2011-2021 Industrial Rd.
Las Vegas, NV 89102

Offered By: Steve Nosrat
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Property Details

DEMOGRAPHICS

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1-mile</th>
<th>3-mile</th>
<th>5-mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 Population</td>
<td>14,033</td>
<td>183,274</td>
<td>528,638</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLDS</th>
<th>1-mile</th>
<th>3-mile</th>
<th>5-mile</th>
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<tbody>
<tr>
<td>2018 Households</td>
<td>4,734</td>
<td>65,727</td>
<td>183,992</td>
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<table>
<thead>
<tr>
<th>INCOME</th>
<th>1-mile</th>
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<th>5-mile</th>
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<tbody>
<tr>
<td>2018 Average HH Income</td>
<td>$52,213</td>
<td>$47,573</td>
<td>$50,637</td>
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</tbody>
</table>

LEASE DETAILS

PRICING UPON REQUEST

Space Available:
±10,000 SF
Property Highlights

10,000 SF available with a bonus 4,800 SF of mezzanine at no additional cost. Tenant is responsible for utilities, insurance, and their share of the fire line cost. Property is situated on a hard corner of Industrial Road and West Boston Avenue. Warehouse/Distribution building on 0.85 acres with yard and private parking. The free-standing building was constructed in 1960.

10,000 SF includes:

• 3 Phase Power
• 3 grade level doors
• 1 private office
• 4 bathrooms (2 ADA)
• 2,800 SF of retail space along Industrial Road that can be converted to an office or additional storage space
• Ceiling height of 19.6 feet
• Fully sprinklered
• APN: 162-04-707-006
• Zoned C-M

FOR MORE INFORMATION
http://helloarti.com/view/28908

Offered By: Steve Nosrat
Site Plan

FLOOR 1- FRONT/RETAIL

CLICK HERE FOR VIRTUAL TOUR

Offered By: Steve Nosrat
Site Plan

FLOOR 2 - UPSTAIRS MEZZANINE
Aerial Map
Project Neon Overview

Project Neon will widen 3.7 miles of Interstate 15 between Shara Ave. and the “Spagetti Bowl” interchange in downtown Las Vegas, making it the largest public works project in Nevada history. This stretch of highway currently holds 300,000 vehicles daily, and sees 25,000 lane changes an hour. By 2035, traffic is expected to double.

Project Highlights

- Grand Central Parkway extension to Industrial
- HOV direct connect between U.S. 95 and I-15
- Conversion of express lanes on I-15 to HOV
- New I-15 interchange: “Neon Gateway”
- Reconstruction of Charleston interchange
- MLK realignment with flyover at Charleston

Project Goals

- Improve safety
- Reduce travel delays
- Reduce congestion
- Create jobs
- Improve air quality
- Improve freeway operations
- New surface street connections
- Better access to downtown Las Vegas
INDUSTRIAL WAREHOUSE | FOR LEASE

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