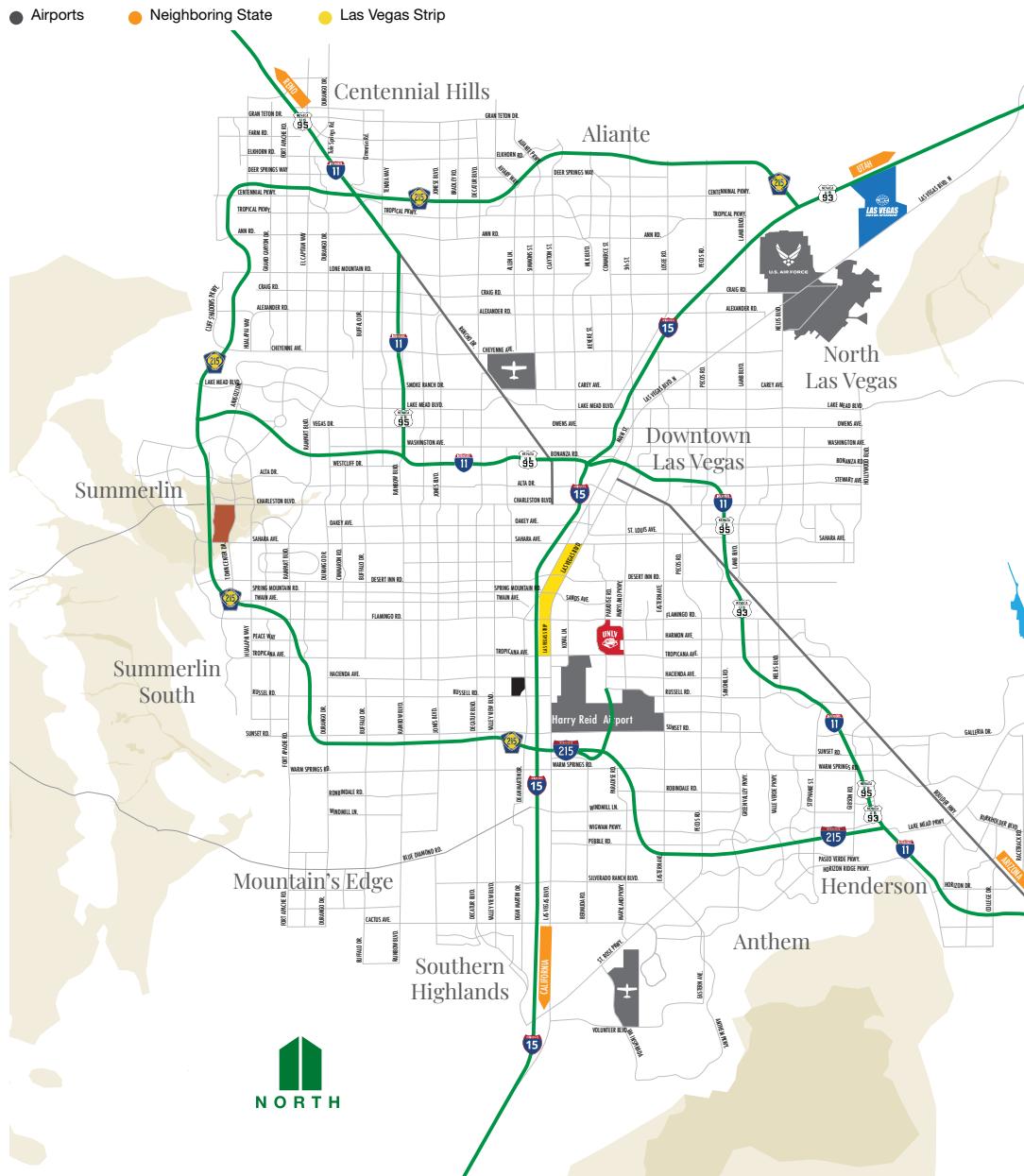
THROUGH JANUARY 31, 2028



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Sublease



\$1.24 PSF NNN

Lease Rate



\$0.361 PSF

Est. CAM Charges



±1,929

Available SF

