

4685

N Copper Street
Las Vegas, NV 89115



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PROPERTY DETAILS

Situated on	±1.03 Acres
APN	140-05-110-007
Address	4685 N Copper Sage Las Vegas, NV 89115
Built in	2004
Sale Type	Owner User
Building Square Footage	±16,000
Gated Side Yard	Yes
Grade Level Loading	Two (2) Grade Level Doors
Dock High Doors	Two (2) Dock High Doors
Parking	Seventeen (±17) Spaces
Zoning (Clark County)	Industrial Light (IL)
Annual Property Taxes	±\$10,676

- Swamp Cooled Warehouse
- ±1,000 SF of mezzanine (included in total square footage)
- Grade Level Loading
- Dock High Doors
- ±20' Clear Height
- Copper Sage St Frontage
- Visible Signage
- Built in 2004

Buyer to verify all building aspects pertaining to the purchase

ASKING PRICE
**CONTACT
BROKER**

TOTAL SF
±16,000

Property Specifications:

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

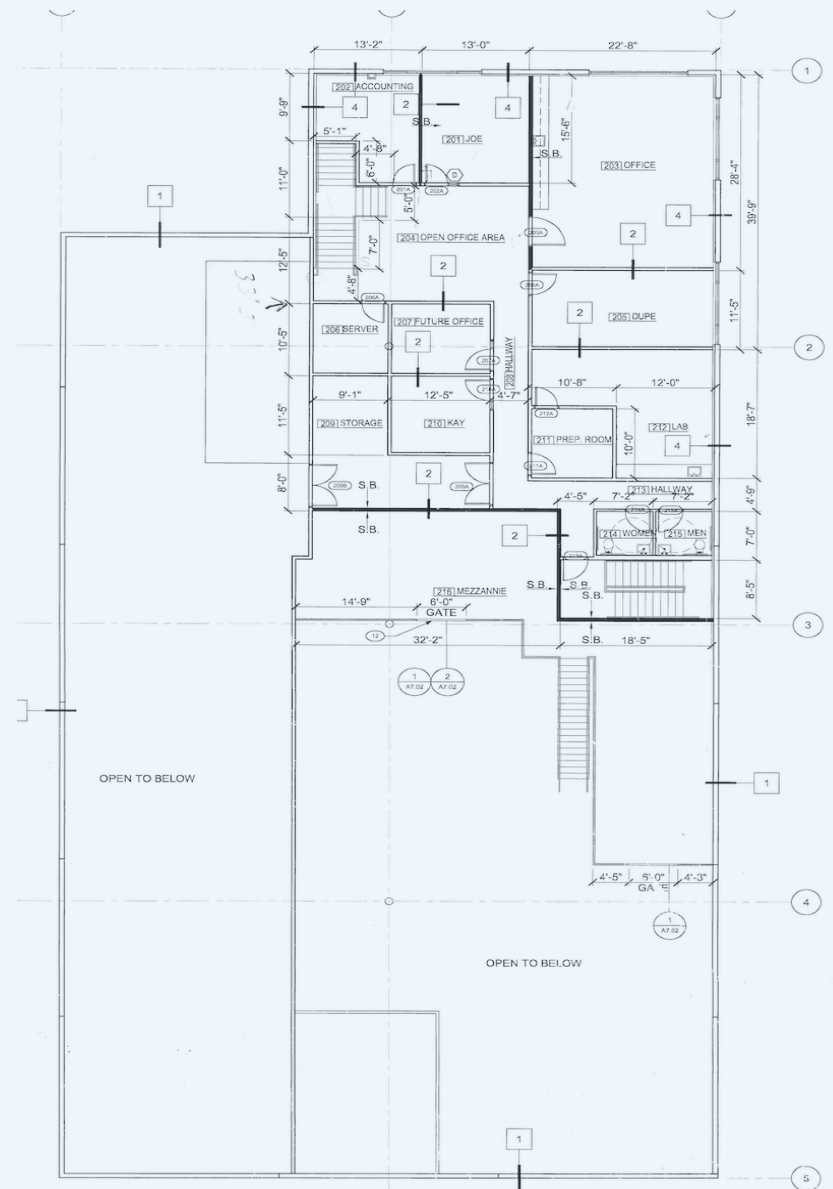
The asset is part of a 1.03 acre site with a building Square footage of ±16,000 and features Two (2) grade level doors, Two (2) dock high doors, multiple offices, and a swamp cooled warehouse.

