

INDUSTRIAL YARDS AT CANNOLI

4171 Cannoli Circle, Las Vegas, Nevada 89013

AVAILABLE
For Lease

WYNN RD

TROPICANA AVE

AVAILABLE LOT

AVAILABLE LOT

NAP



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Property Highlights

- Property is soon to be paved
- Industrial yard space
- Lots A & B available immediately
- Water and power included in the yard space
- Options to lease the entire space are available, or alternatively, the owner is prepared to customize the area to suit your needs
- ±1.3 mile access to the I-15 Freeway

Property Overview

This prime industrial yard space in the Southwest is immediately available and is currently undergoing site improvements, including the installation of new asphalt paving. The property offers exceptional versatility, accommodating a wide range of industrial applications for both investors and owner-users. Prospective tenants may lease the premises in its entirety or request customized site enhancements, such as secure gated access and demised configurations tailored to specific operational requirements. This opportunity presents a strategic solution for businesses seeking to optimize their logistics and industrial footprint.

Listing Snapshot



\$0.30 PSF MG
Lease Rate



±0.46 AC
Total Lot Size



Southwest
Submarket



Immediately
Availability

Key Demographics (within a 3-mile radius)



±119,570
Population Size



\$72,174
Ave. Household Income

APN 162-19-810-006

Zoning Light Industrial (I-L)

