

For Sale or Lease



VIEW PROPERTY VIDEO



Nancy J Industrial Project

1021-1025 Nancy Jay Street | Henderson, NV 89011

Project will consist of Eight - 40,998 sf buildings

**AVISON
YOUNG**

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Design build by:
L M Construction Co., LLC





Phase 1: Delivery January 2024

Call broker for pricing



- **For Sale:** ±40,988 sf industrial buildings
- **For Lease:** ±20,499 sf - ±40,988 sf industrial buildings
- New Construction
- Easy access to I-215 and I-515 freeways
- Close to Downtown Henderson with access to retail and service amenities
- Zoned Industrial Park (IP)
- Building 1 and 2: Delivery January 2024



OVERALL AERIAL FRONT VIEW

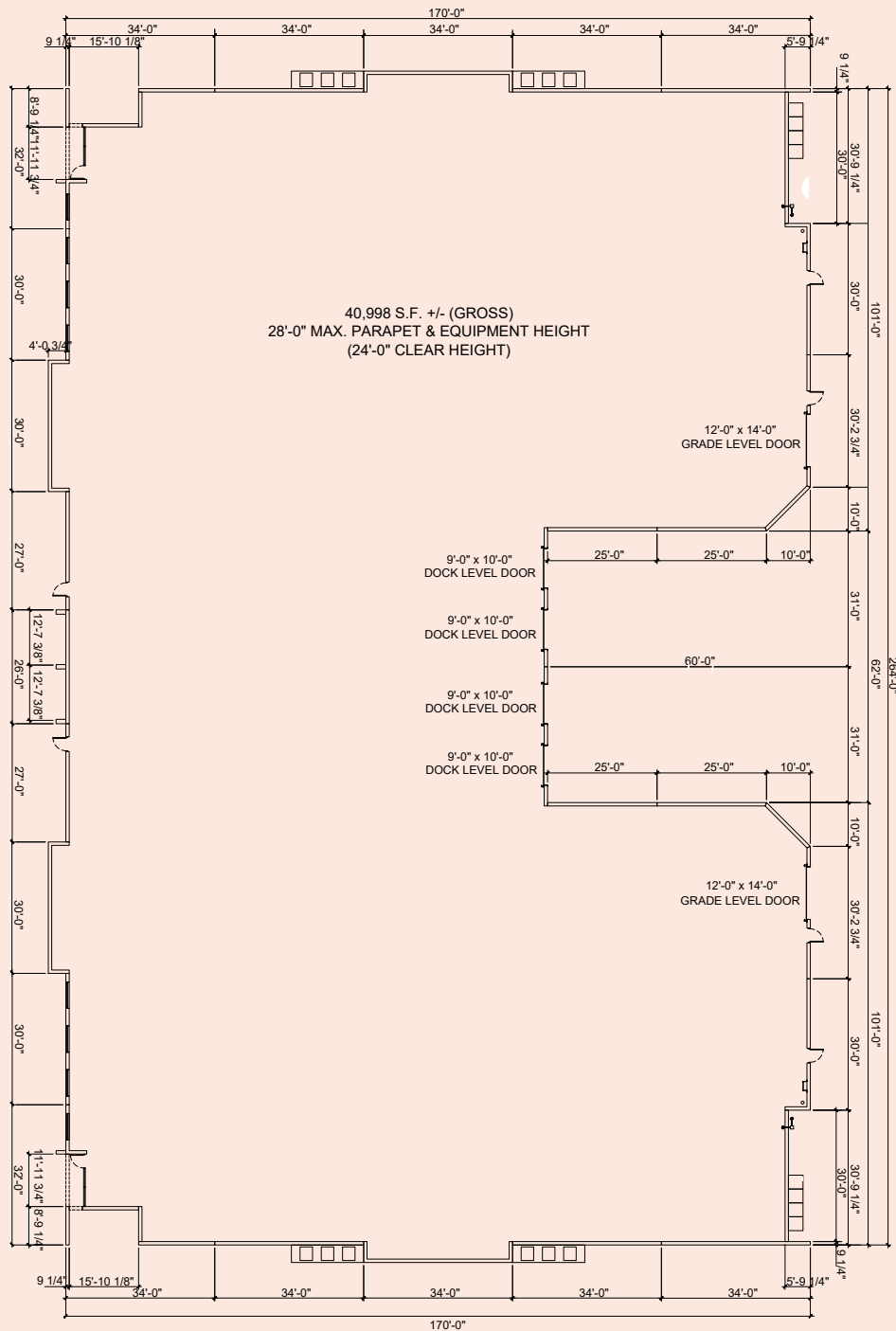


