

FOR LEASE
Class A Industrial Building
Southwest Las Vegas Submarket



6021 Badura Ave
Suite 100
Las Vegas NV 89118

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Listing Snapshot

Contact Broker
Price

+/-22,000 SF
Available Square Footage

176-01-301-005
APN

IP (Industrial Park)
Zoning (Clark County)

Property Highlights

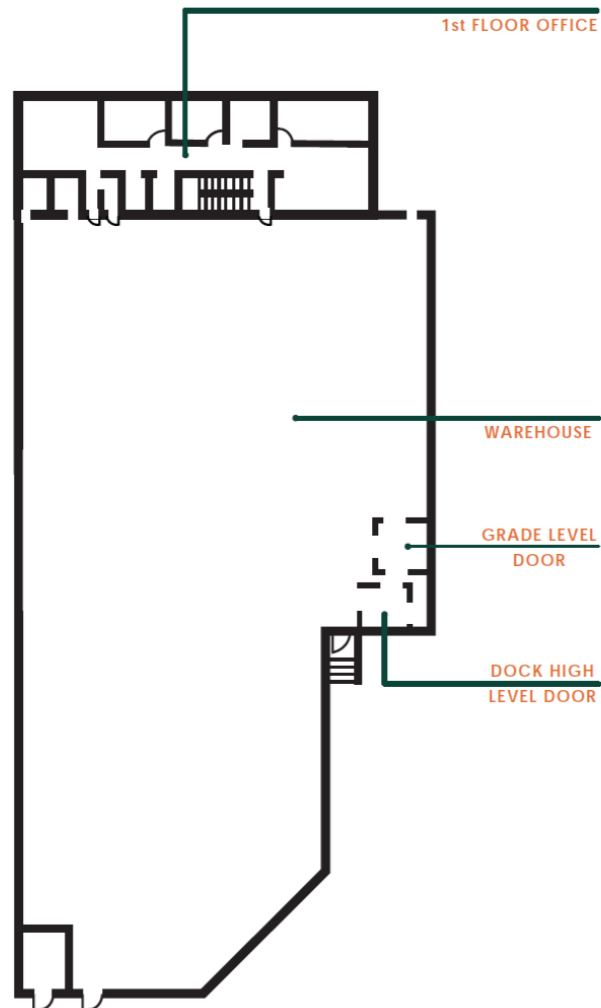
- Attractive ±44,000 SF Class A multi-tenant warehouse built in 2019
- Located at the southeast corner of Jones Blvd and Badura Ave in the Southwest submarket
- Immediate access to I-215 Beltway via Jones Blvd and Roy Horn Way, near retail amenities and restaurants
- Close proximity to Las Vegas Blvd ("The Strip"), and Harry Reid International Airport
- ±22,000 SF available: ±5,000 SF two-story HVAC office / ±17,000 SF evap-cooled warehouse
- High-image construction with 28' clear height and ESFR fire sprinkler system
- Heavy power: 800 amps, 277/480V, 3-phase power
- Dock-high and grade-level loading
- Skylights and motion-sensor LED lighting provide efficient natural and artificial light
- Ample on-site parking with a parking ratio of 1.70 spaces per 1,000 SF



