

# 12.74 ACRES

Parcel: 123-34-301-003



GROUND LEASE AVAILABLE

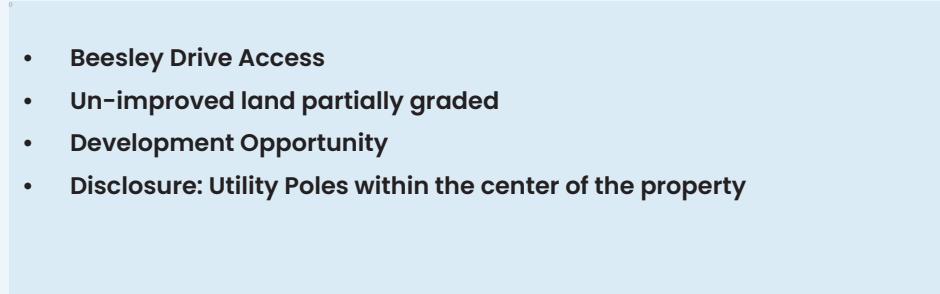
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 **NORTH AMERICAN  
COMMERCIAL**  
AVAILABLE FOR LEASE

# PROPERTY DETAILS

|                        |                                       |
|------------------------|---------------------------------------|
| Situated on:           | <b>±12.74 Acres</b>                   |
| APN:                   | <b>123-34-301-004</b>                 |
| Street:                | <b>Beesley Drive</b>                  |
| Frontage:              | <b>±613' along Beesley Drive</b>      |
| Zoning (Clark County): | <b>Industrial Light (IL)</b>          |
| Square Footage:        | <b>±554,954</b>                       |
| Graded:                | <b>Partially Graded</b>               |
| Utilities:             | <b>TBD</b>                            |
| Current Lease:         | <b>Short term</b>                     |
| Sub-Market:            | <b>±Speedway Industrial Submarket</b> |
| Asking Rate:           | <b>Negotiable</b>                     |
| Term:                  | <b>Negotiable</b>                     |



\*Tenant to verify all land aspects pertaining to the ground lease\*

LEASE RATE

**NEGOTIABLE**

TOTAL SF

**±554,954**

LEASE TERM

**NEGOTIABLE**

ZONING

**IL**







## LAS VEGAS BUSINESS INFORMATION

### Business Assistance

- 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

### LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%.**

# ABOUT US

## NORTH AMERICAN COMMERCIAL

**North American Commercial** is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



# OUR TEAM



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EXCLUSIVELY LISTED BY

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