

20,499 SF Remaining! – Brand New Building



NANCY J
INDUSTRIAL
PARK

1025 NANCY JAY ST., UNIT 200
HENDERSON, NV 89011

FOR SALE / LEASE

Now Accepting Reservations for Future Phases



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: B.1000836.CORP

Site plan



Floor plan

Potential Office Buildout:

Includes:

- Reception area
- Large Open Office area
- Conference Room
- Two (2) Private Offices
- Two (2) Restrooms
- Storage Closet
- Coffee Bar

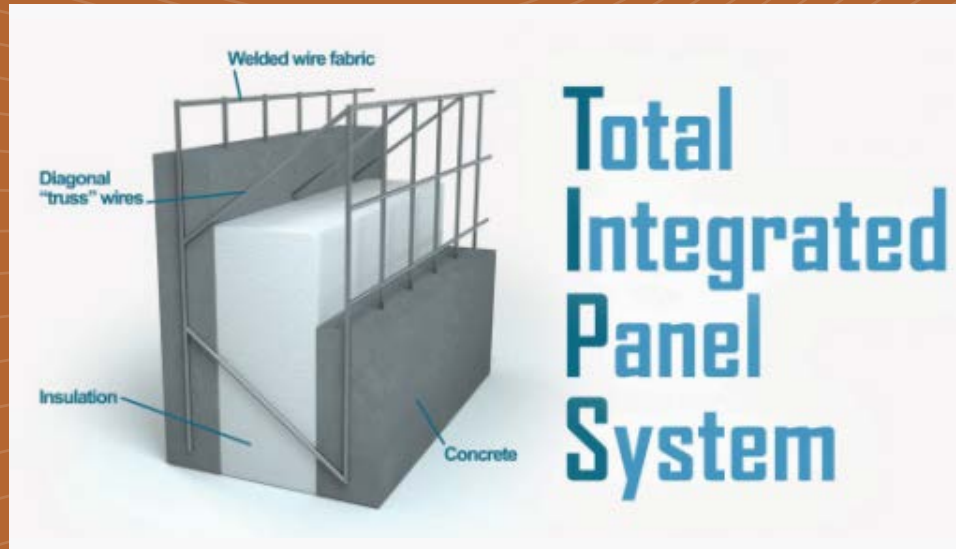
Building Details

SF REMAINING:	20,499 SF
OFFICE SF:	BTS
CLEAR HT:	24'
POWER:	800 A, 277/480 V, 3 Phase
SPRINKLERS:	ESFR
LOADING:	REAR
ROOF INSULATION:	R-38 Insulating Value
DOORS:	(2) 9'x10' Dock High (1) 12'x14' Grade Level
WALL PANEL INSULATION:	Tilt-up Insulated Panel System, R-20 Insulating Value
LIGHTING:	2x4 LED high bay lighting designed to a 40' candle illumination
WAREHOUSE COOLING:	Evaporative Cooled, 6.8 air changes/hour

1025
Unit 200

PURCHASE PRICE:	\$205-\$210 PSF (\$205 no office, \$210 w office)
LEASE RATE:	Call for Details
CAM:	\$0.24

Tilt up | TIPS Technology



THE LATEST IN BUILDING EFFICIENCY TECHNOLOGY:

