

# HUGHES AIRPORT CENTER

955 Grier Drive, Las Vegas, NV 89119

AVAILABLE  
For Lease



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## Lease Details



**\$1.39 PSF NNN**

Lease Rate



**\$0.36 PSF**

CAM Charges

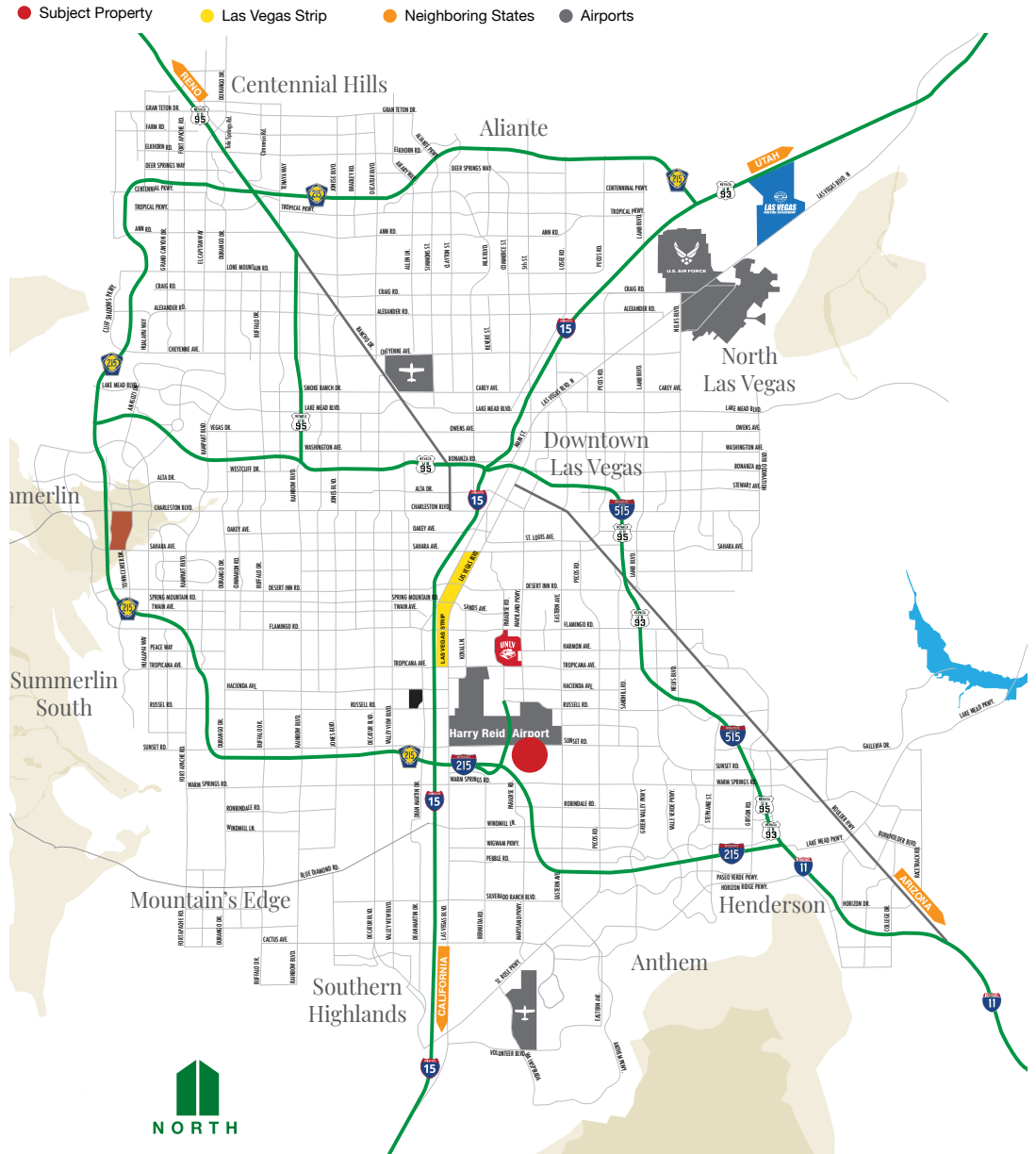


**±17,058**

Square Footage

## Property Highlights

- High end office improvements
- Fully fire sprinklered
- HVAC office, Swamp cooled warehouse
- Renovated in 2014
- 120/208v, 3 phase power
- 24' Clear heights
- Two (2) oversize grade level door 14' x 16'
- Located on the SWC of Grier Drive and Paradise Road
- Easy access to I-15 & I-215 Freeways, Las Vegas Strip, Harry Reid International Airport, Town Square & Sunset Park
- Surrounded by amenities





## Property Details

+ APN:	177-03-510-010	
+ Submarket:	Airport	
+ Zoning:	Light Industrial (I-L)	
+ Year Built:	1986	
+ Building Size:	±46,498	
+ Parking Ratio:	2.12:1,000 SF	
+Traffic Count:	Sunset Rd.	±46,000 VPD
	Paradise Rd.	±10,300 VPD