The building is situated on N Copper Sage Street located North of Craig, 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.













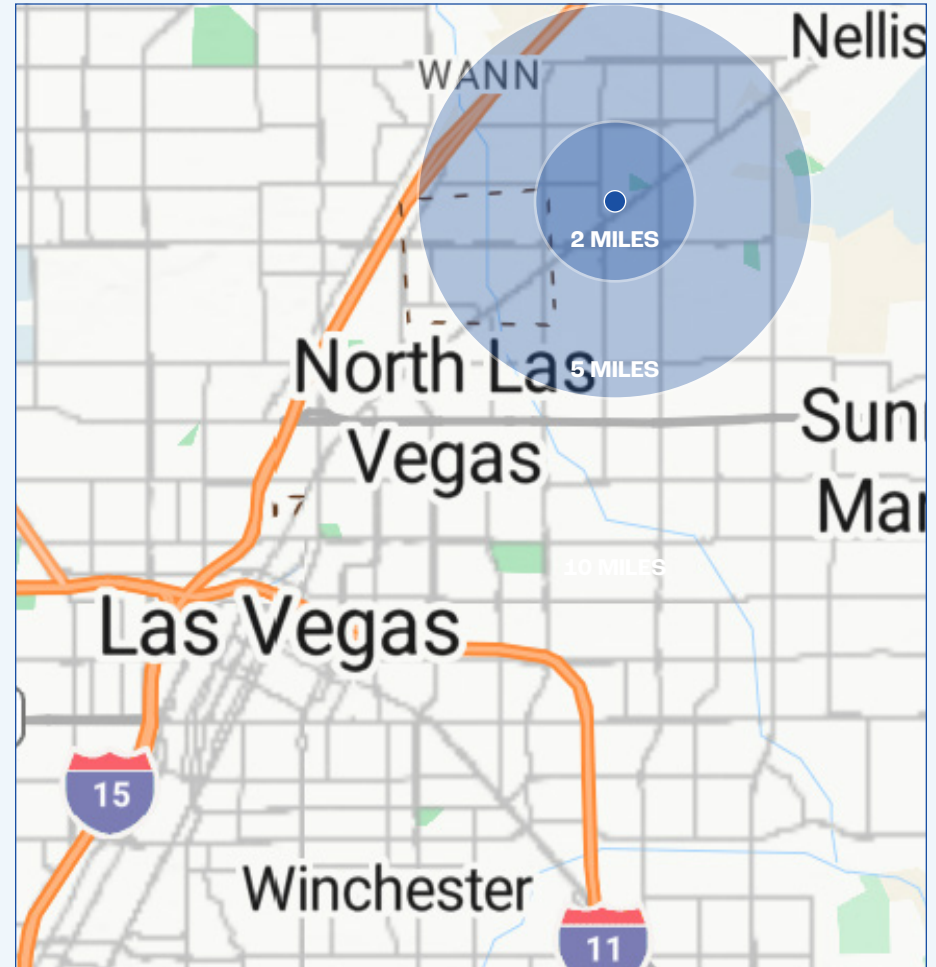
DEMOGRAPHICS

 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

Northeast Las Vegas, NV

Located in the heart of 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 office/warehouse split ideal for most users/investors.

INVESTMENT UPSIDE

The northeast 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!



NORTHEAS



30,200,000
Inventory



10%
Vacancy Rate



SITUATED IN THE HEART OF THE HIGHLY DESIRABLE SUBMARKET

The property at 4685 N Copper Sage Street is strategically located within the Northeast Industrial Submarket, one of Las Vegas's most dynamic and sought-after industrial hubs. Situated just minutes from major thoroughfares like the I-15 and I-215. The surrounding businesses help shape the surrounding area as a thriving commercial hub with a blend of industrial, resorts, professional services and entertainment options.

Vacancy Rates: The NE submarket continues to see low vacancy rates, currently hovering around 10%, indicating strong tenant demand and limited available inventory.

Proximity to Amenities: The property benefits from being in close proximity to freeway access.

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

T SUBMARKET



6,400,000
Under Construction



±8,700,000
Existing square feet



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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AVAILABLE FOR SALE