Cross Streets Cannoli Circle & Wynn Road

Traffic Count Wynn Rd ±4,000 VPD
Tropicana Ave ±46,000 VPD



Listing Snapshot

 **\$0.30 PSF MG**
Lease Rate

 **±0.46 AC**
Total Lot Size

 **Southwest**
Submarket

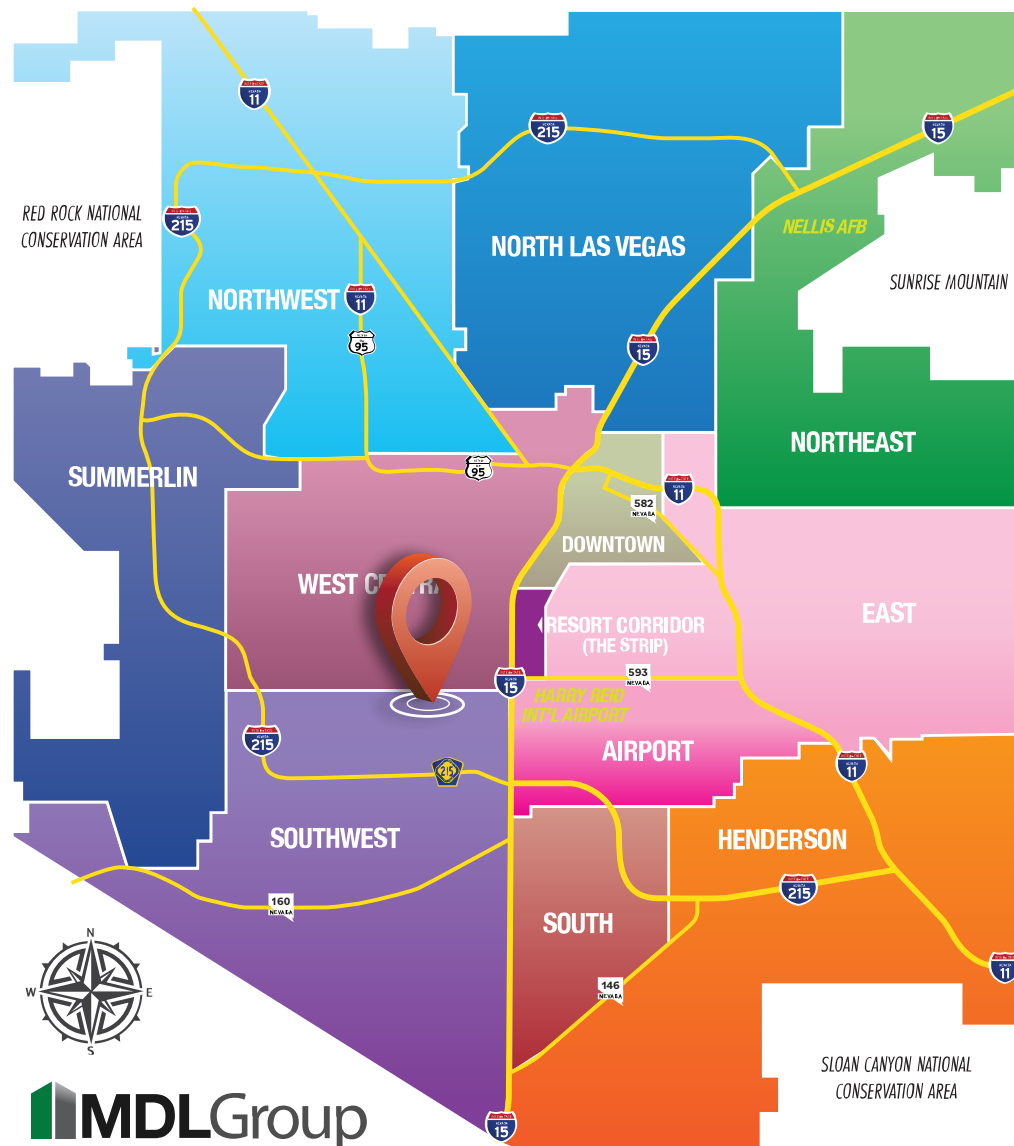
 **Immediately**
Availability

Available Yard Space

LOT A \$2,200/mo
LOT B \$2,000/mo
LOT C UNAVAILABLE (Leased)

Site Photos





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Distance to Landmarks

- I-15 FWY: ± 1.1 miles
- I-215 FWY: ± 3.9 miles
- Harry Reid International Airport: ± 3.3 miles
- The Strip: ± 1.8 miles

Nearby Amenities

- A few blocks walking distance to the Orleans Hotel & Casino and Trocam Plaza & Marketplace
- Short driving distance to The Palms Casino & Resort, Gold Coast Hotel & Casino, and the Flamingo Center retail plaza
- Across the I-15 FWY from the various dining and retail options on The Strip
- Other nearby venues include Allegiant Stadium and major retail corridors / plazas such as Town Square Las Vegas the vast Chinatown area

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. 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 11th 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



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



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Market Overview

Southwest

Quick Facts

 **216,636**

Est. Population
(as of 2025)

 **4,450**

Pop. Density
(per square mile)

Synopsis

The Southwest Las Vegas submarket is one of the valley's most dynamic and high-performing commercial hubs, characterized by rapid, high-quality development and excellent infrastructure. Anchoring prestigious residential areas like Rhodes Ranch and Mountain's Edge, the submarket is strategically positioned with seamless ease of access via the I-215 Beltway, offering fast connectivity to the Strip and Harry Reid International Airport. This commercial corridor is defined by massive corporate and mixed-use assets, including Switch's world-class data center campus, the headquarters and Performance Institute for the UFC, the vibrant UnCommons mixed-use campus, and the new Durango Resort & Casino. This convergence of high-value businesses and desirable living drives consistent, robust retail and office absorption, solidifying the Southwest's status as a premier location for investment and expansion.



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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 rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

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:

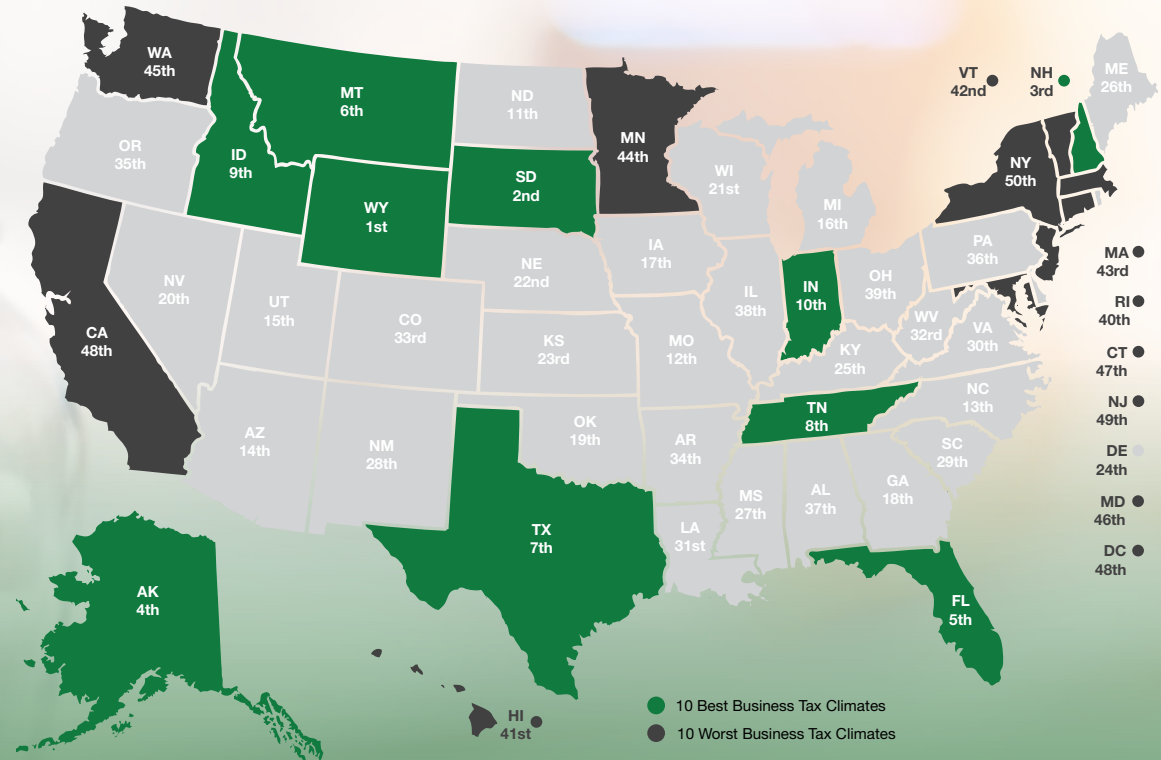
Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org*