AERIAL BACK VIEW



STOREFRONT VIEW

Building Specifications



Building SF: ±40,998 sf



Divisible to: ±20,499 sf



Office SF: Negotiable



Clear height: 24'



Dock level doors: (4) 9' x 10'



Grade level doors: (2) 12' x 14'



Power: 1,600 A
277/480 V
3 phase



Sprinklers: ESFR

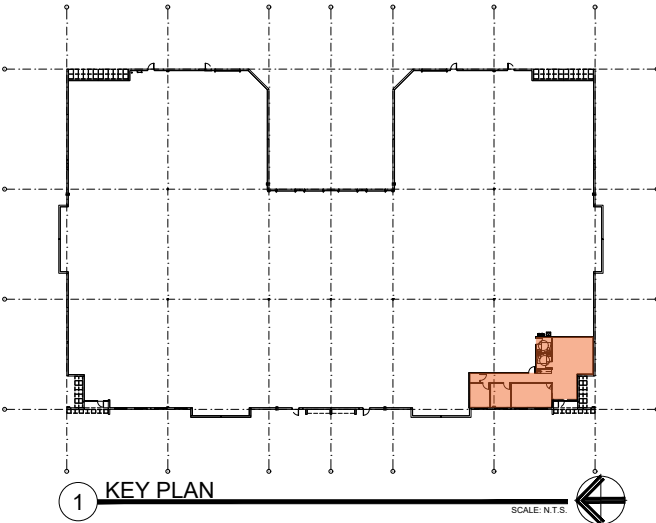
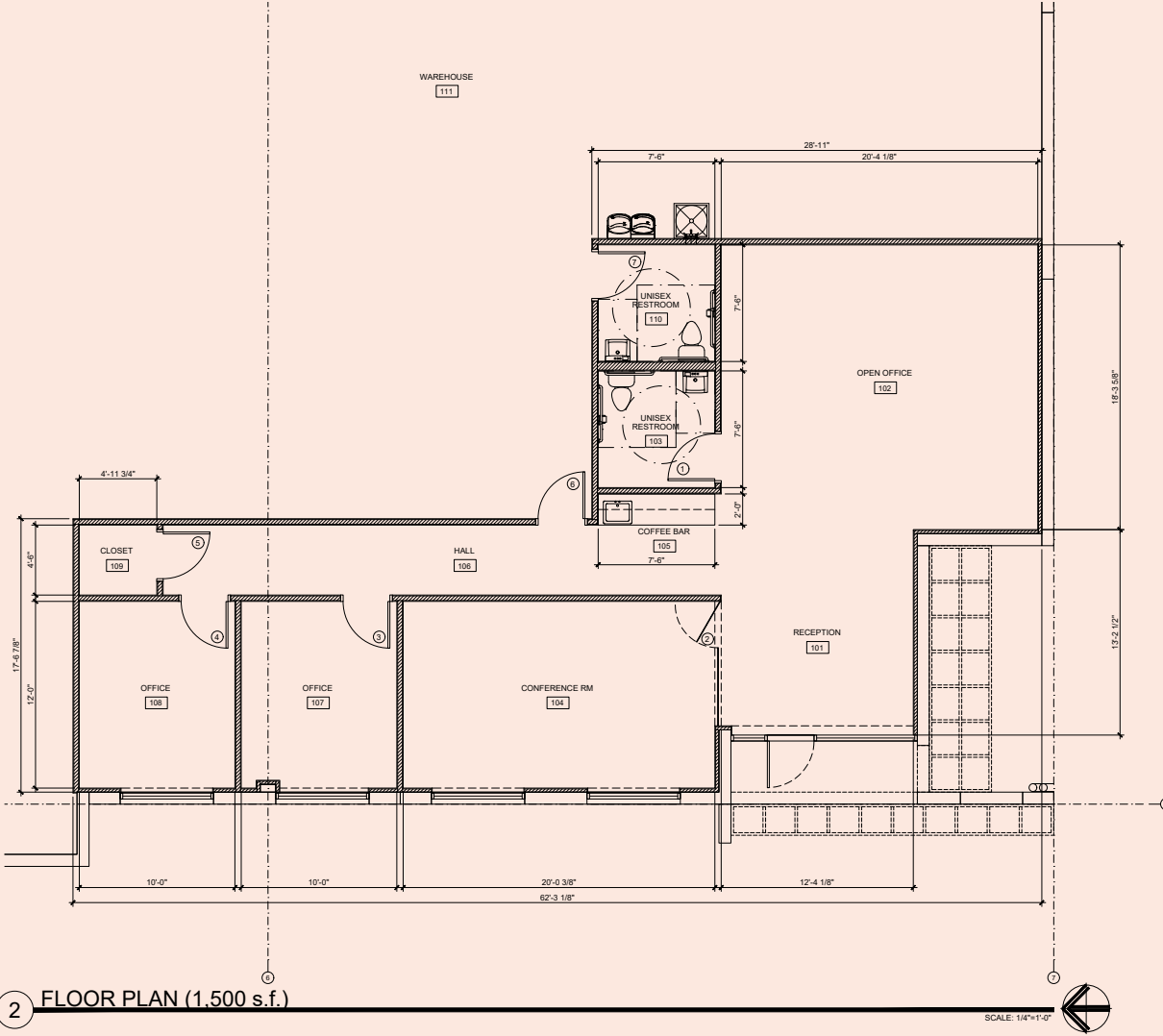


