

  
**NANCY J**  
INDUSTRIAL  
PARK



**±20,494 - ±40,988 SF**

**Brand New Building  
AVAILABLE NOW**

**1021 & 1025 NANCY JAY ST. | HENDERSON, NV 89011**

Design Build By:  
L M Construction Co., LLC



**AVISON  
YOUNG**



**NANCY J**  
**INDUSTRIAL**  
**PARK**

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# BUILDING details



<b>BUILDING SF:</b>	±20,494 sf - ±40,988 sf
<b>OFFICE SF:</b>	±1,500 sf
<b>CLEAR HT:</b>	24'
<b>POWER:</b>	1600 A, 277/480 V, 3 Phase
<b>SPRINKLERS:</b>	ESFR
<b>LOADING:</b>	Rear
<b>DOORS:</b>	(4) 9'x10' Dock High (2) 12'x14' Grade Level
<b>WALL PANEL INSULATION:</b>	Tilt-up Insulated Panel System, R-20 Insulating Value
<b>ROOF INSULATION:</b>	R-38 Insulating Value
<b>LIGHTING:</b>	2x4 LED high bay lighting designed to a 40' candle illumination
<b>PURCHASE PRICE:</b>	<b>\$200 PSF - ±40,988 SF</b> <b>\$207 PSF - ±20,494 SF</b>
<b>LEASE RATE:</b>	<b>\$1.10 PSF</b>





# SITE plan

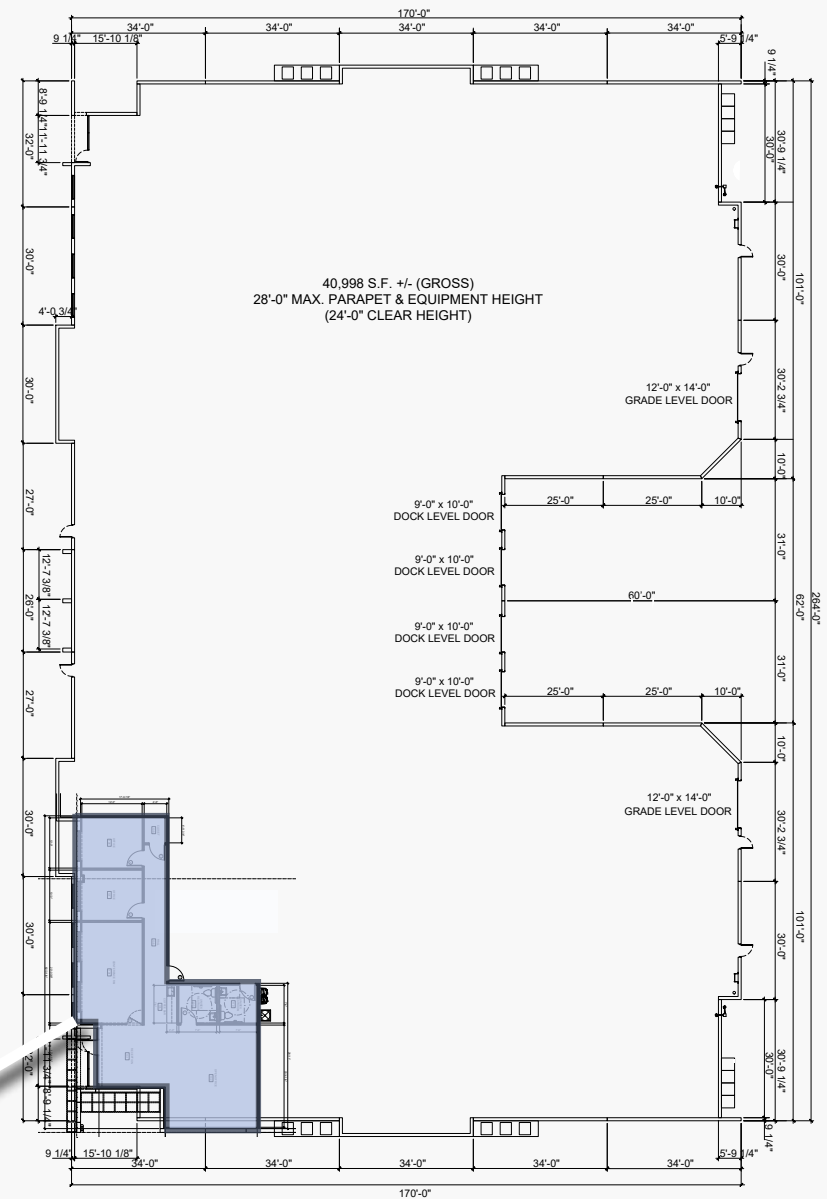
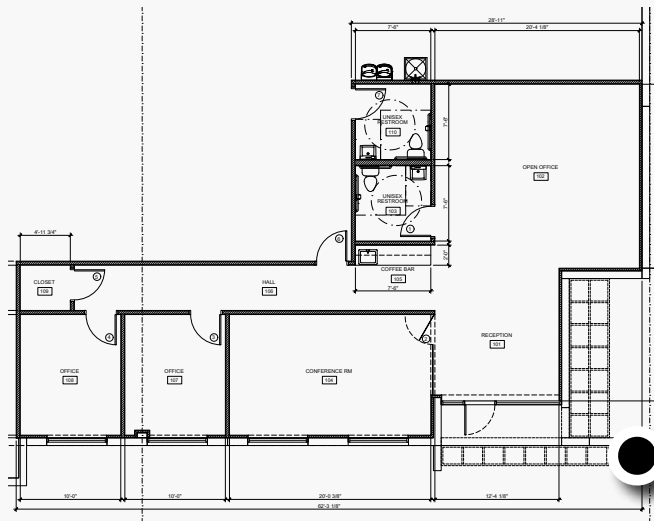


# FLOOR plan

## Office Buildout: ±1,500 SF

Includes:

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



# OFFICE photos





# LOCATION MAP

## HENDERSON, NEVADA



# The Nevada Advantage



## Clark County Economic Statistics (Q4 2024)

Population	2.37M
Labor Force	1.2M
Existing Home Median Price	\$395K
New Home Median Price	\$479K
Visitor Volume	3.7M
Harry Reid International Airport Passengers	5.3M

## Q4 2024 Demographics

Population	2.37M
Households	888,842
Average Household Income	\$95.8K
Median Household Income	\$68.8K
Unemployment	5.8%

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

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## 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





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**INVESTMENT PROPERTIES**

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