Floor Plans

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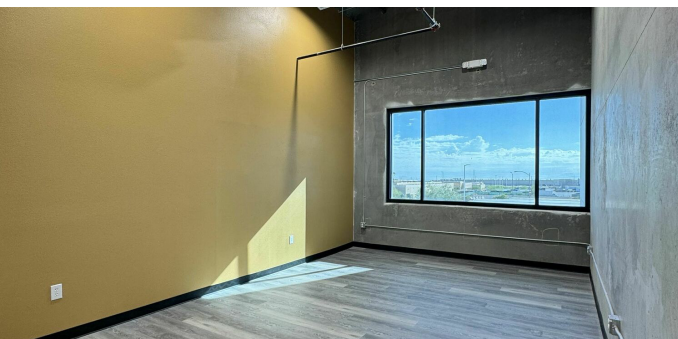
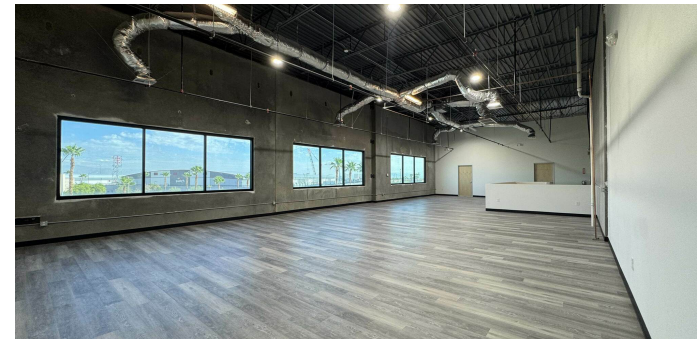
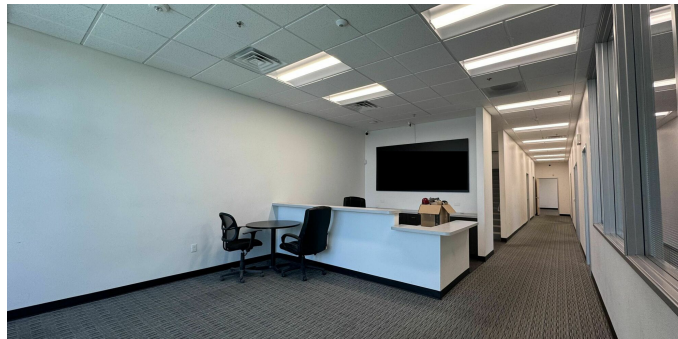
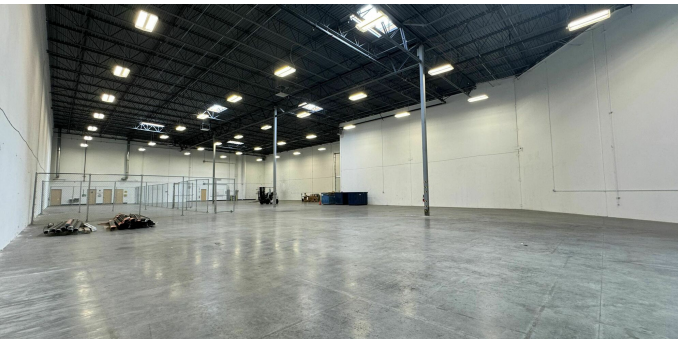
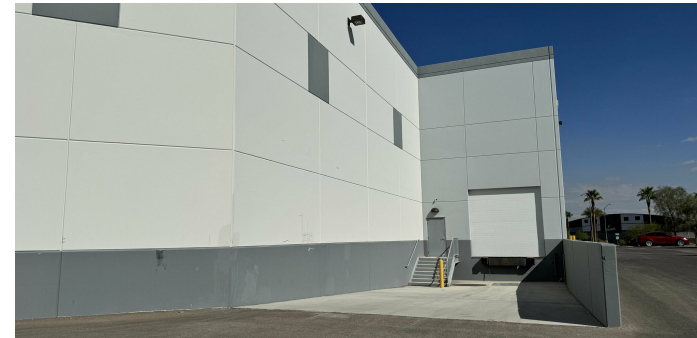
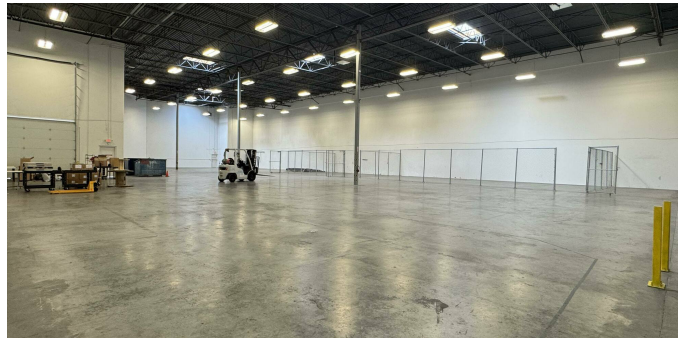


