

FOR SALE

LAS VEGAS, NV 89106



±65,000 SF Industrial Facility on ±6.58 acres

740 MARTIN LUTHER KING BLVD.

CBRE

Location Highlights

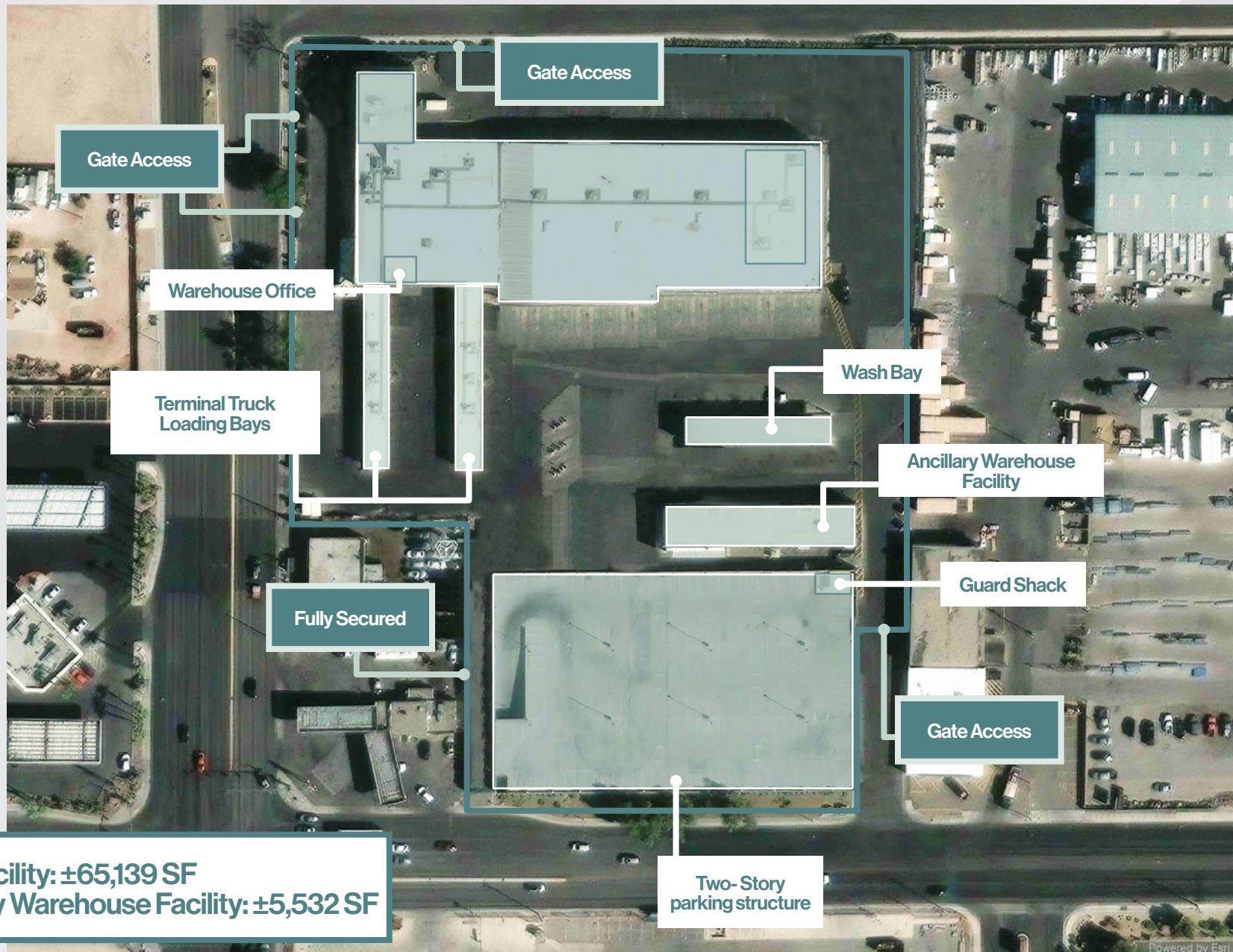
- Irreplaceable infill location at the center of the Las Vegas Valley
- Immediate access to I-11 and I-15 provides unmatched connectivity to the greater Las Vegas Metro
- Legacy industrial site with infrastructure that is difficult to replicate in today's land constraint environment