## Property Overview

MDL Group is pleased to present 955 Grier Drive, Suite A, a multi-tenant industrial space located within the highly regarded Hughes Airport Center business park (the “Property”). Built in 1986, this ±17,058 SF unit is part of a ±46,498 SF building situated in the heart of the Airport submarket. The Property offers ±9,701 SF of well-appointed office space and ±7,357 SF of warehouse space, serviced by two (2) grade level doors. This is a prime leasing opportunity for businesses seeking a professional setting with immediate access to McCarran Airport, the Las Vegas Strip, and major freeways.

## Area Description

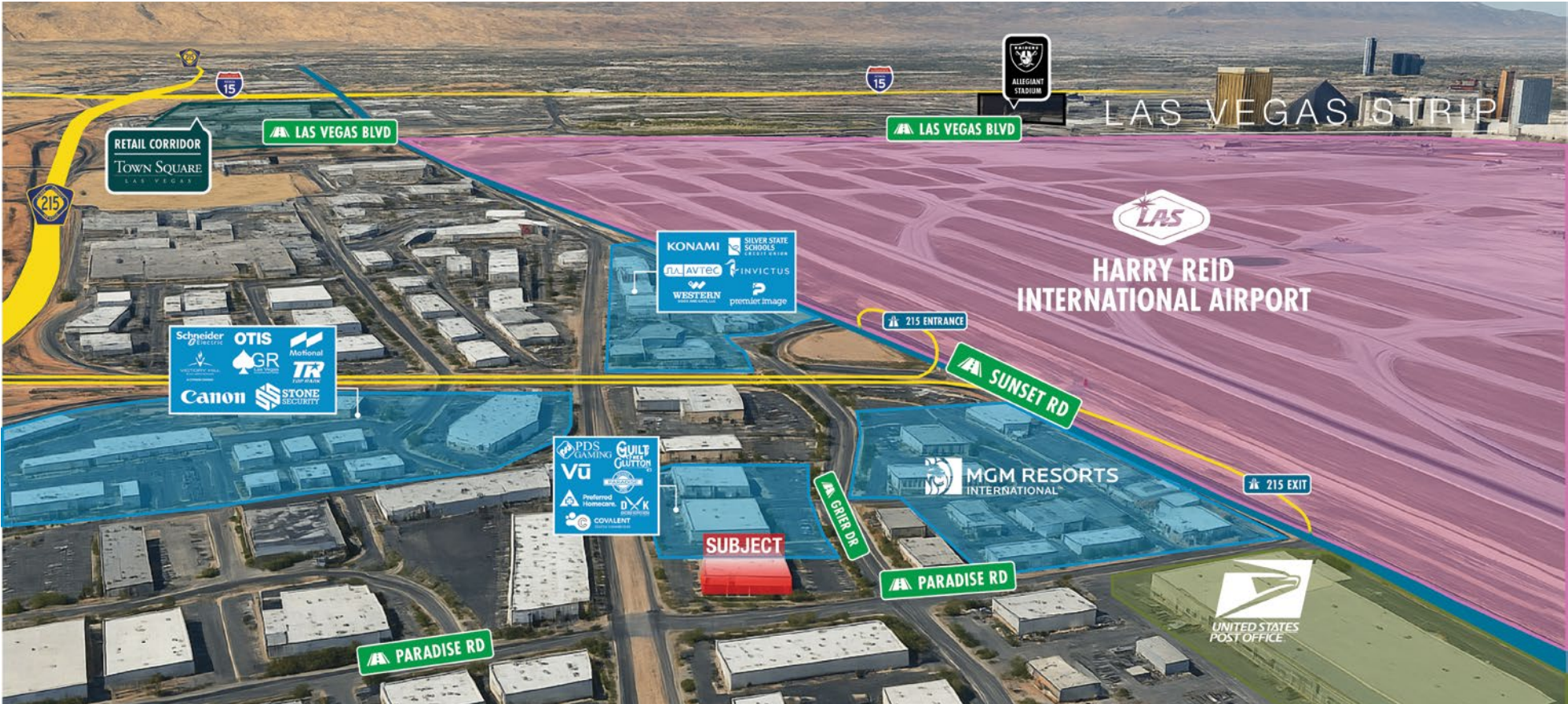
The property offers convenient access to Sunset Road (±46,000 VPD) and Paradise Road (±10,300 VPD). Its strategic location within Hughes Airport Center provides excellent connectivity to I-15, I-215, and the Las Vegas Beltway. Tenants benefit from proximity to a wide array of dining, retail, and service amenities at Town Square, Green Valley, and along Eastern Avenue. The property is situated less than 2 miles from Harry Reid International Airport and approximately 3 miles from the Las Vegas Strip.