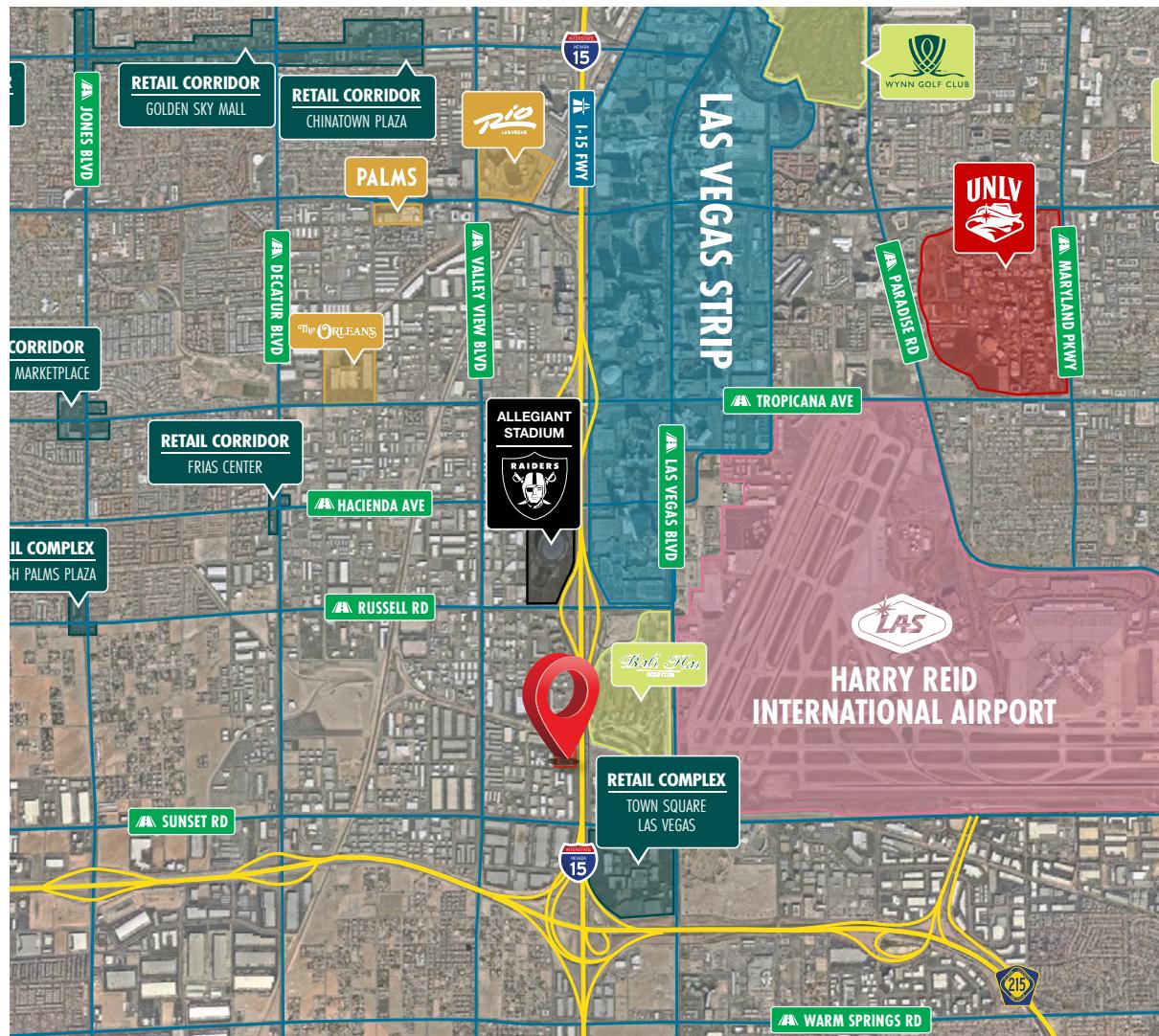
Property Details

3138 W Post Road, Las Vegas, NV 89118 “(The Property)” is located within Schnitzer’s Post Commerce Center business park. The property offers convenient access to the 215 & I-15 freeways.