Parking: 54 stalls



Loading: Rear

Permit approved office buildout



Nancy J Industrial Project
1021-1025 Nancy Jay Street
Henderson, NV 89011



Renderings



Nancy J Industrial Project

1021-1025 Nancy Jay Street
Henderson, NV 89011



Site photo



as of August 23, 2023

Amenities and Access

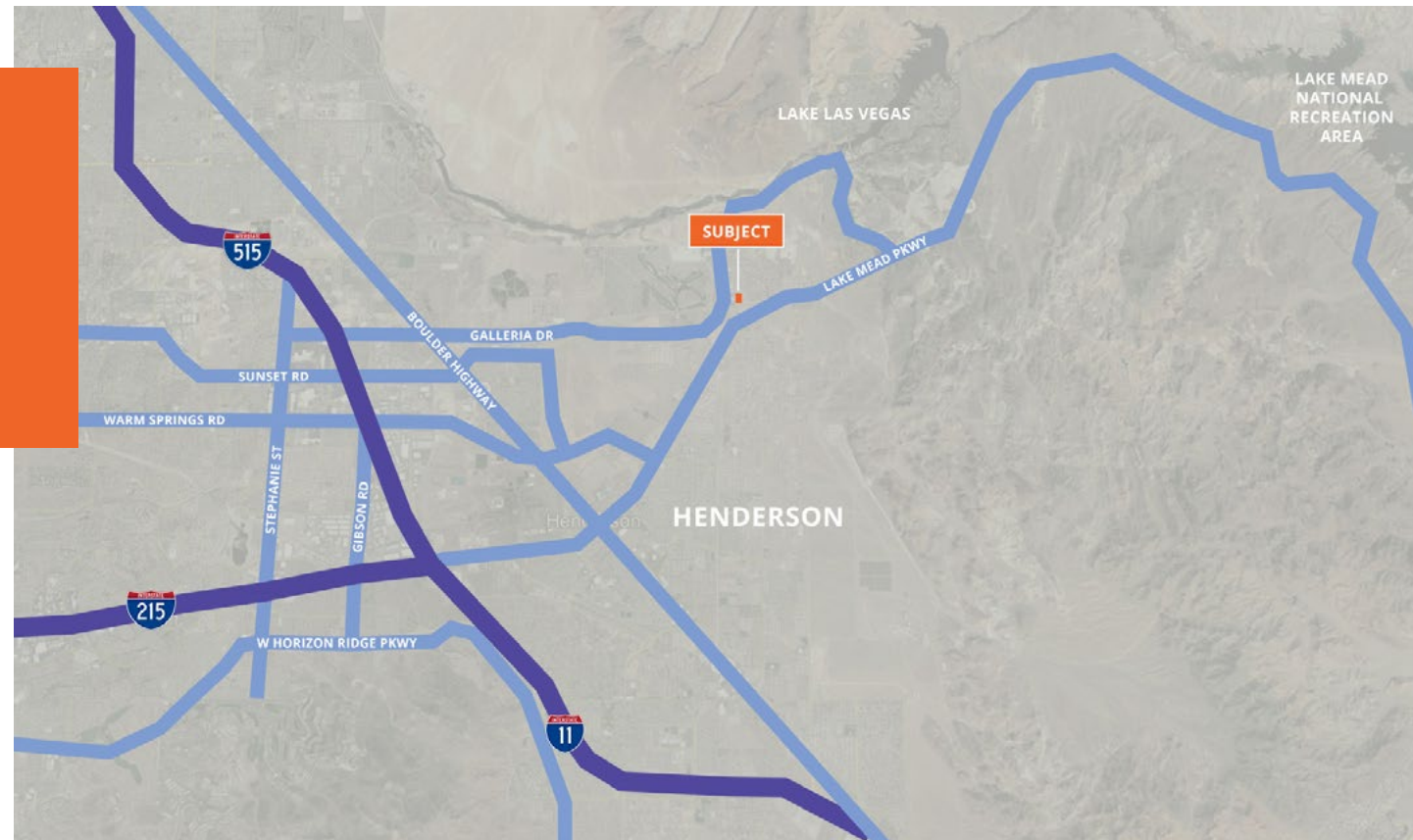


Location

Nancy J Industrial Project

1021-1025 Nancy Jay Street
Henderson, NV 89011

The subject is located on the northeast corner of Eagle Rock Road and Nancy Jay Street north of East Lake Mead Parkway in Henderson, close to Lake Mead Recreation Area, Lake Las Vegas and Downtown Henderson. This location offers easy access to three major highways that service the valley - I-515/US 95, I-215 and I-11.



Distance to:



I-215
I-515/I-11
±5 miles



Harry Reid International Airport
±16 miles
Henderson Executive Airport
±15 miles



Las Vegas Strip
±15 miles

SE LV/Henderson Submarket

Roughly 1.6 msf delivered here over the past four quarters, but strong demand has mitigated upward pressure on the vacancy rate. The Southeast Las Vegas/Henderson Submarket is the third-largest in Las Vegas, with approximately 21 msf of industrial space (around 13 million of which is devoted to logistics). The area is serviced by I-215 and I-515 along with the Union Pacific Railroad, which runs along the southern portion of the submarket.

As is the case in other Las Vegas submarkets, a large portion of the outlying land consists of desert areas, so most logistics facilities are located along the I-515 Las Vegas Expressway. The tenant base there is similar to that of Southwest Las Vegas - most occupants serve the local economy, and national retail distribution centers are mostly absent.

Logistics deliveries have at times put upward pressure on the vacancy rate, but healthy absorption has kept vacancy around 4.8%. Rent gains remain robust at around 14.3%.