Project Highlights

- ±65,000 SF Industrial Facility supported by multiple ancillary structures, designed for logistics- and fleet-oriented users
- Low Site Coverage offering expansive secured yard, superior circulation, and operational flexibility not achievable in modern infill developments
- Fully Enclosed & Secured Site with perimeter fencing and dedicated guard shack, ideal for controlled-access operations
- Two-Story Parking Structure—a highly uncommon feature for industrial facilities—maximizing ground-level operational space
- Purpose-Built Truck Infrastructure including wash bay, repair bay, and two terminal truck loading bays

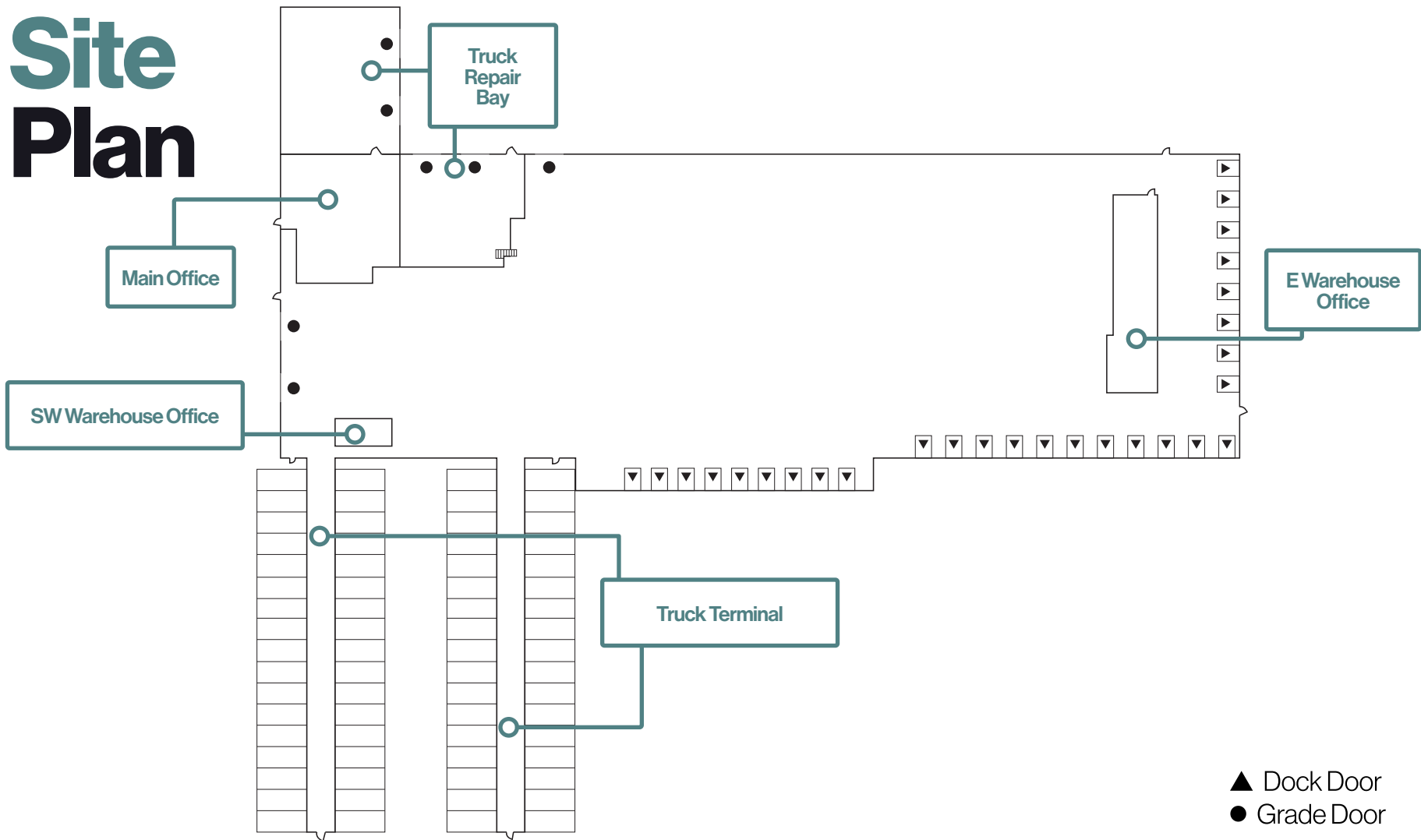


Overall Site Plan



Main Facility: ±65,139 SF
Ancillary Warehouse Facility: ±5,532 SF

Site Plan



Site Area	±6.58 acres
Total SF	±65,139 SF
Main Office SF	±5,837 SF
SW Warehouse Office SF	TBD
E Warehouse Office SF	±2,500 SF

Ancillary Warehouse Facility SF	±5,532 SF with ±1,000 SF office
Clear Height	TBD
Dock Doors	29 doors
Dock Equipment	All dock positions equipped with dock levelers

Grade Doors	7 doors
Sprinklers	TBD
Power	TBD
Lighting	TBD
Warehouse Cooling	Evaporative Cooling System