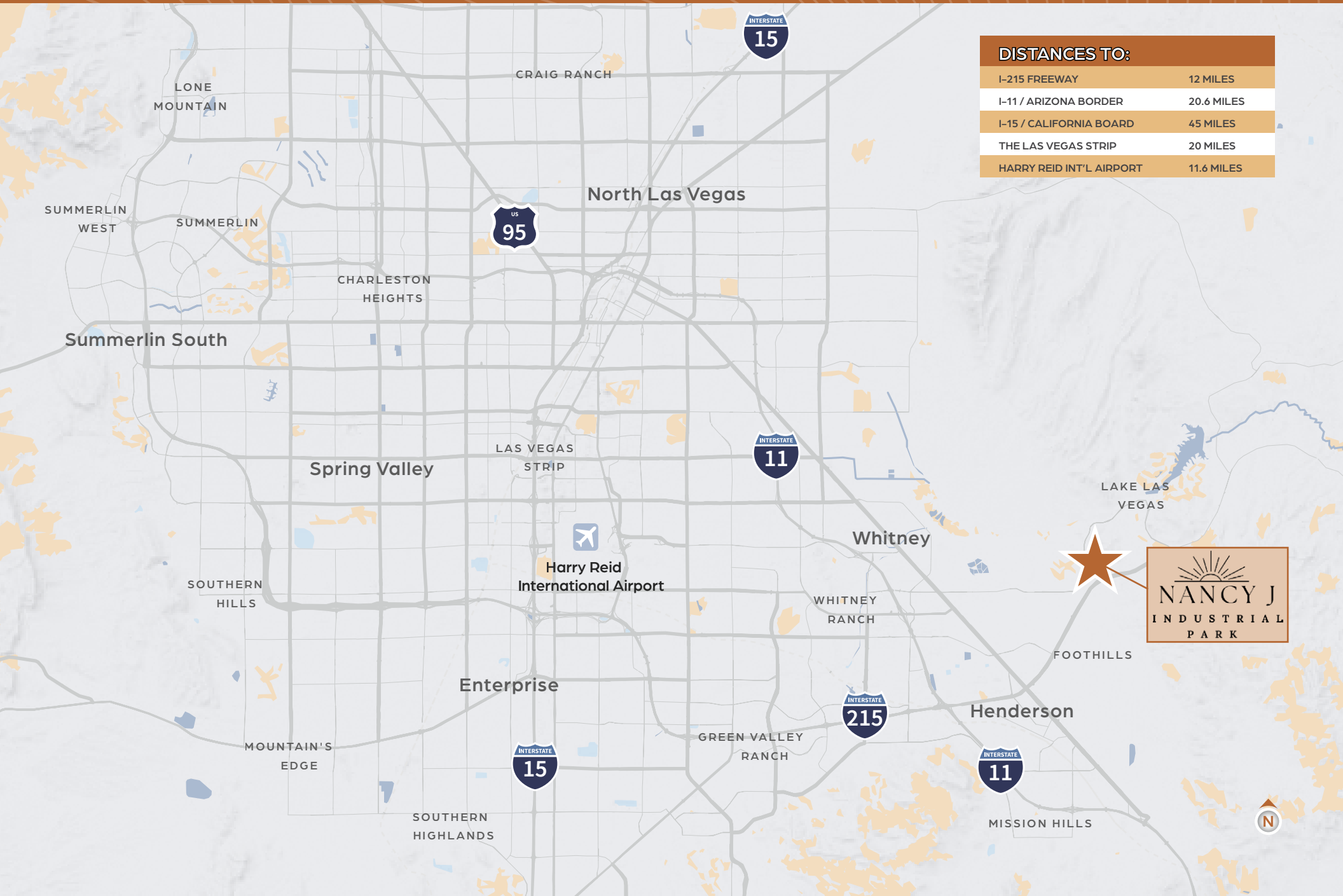


A material evaluation of the 4 inches of expanded polystyrene insulation and both wythes of concrete used in TIPS construction provides an R-value that exceeds the current energy code and the R-value of sandwich tilt-up walls that typically utilize 2 inches of insulation.