● Retail Power Centers ● Industrial Centers ● Government ● Airports ● Subject Property



Highly Desirable Airport Submarket



Immediate Freeway Access



Abundant Nearby Amenities



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.





Suite A Details

- + **Total SF:** ±17,058
- **Office SF:** ±9,701
- **Warehouse SF:** ±7,357
- + **Loading:** Two (2) Grade level door
- + **Power:** 120/208 volt • 3-phase  
(to be verified by tenant)
- + **Clear Height:** 24'
- + **Lease Rate:** \$1.39 PSF NNN
- + **Est. CAM Charge:** \$0.36 PSF
- + **Monthly Rent:** \$29,851.50

*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)

 **2,265,461**  
Population

 **298**  
Pop. Density  
(Per Square Miles)

*Source: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [www.wikipedia.com](http://www.wikipedia.com)*



# City of Las Vegas

## Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include the newest property MSG Sphere at the Venetian, scheduled to open 2023. MSG Sphere at the Venetian will be the first of its kind ever created. Once completed, it will be a 18,000-seat concert hall with a state of the art acoustic technology, costing \$2.2 billion.

Universal Studios is coming to Las Vegas! Universal Studios is building it's first ever permanent horror experience. Just North of the Las Vegas Strip, the 110,000 square foot attraction will add on to the 20-acre Area15 entertainment district. The City is looking forward to the new developments and is anticipating these attractions to be groundbreaking additions to the Las Vegas entertainment scene.

## Quick Facts

±141

Size (Sq. Mi.)



641,903

Population



4,525

Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with opening 2 Innovation Centers for established and emerging tech companies developing smart technologies.

Source: [www.wikipedia.com](http://www.wikipedia.com), [vegasdevmap.com](http://vegasdevmap.com)



Service you deserve. People you trust.