Photo Gallery



Warehouse Interior



Wash Bay



Two Story Parking Structure

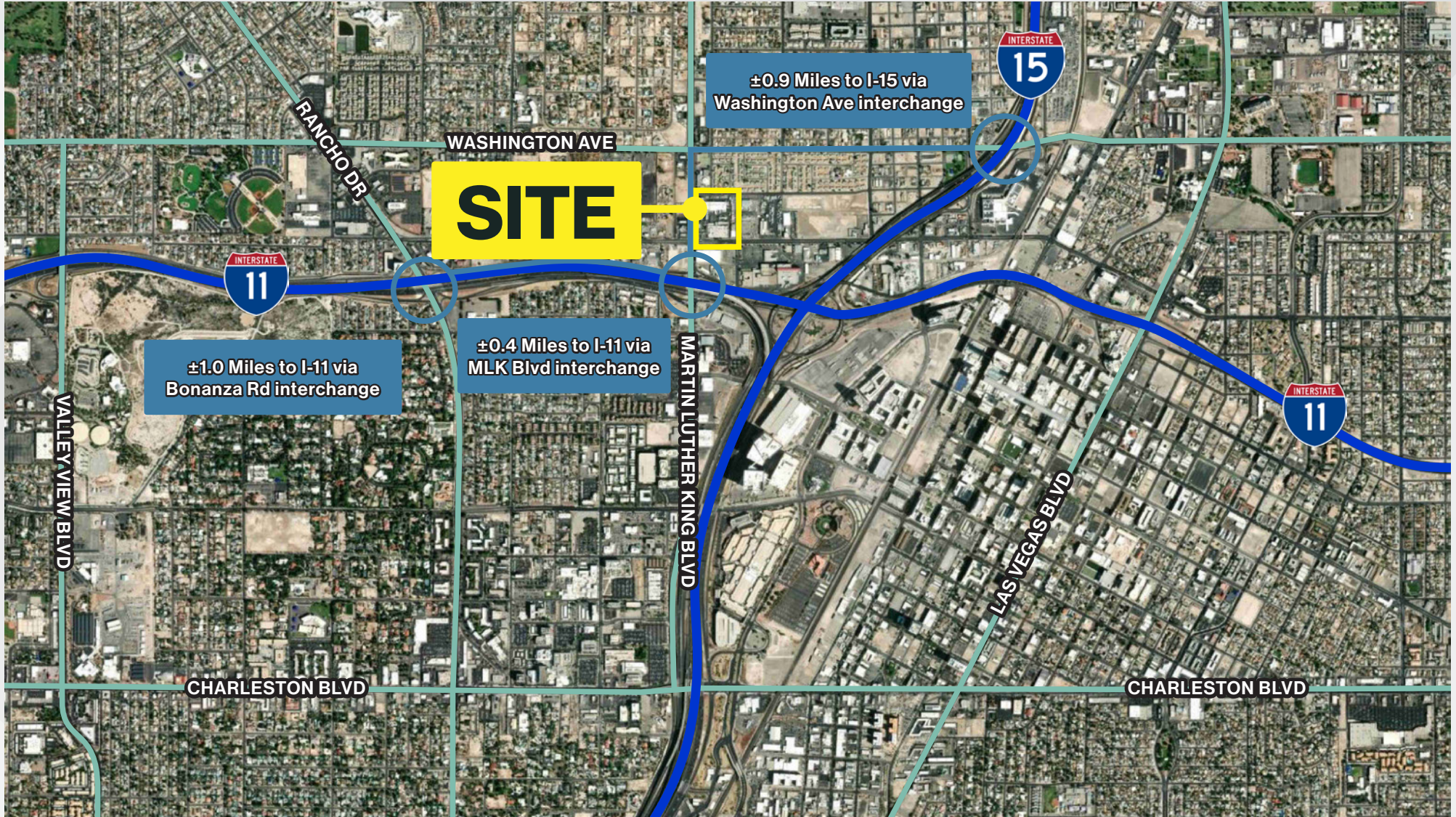


Truck Repair Bay

Proximity Map

±8.1 miles
to Harry Reid
International Airport

±5.9 miles
to the Las Vegas Strip



Connectivity Map

±8.1 miles
to Harry Reid
International Airport

±5.9 miles
to the Las Vegas Strip

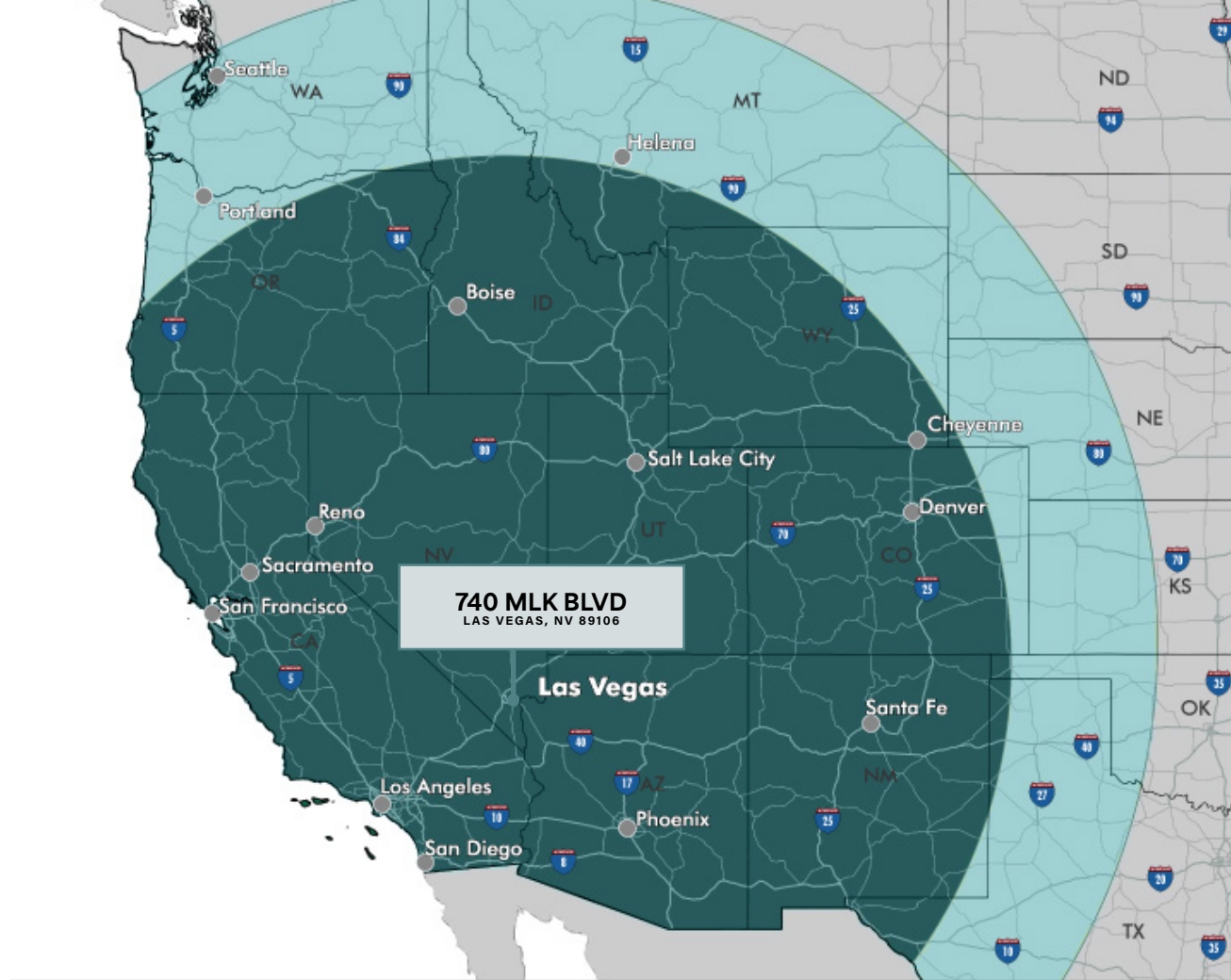


Location & Transportation

- I-15 Interchange is ±3.3 miles from site
- Harry Reid International Airport is ±12.9 miles from site
- The Las Vegas Strip is ±12.4 miles from site

- FedEx Freight - 3 miles
- FedEx Ship Center - 5.3 miles
- FedEx Air Cargo - 12.9 miles