Project photos



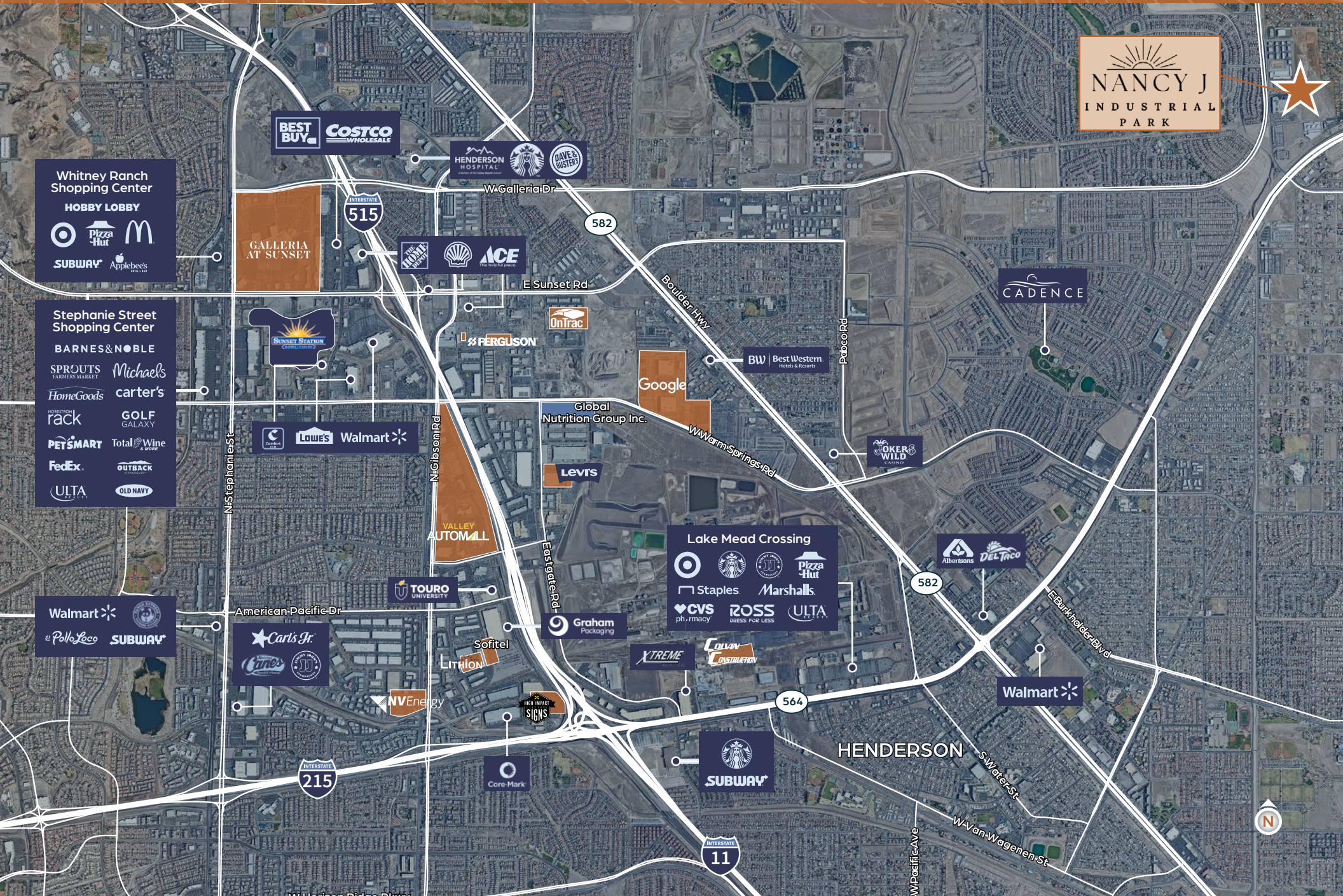
Valley Map



DISTANCES TO:

I-215 FREEWAY	12 MILES
I-11 / ARIZONA BORDER	20.6 MILES
I-15 / CALIFORNIA BOARD	45 MILES
THE LAS VEGAS STRIP	20 MILES
HARRY REID INT'L AIRPORT	11.6 MILES