# Nevada Tax Advantages

## Synopsis

Nevada has always been a popular state for businesses. Some of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

### Nevada Tax System:

Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

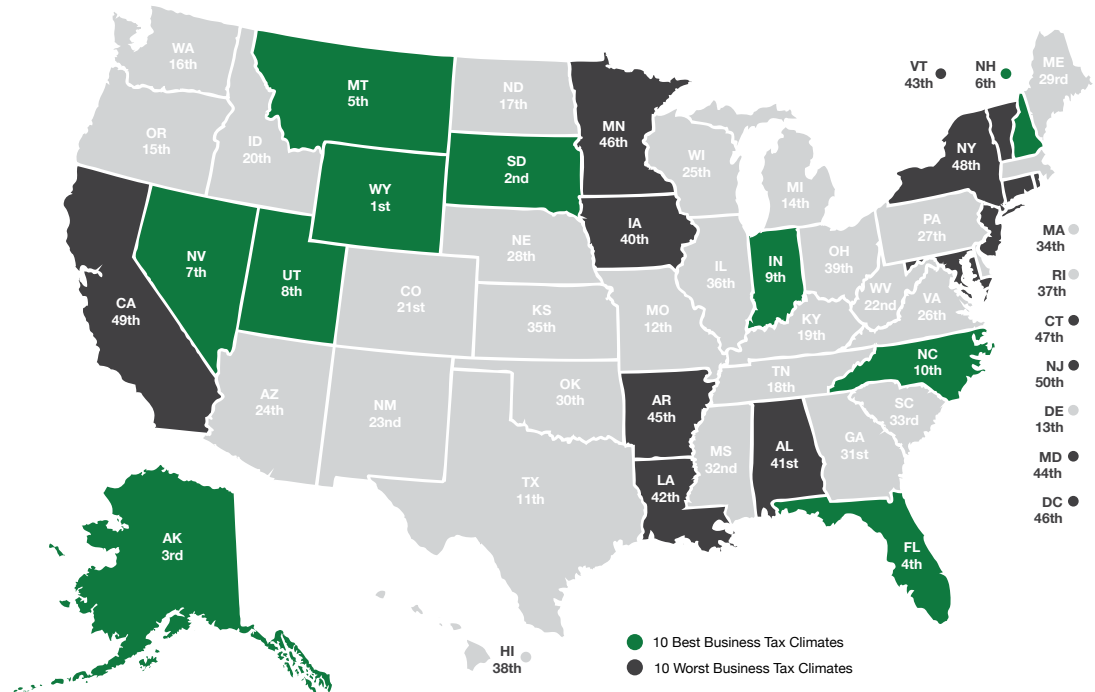
Nevada uses these tax benefits to attract new businesses. There are plenty of taxes you must pay in other states, but not in Nevada.

### Here are the main tax advantages:

- 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

**Source:** Nevada Governor's Office of Economic Development;  
[www.TaxFoundation.org](http://www.TaxFoundation.org)

## 2024 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, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.

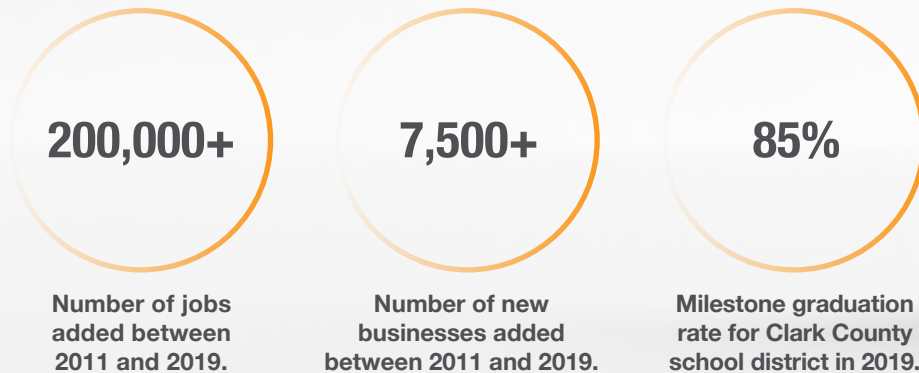


### Air Transportation

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 residents and handling more than 189 million pounds of cargo.



# Southern Nevada Growth



## 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)** has more than doubled 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.