- FedEx Ground - 18.4 miles
- UPS Freight Service Center - 3.1 miles
- UPS Customer Center - 6.7 miles
- UPS Air Cargo - 12.9 miles
- US Post Office - 16.5 miles

- Port of Long Beach - 292 miles
- Port of Los Angeles - 293 miles
- Port of San Diego - 345 miles
- Port of San Francisco - 573 miles



One-Day Truck Service
 Two-Day Truck Service

City	Miles	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min
Phoenix, AZ	300	4 hrs, 39 min
San Diego, CA	327	4 hrs, 46 min
Salt Lake City, UT	424	5 hrs, 50 min
Reno, NV	452	6 hrs, 55 min
San Francisco, CA	562	8 hrs, 2h0 min
Sacramento, CA	565	8 hrs, 14 min

City	Miles	Time (est.)
Boise, ID	634	9 hrs, 31 min
Santa Fe, NM	634	9 hrs, 8 min
Denver, CO	752	10 hrs, 45 min
Cheyenne, WY	837	11 hrs, 52 min
Helena, MT	907	12 hrs, 31 min
Portland, OR	982	15 hrs, 44 min
Seattle, WA	1,129	16 hrs, 52 min

Las Vegas Business Facts



Business Assistance Programs

- 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
- No Inventory Tax



Labor Overview

- Nevada has one of the lowest labor costs in the region
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 63,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



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470 Martin Luther King Blvd.

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