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Additional Photos

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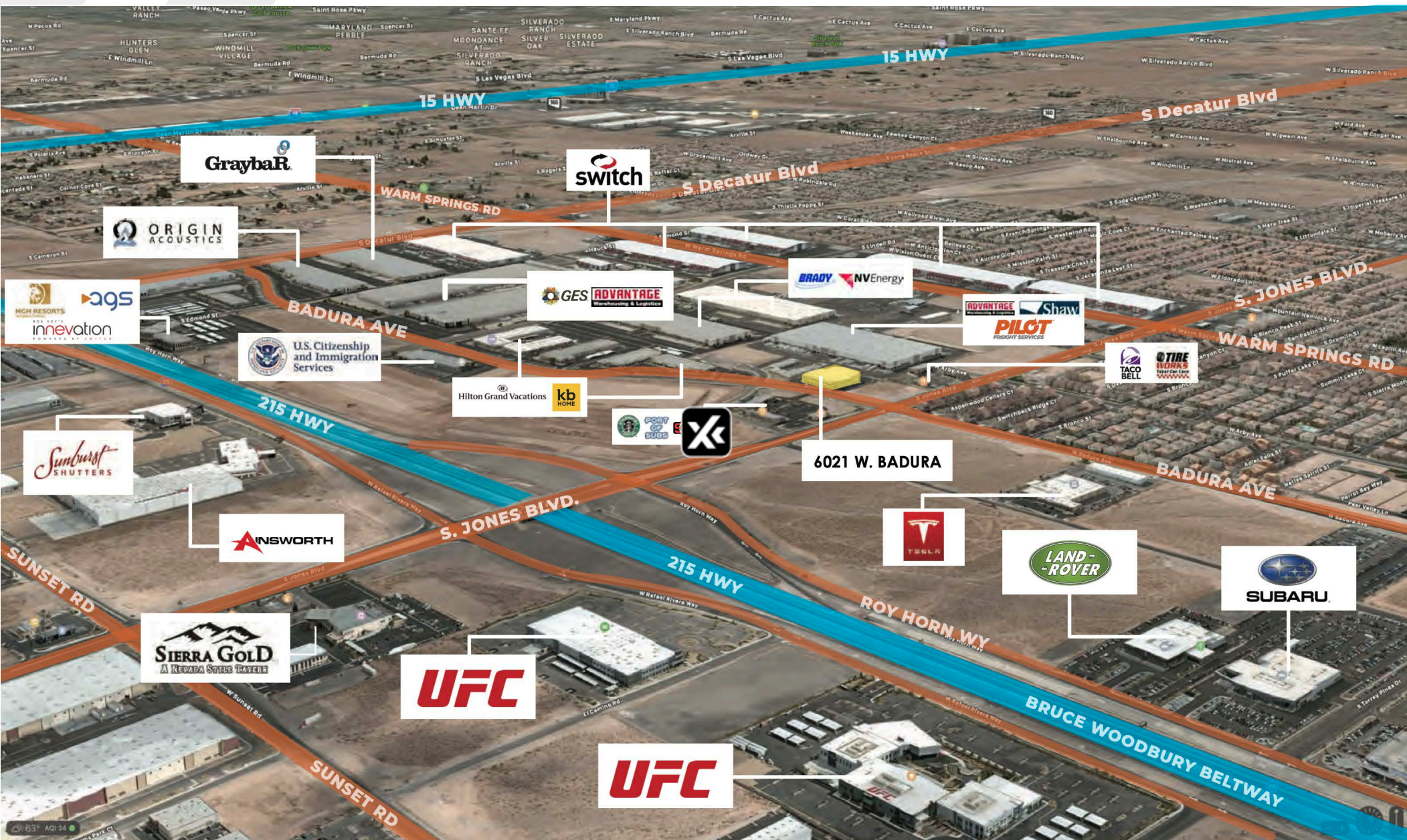
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Aerial Map



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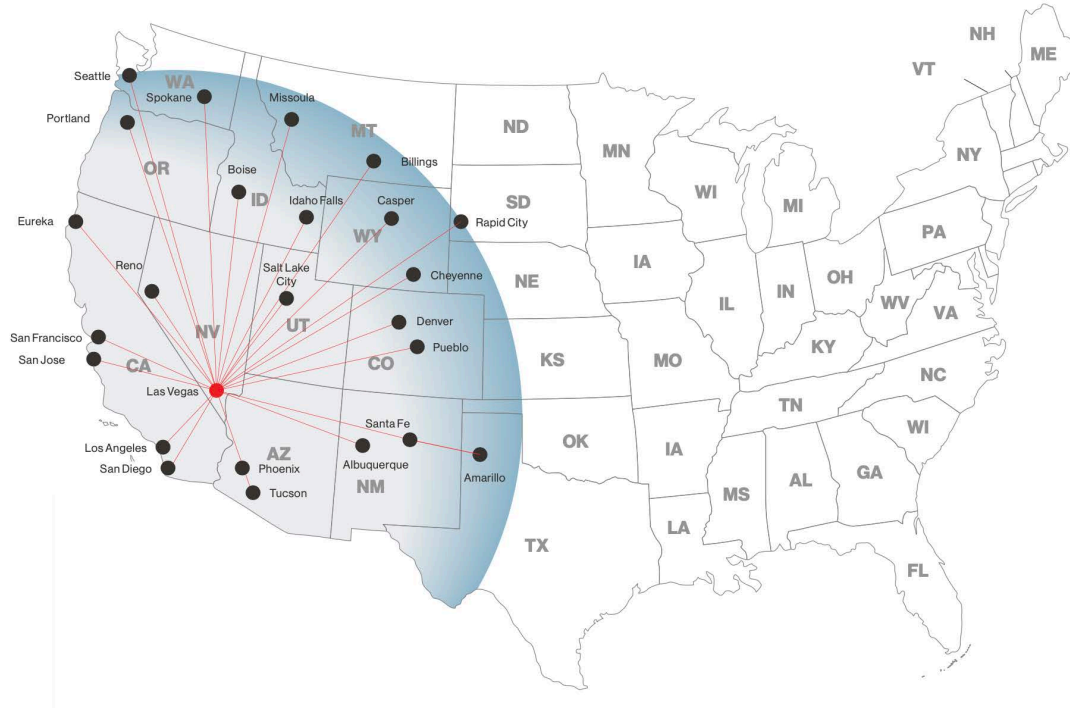