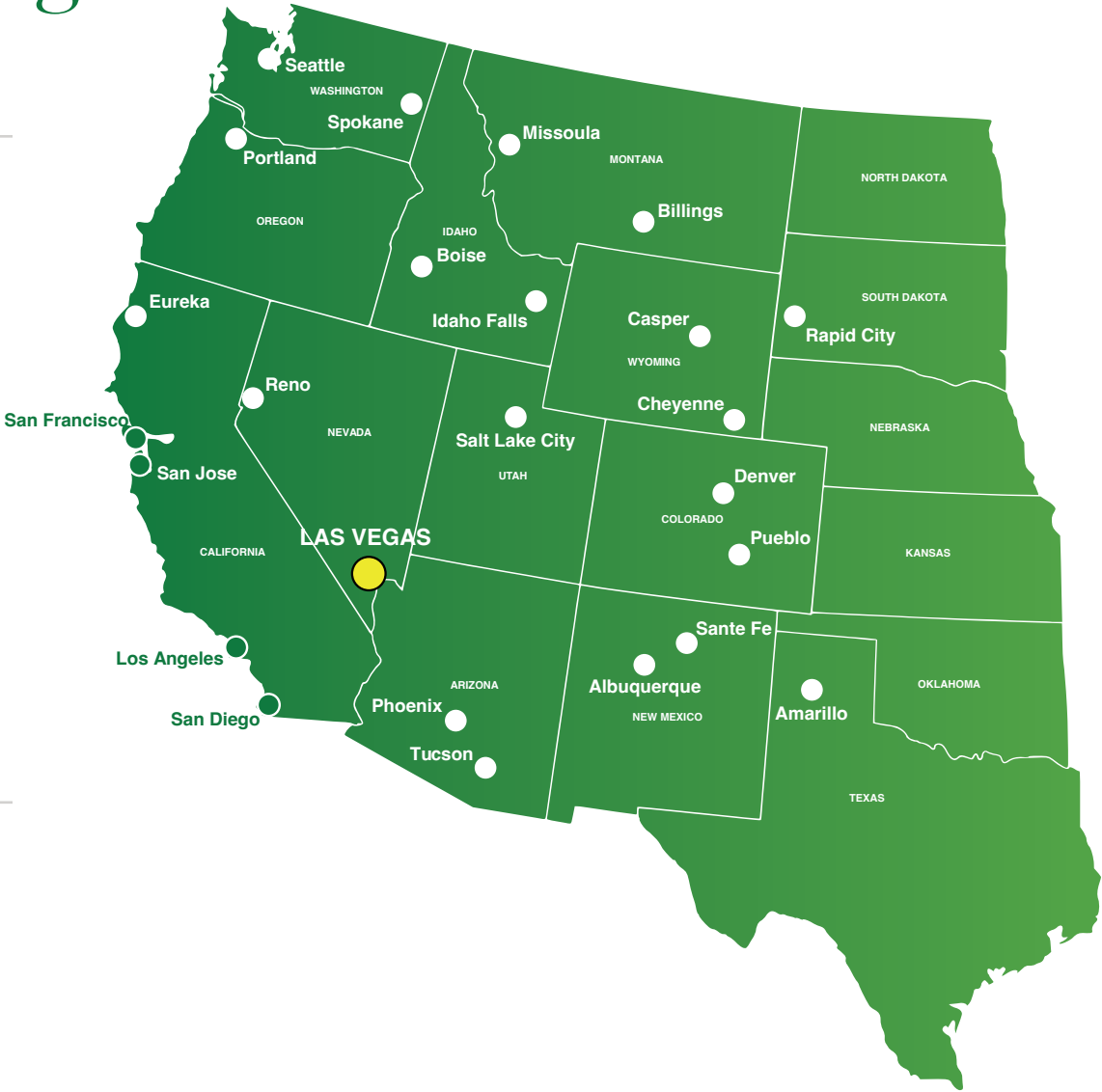
The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

*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	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--