Retailer Map

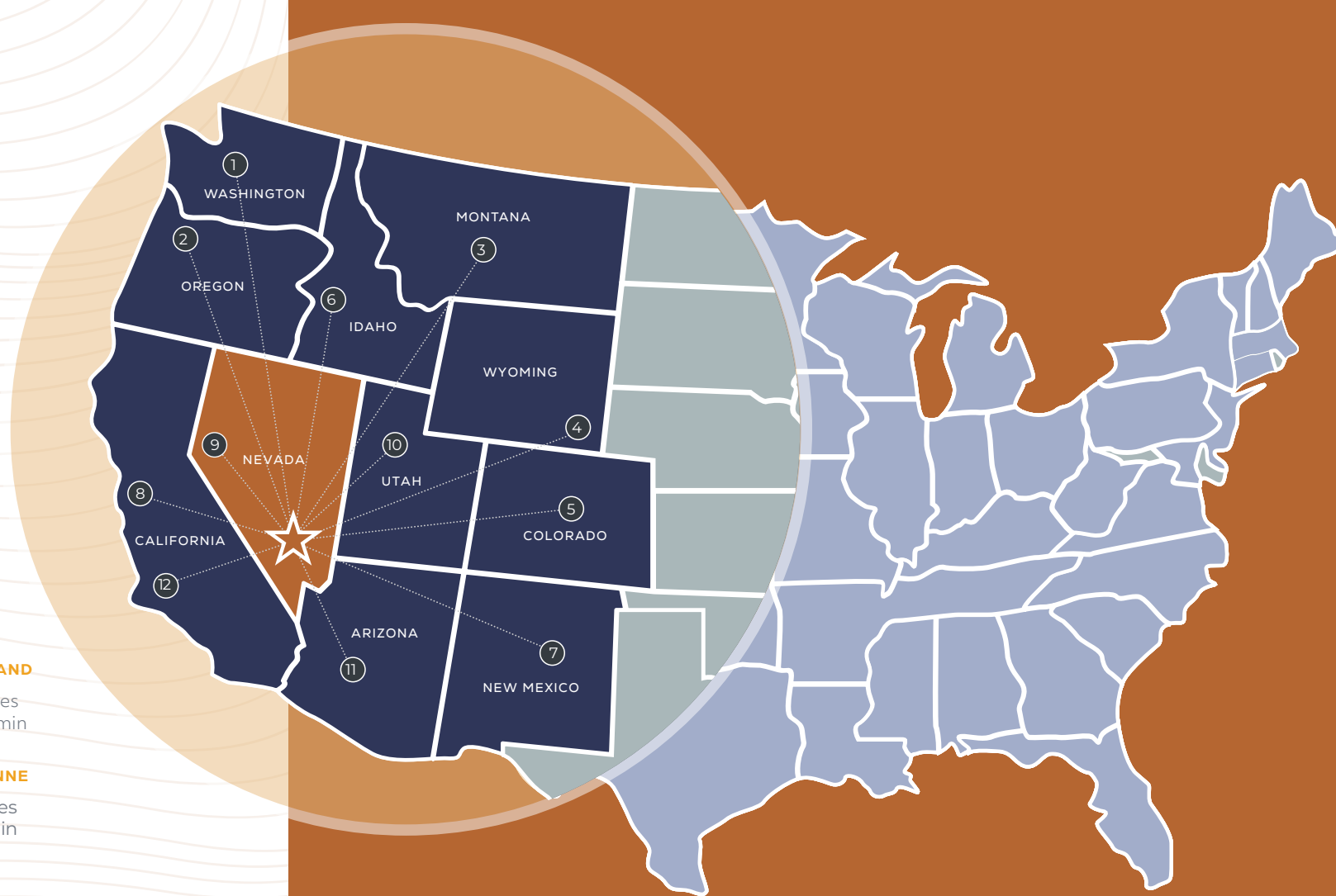


1-2 Day Truck Service

Access to serving over
77 million+ people within
a one day truck drive.

24% of
U.S. Population

- | | |
|---------------------------------------|--|
| 1 SEATTLE
1,129 Miles
16h 52min | 2 PORTLAND
982 Miles
15h 44min |
| 3 HELENA
907 Miles
12h 31min | 4 CHEYENNE
837 Miles
11h 52min |
| 5 DENVER
752 Miles
10h 45min | 6 BOISE
634 Miles
9h 31min |
| 7 SANTA FE
634 Miles
9h 8min | 8 SAN FRANCISCO
562 Miles
8h 20min |
| 9 RENO
452 Miles
6h 55min | 10 SALT LAKE CITY
424 Miles
5h 50min |
| 11 PHOENIX
300 Miles
4h 39min | 12 LOS ANGELES
265 Miles
3h 54min |



2.4 Million Southern Nevada Residents providing qualified labor pool.

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

BUSINESS ASSISTANCE PROGRAMS

- 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



Danny Leanos
Senior Associate
Lic. #S.191773
E: danny.leanos@jll.com
P: +1 702 522 5008

Brayden Stockbauer
Associate
Lic. #S.0203930
E: brayden.stockbauer@jll.com
P: +1 702 522 5114

Rob Lujan, SIOR, CCIM
Exec. Managing Director
Lic. #S.0051018
E: rob.lujan@jll.com
P: +1 702 522 5002

Jason Simon, SIOR
Exec. Managing Director
Lic. #S.0045593
E: jason.simon@jll.com
P: +1 702 522 5001



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.