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Drive Time from Las Vegas, NV

■ 1-Day Truck Service

■ 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
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
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

Nevada Advantages

Tax-Free Haven

- ⊗ No Corporate Income Tax
- ⊗ No Corporate Shares Tax
- ⊗ No Franchise Tax
- ⊗ No Personal Income Tax
- ⊗ No Franchise Tax on Income
- ⊗ No Inheritance or Gift Tax
- ⊗ No Unitary Tax
- ⊗ No Estate Tax

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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Demographics Map & Report

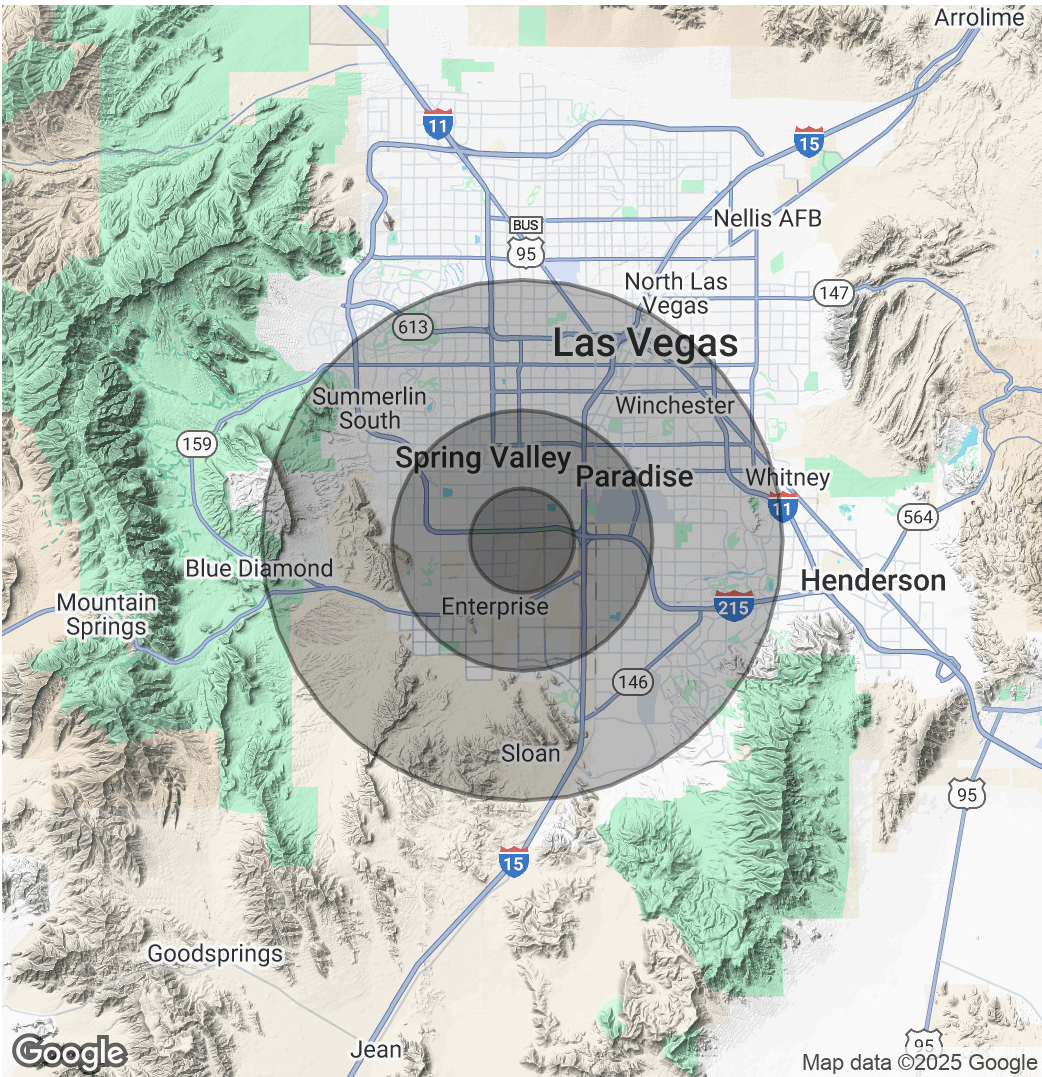
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	49,702	365,143	1,265,560
Average Age	38	39	40
Average Age (Male)	37	39	40
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	17,078	142,234	501,701
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$113,358	\$101,815	\$96,439
Average House Value	\$556,792	\$498,975	\$479,312

Demographics data derived from AlphaMap



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