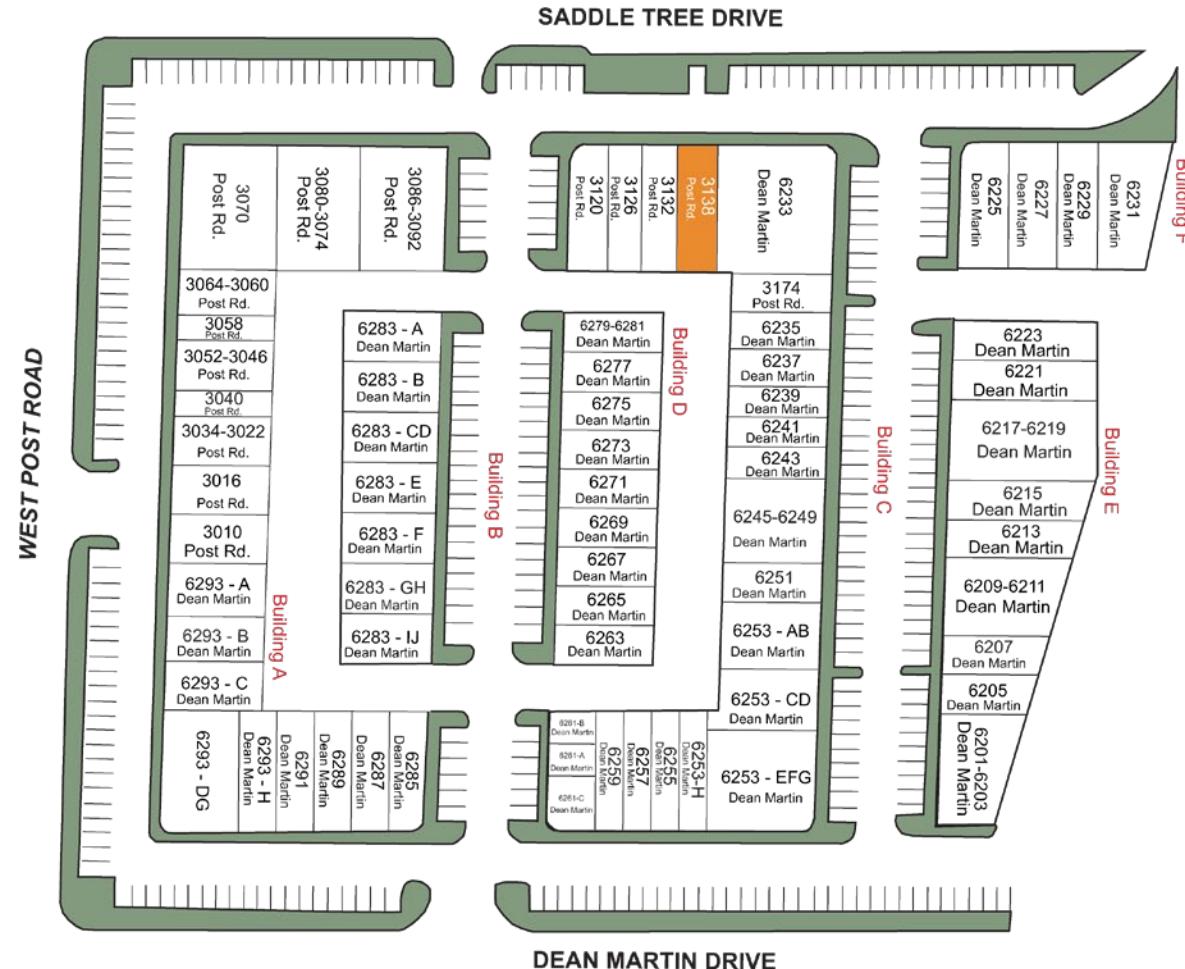
Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.

- Power Retail
- Golf & Recreation
- Casino
- Hospital

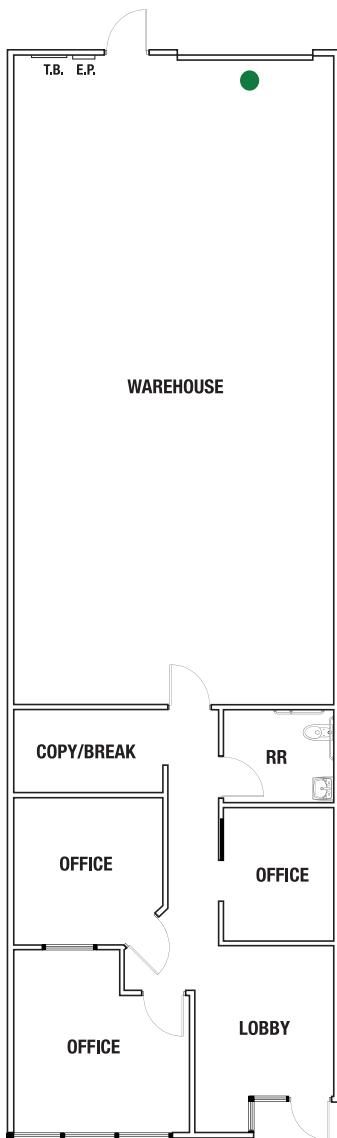


Property Highlights

- Easy access to Las Vegas Boulevard via Sunset overpass
- Centrally located in the desirable Southwest submarket
- Zoning: IL (Light Industrial)
- On site restaurant 'SkinnyFATS'
- Minutes away from Town Square, Las Vegas Boulevard, 215 & I-15 freeway
- 4.9 Miles to the Harry Reid International Airport



