



353 PILOT ROAD

LAS VEGAS, NV 89119

Office / Industrial
Flex Building – Owner
User Opportunity

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PRIORITY ONE COMMERCIAL
REAL ESTATE BROKERAGE

EXECUTIVE SUMMARY

353 Pilot Road offers an owner user-friendly flex office and industrial building located in the Airport submarket of Las Vegas. **The property consists of 14,469 sq. ft. +/- situated on a 1.19 +/- acre parcel.**

PROPERTY HIGHLIGHTS

- Upgraded finishes throughout the building
- Offered for high-image office/industrial building
- 11,469 sq. ft. +/- of two-story office space.
- 3,000 sq. ft. +/- of warehouse space.
- Three phase power

The building benefits from close proximity to Harry Reid International Airport, providing convenient access for shipping, logistics, regional travel, and efficient movement of goods and personnel throughout the Las Vegas Valley.



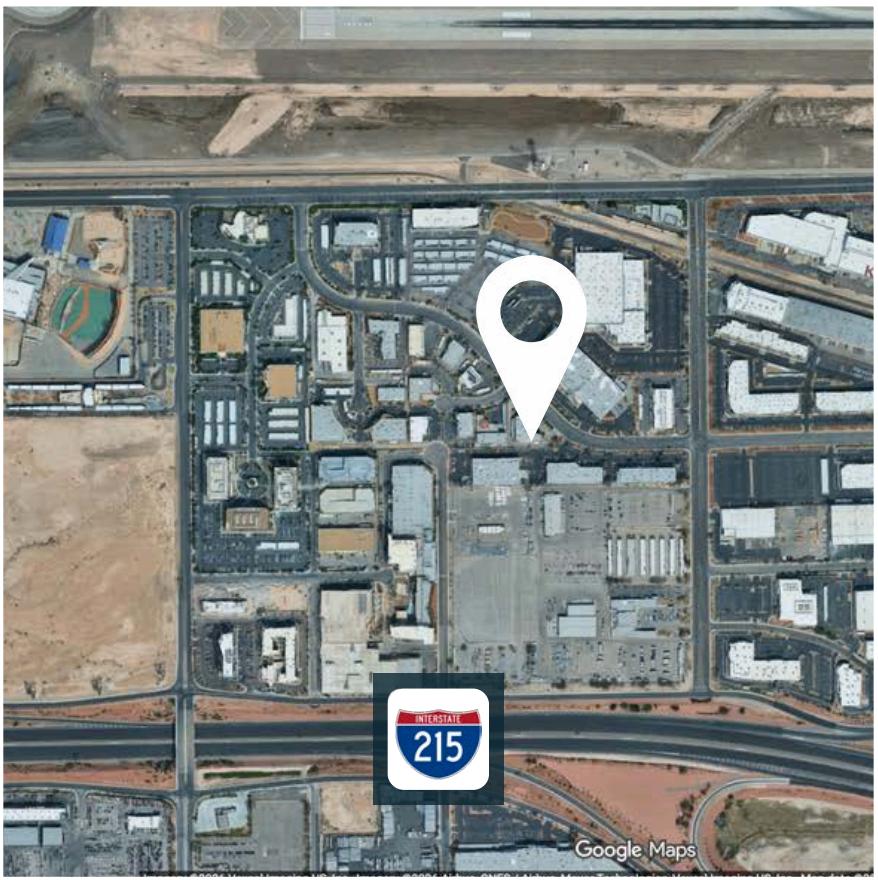
LAS VEGAS STRIP



UNLV



I-15 / I-215
Interchange



PROPERTY OVERVIEW

APN:

177044510024

ZONING:

Industrial Park (IP)

PERMITTED USES:

Industrial Park zoning allows for a variety of industrial, flex, and office related uses

BUILDING TYPE:

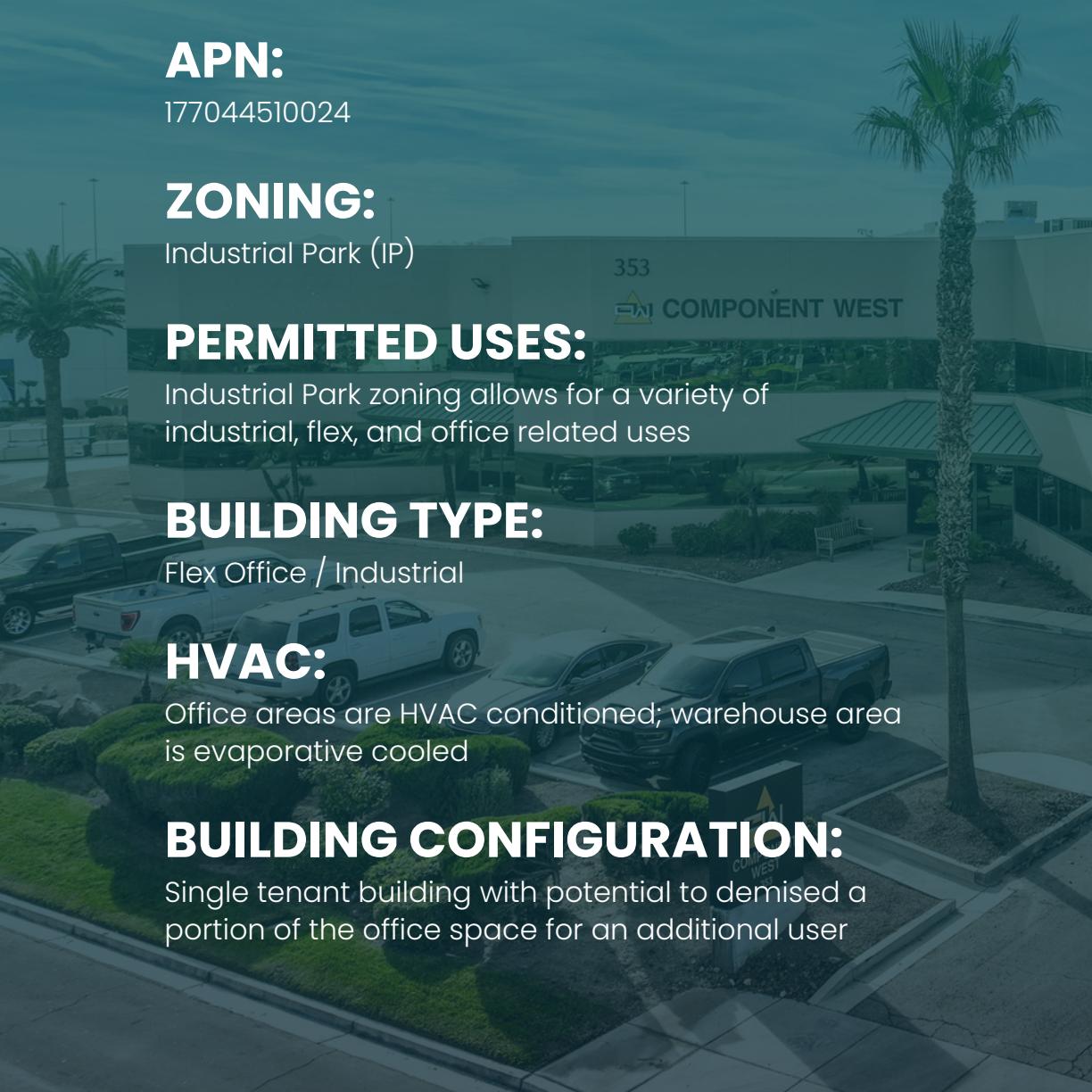
Flex Office / Industrial

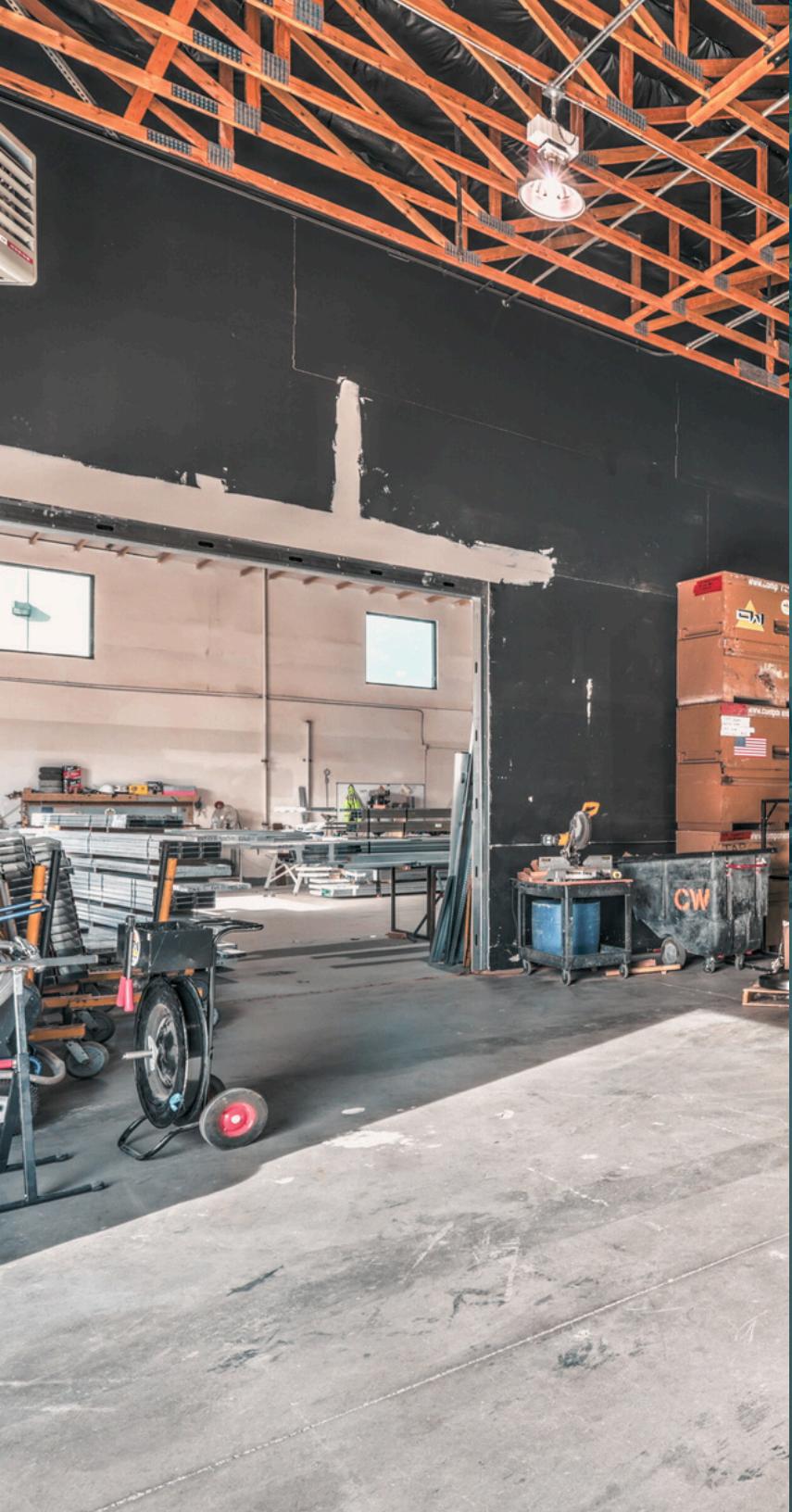
HVAC:

Office areas are HVAC conditioned; warehouse area is evaporative cooled

BUILDING CONFIGURATION:

Single tenant building with potential to demised a portion of the office space for an additional user





BUILDING DESCRIPTION

The property features a functional flex office and industrial layout designed for a wide range of business operations. The office component includes a two-story layout with multiple private offices, open areas, conference rooms, break room, restrooms, along with abundant natural light throughout the space.

BUILDING FEATURES



Approximately 24' clear warehouse ceiling height



Grade level loading



Three phase power



Restrooms located throughout the building



Upgraded finishes in the lobby and office areas



Strong office presence with prominent building signage along Pilot Road



Covered parking and picnic area

SITE PLAN



LOCATION OVERVIEW



HUGHES AIRPORT CENTER & LAS VEGAS AIRPORT SUBMARKET

353 Pilot Road is located within the **Hughes Airport Center**, one of the most established and in-demand commercial business parks in the Las Vegas Airport Submarket. This centrally positioned corridor is known for strong demand and long-term appeal for business owners. The Airport Submarket attracts professional, medical, logistics, technology, and service-oriented users due to its central location, visibility, and proximity to major transportation infrastructure.



CONNECTIVITY AND CENTRAL ACCESS

Located minutes from **Harry Reid International Airport**, the property offers convenience for businesses with traveling executives, visiting clients, vendors, or regional operations. The location provides efficient access to the Las Vegas Strip, Downtown Las Vegas, Henderson, and Southwest Las Vegas via major freeway corridors including I-15, I-215, and I-515 / US-95. This central access reduces commute times, improves employee accessibility, and makes it easier for clients, vendors, and deliveries to reach your business.

WHY THIS LOCATION WORKS FOR YOUR BUSINESS

- Your employees can get to work easily from all parts of the Las Vegas Valley
- Clients and vendors can reach your business without navigating resort traffic
- Proximity to the airport simplifies travel, shipping, and regional operations
- Freeway access supports efficient deliveries and day-to-day logistics
- The Airport Submarket typically experiences low availability, reflecting consistent demand for centrally located space



PURCHASE DETAILS

Pricing: Contact Broker

Offering Type: Owner user acquisition

Possession: Timing to be discussed

Ownership: Fee simple

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