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2025 State Business Tax Climate Index



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.

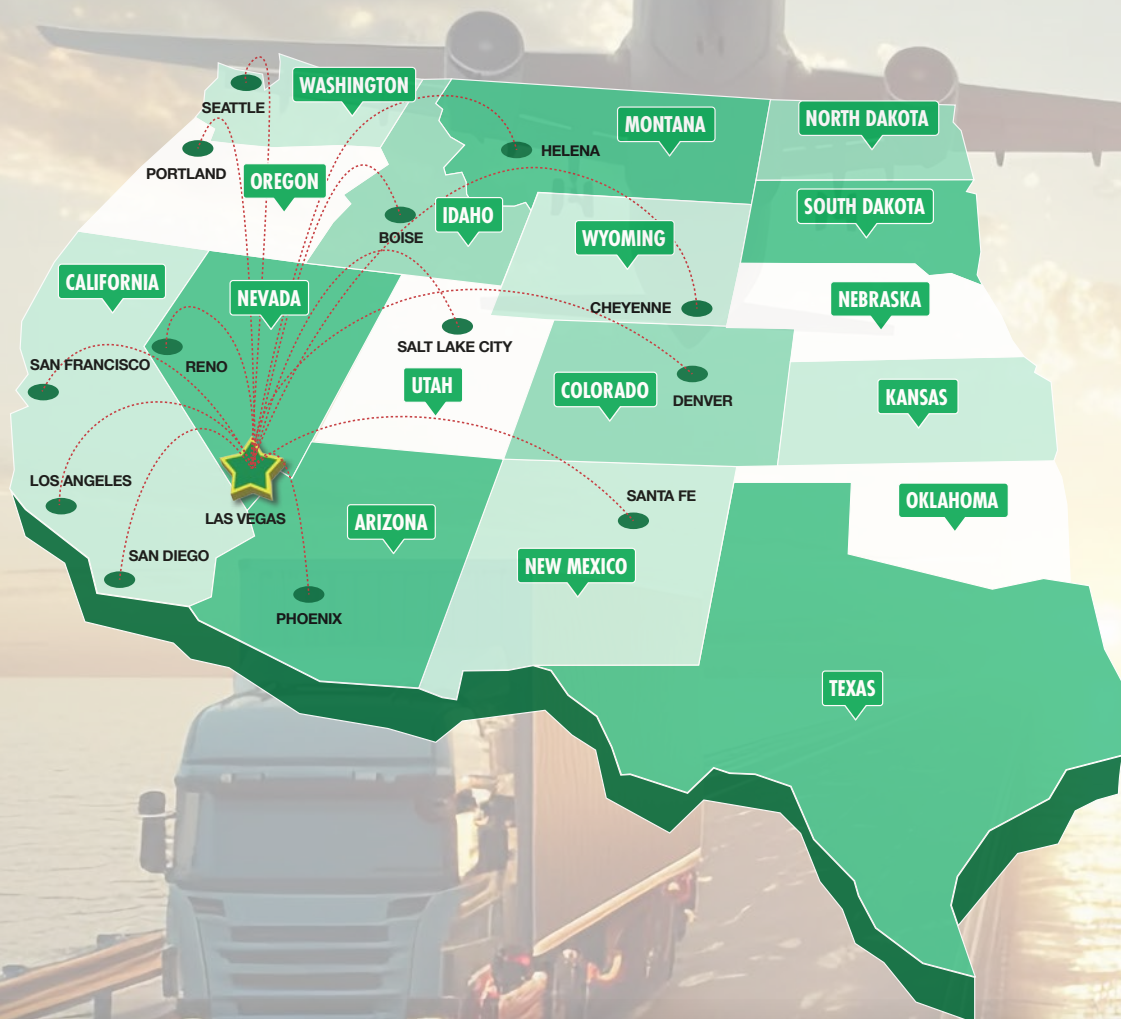


Air Transportation

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.

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Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
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 & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

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