Building	Total SF	Office SF	Warehouse SF	Grade Doors	Lease Rate:	CAM:	Monthly Rent	Available
3138 W Post Road	±1,929	±739	±1,190	1	\$1.24 PSF NNN	\$0.361 PSF	\$3,088.33	Immediately



Suite 3138 Details

+ Total SF:	±1,929
Office SF:	±739
Warehouse SF:	±1,190
+ Loading:	One (1) grade level door
+ Power:	To be verified by tenant
+ Lease Rate:	\$1.24 PSF NNN <small>*Base rent increase starting 02.01.2027 to \$1.28 PSF NNN</small>
+ Est. CAM Charge:	\$0.361 PSF
+ Monthly Rent:	\$3,088.33
+ Availability:	Immediately
+ Sublease Term:	Through January 31, 2028

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

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)

人群 **2,265,461**

Population

↑ **298**

Pop. Density
(Per Square Miles)

Source: clarkcountynv.gov, data.census.gov, lvgea.org, www.wikipedia.com

Nevada Tax Advantages

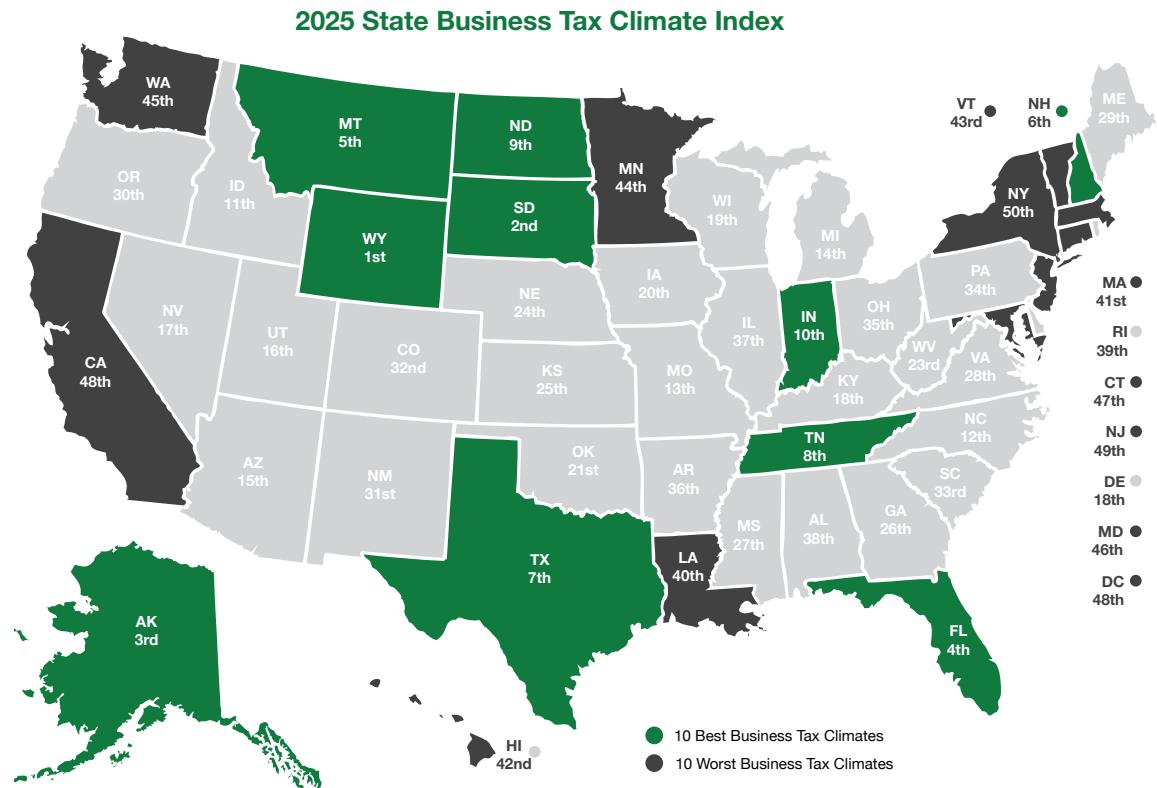
NEVADA

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 11th, Oregon 30th and Utah 16th.

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



Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation's 2025 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*



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.