Source: CoStar

The Nevada Advantage



Clark County Economic Statistics (Q4 2022)

Population	2.3M
Labor Force	1.1M
Existing Home Median Price	\$385K
New Home Median Price	\$449K
Visitor Volume	5.4%
Harry Reid International Airport Passengers	4.6M

Q4 2022 Demographics

Population	2.3M
Households	850,914
Average Household Income	\$95.4K
Median Household Income	\$70K
Unemployment	5.6%

Source: <https://www.healthysouthernnevada.org/demographic>
<https://www.lvgea.org/data-portal/regional-overview/>

Nevada State Taxes

Sales Tax: 8.25%

No Corporate Income Tax

No Franchise Tax

No Personal Income Tax

Nevada corporations may purchase, hold, sell or transfer shares of its own stock.

Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options.

No Unitary Tax

No Estate Tax

Competitive Sales and Property Tax Rates

Nevada State Incentives

In partnership with the Governor's Office of Economic Development and the local jurisdictions within Clark County, the Las Vegas Global Economic Alliance offers a variety of incentives to help qualifying companies locate and expand in the region. Programs include the following:

Sales & Use Tax Abatement: Applies on qualified capital equipment purchases.

Modified Business Tax Abatement: Abatement of 50 percent of the 1.475 percent rate on quarterly wages exceeding \$50,000.

Personal Property Tax Abatement: Abatement of up to 50% over a maximum of 10 years.

Real Property Tax Abatement for Recycling: Abatement of up to 50 percent abatement for qualified recycling businesses.

Data Center Abatement Tax: Abatement of up to 75 percent on personal property tax.

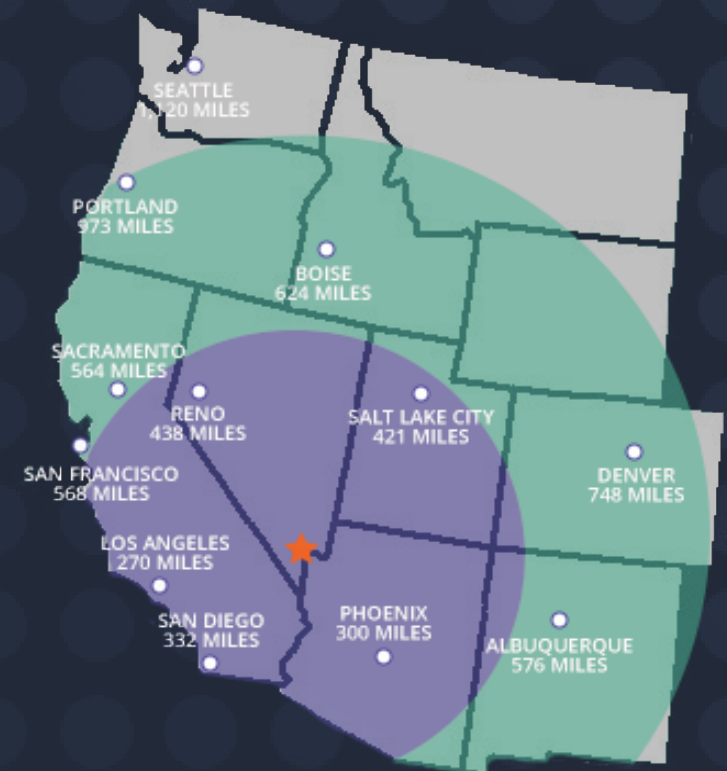
Silver State Works Employee Hiring Incentive: Provides employers up to \$2,000 for hiring state-qualified employee candidates.

Transportation/Logistics/Shipping Destinations

Greater Las Vegas is strategically located along Interstate 15 and is within a five-hour drive of 9 percent of the nation's population. It is within a two-hour flight of 25 percent of the nation's population. In fact, the region is less than one day's drive from 60 million consumers and five major United States ports servicing the Pacific Rim.

- You can reach 60 million consumers within a day's drive
- Get easy access to large California markets and nearby ports
- Same-day, round-trip trucking to Los Angeles and Phoenix
- Take advantage of one-day rail routes to Salt Lake City and Los Angeles

Distances from major cities in the Western Region:



Source: Las Vegas Global Economic Alliance LVGEA

**If you would like more
information on this project
please get in touch.**

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