



# 353 PILOT ROAD

LAS VEGAS, NV 89119

Office / Industrial  
Flex Building – Owner  
User Opportunity

Brandon McCool

President | Corporate Broker  
702.303.0493 | [bmccool@poclvr.com](mailto:bmccool@poclvr.com)  
NV License B.1003232.CORP

**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.

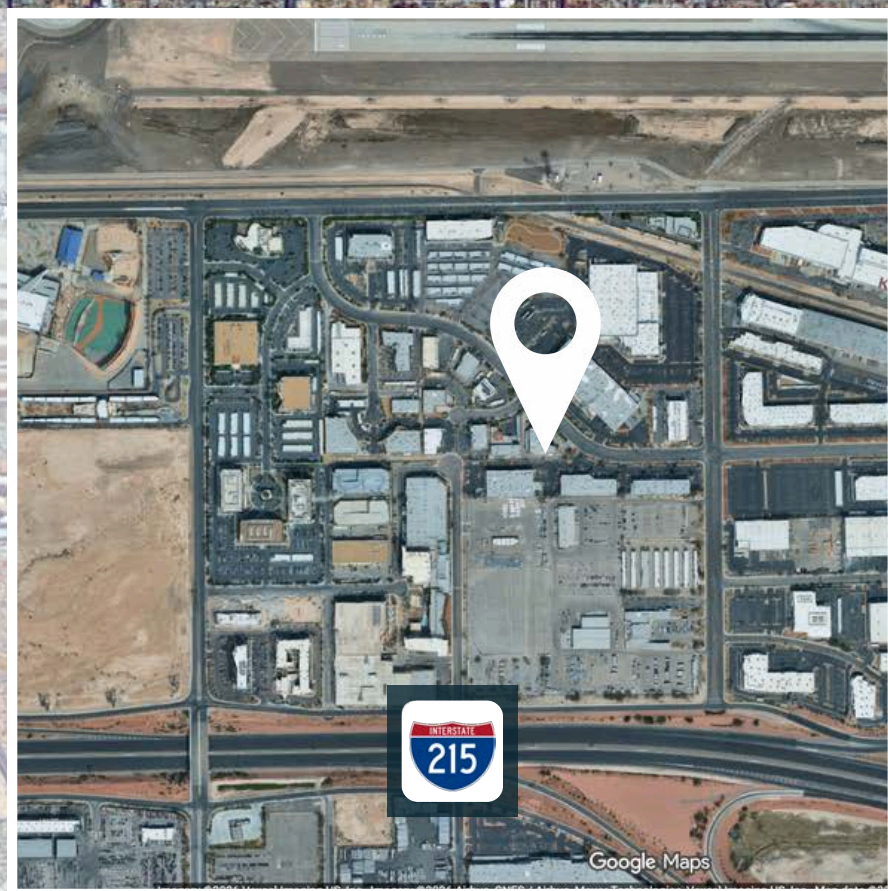
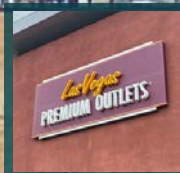
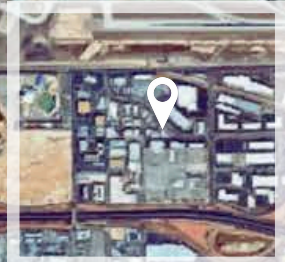




LAS VEGAS STRIP



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



GRADE LEVEL  
LOADING

GRADE LEVEL  
LOADING

COVERED PARKING

OPEN PARKING

ACCESS FROM  
PILOT ROAD

ACCESS FROM  
PILOT ROAD



# LOCATION OVERVIEW



**HARRY REID  
INTERNATIONAL  
LAS VEGAS**

## **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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