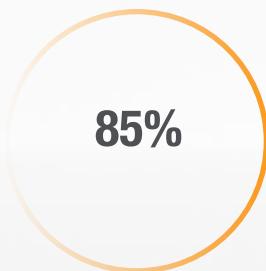
Southern Nevada Growth



Number of jobs added between 2011 and 2019.



Number of new businesses added between 2011 and 2019.



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) more than double 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.

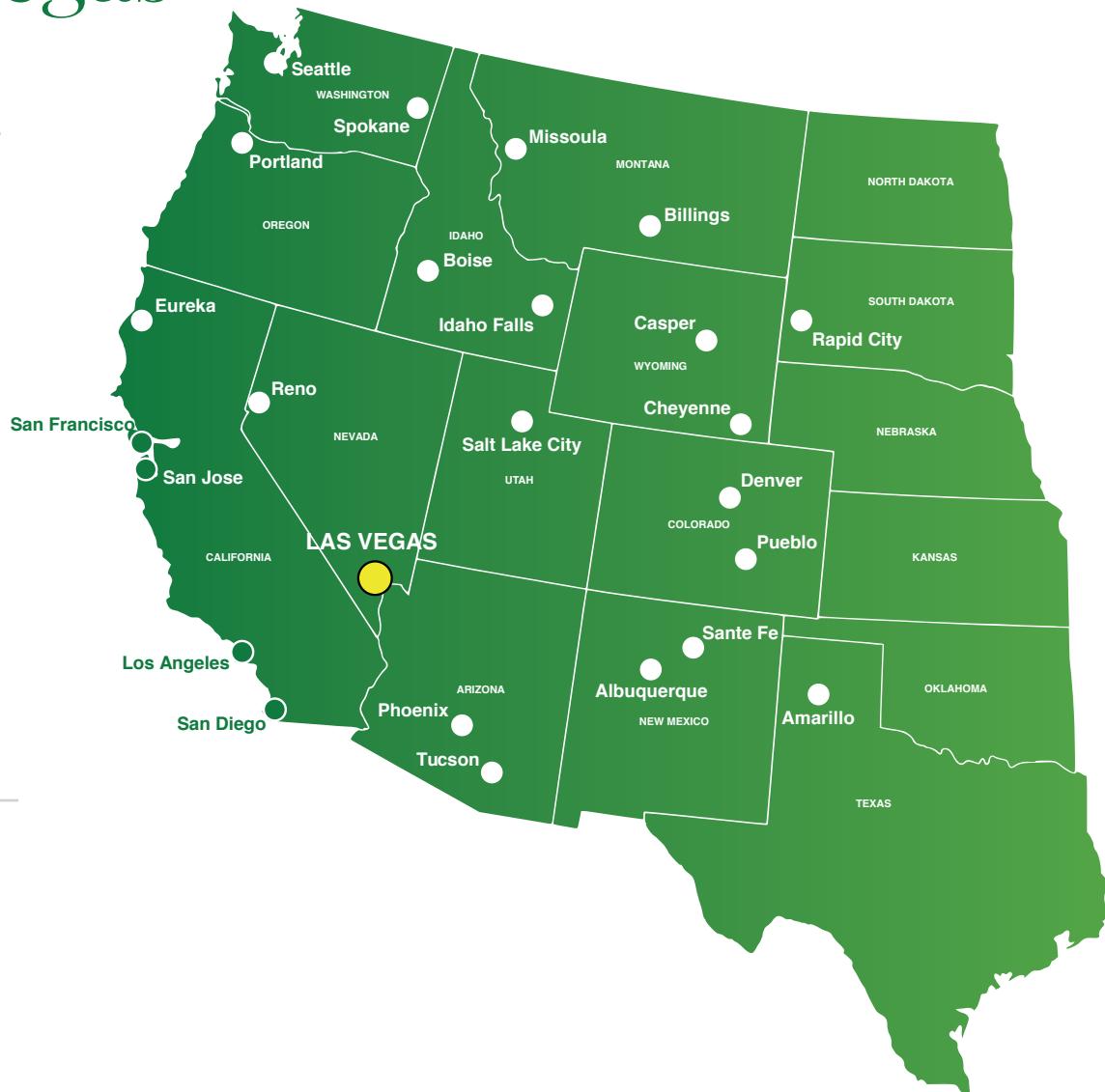
In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

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



Freight Service Center
3 Mi



Freight Center
3 Mi



Customer Service
Center
5 Mi

Distribution Center
10 Mi

Ship Center
8 Mi

UPS Air Cargo
18 Mi

Cargo Center
3 Mi

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