



# WDA @ INDUSTRIAL RAIL

 WESLEY D. ADAMS  
INNOVATION  
PARK



**FOR SALE**  
± 130 ACRES  
INDUSTRIAL LAND

N. LAS VEGAS BOULEVARD & I-15  
NORTH LAS VEGAS, NV 89124

**LDA** REALTY

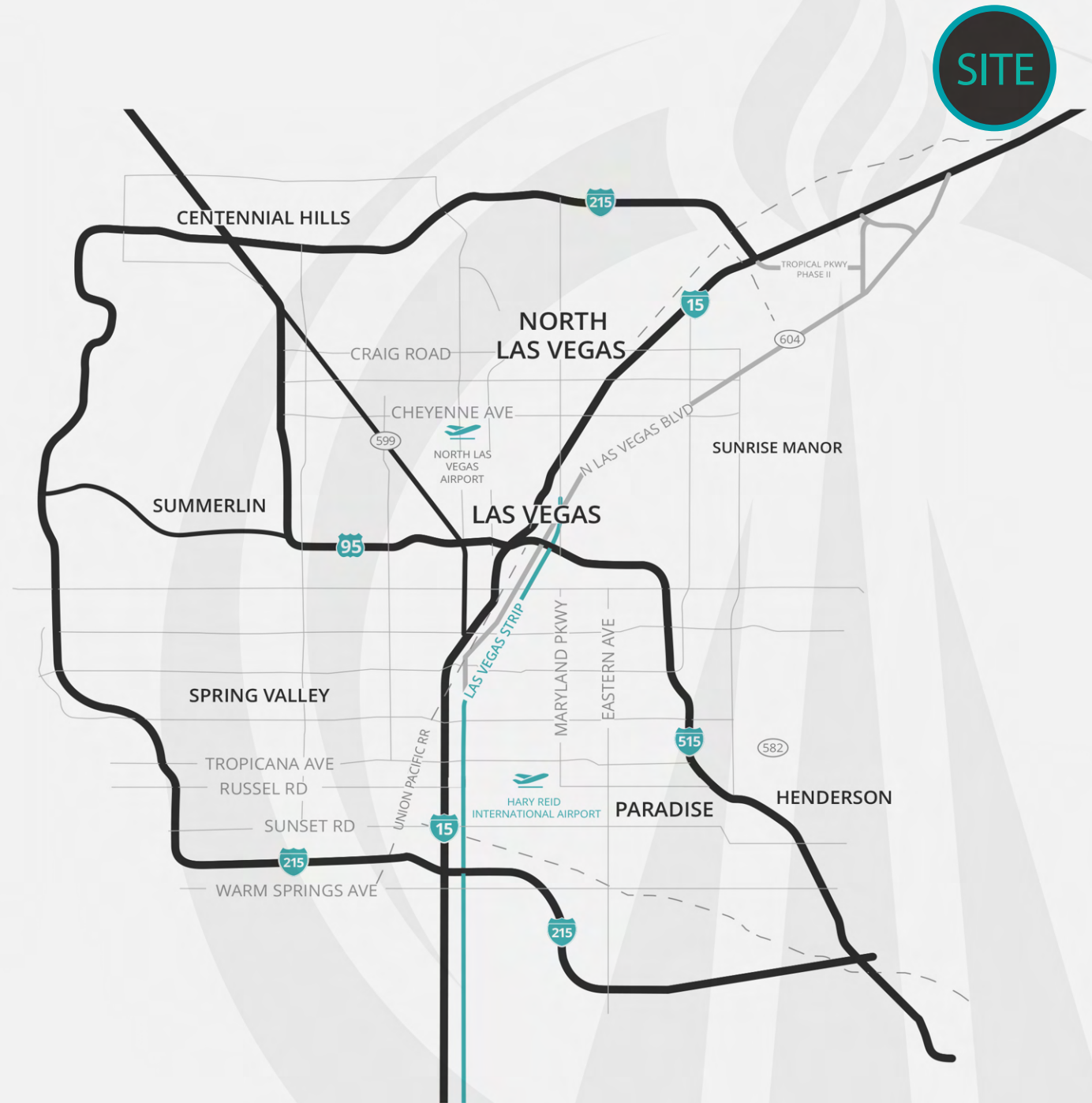
**PROMETHEUS**  
— DEVELOPMENT GROUP —



# SITE MAP HIGHLIGHTS

## LOCATION HIGHLIGHTS

- Located within the Wesley D. Adams Innovation Park within the North Las Vegas submarket.
- Access to I-15 freeway via Las Vegas Blvd.
- North Las Vegas Jurisdiction
- Zoning: M-2
- Eligible for designation as a Foreign Trade Zone
- Access to a strong labor force of approximately 950,000 employees within a 25-mile radius of the property.





**WESLEY D. ADAMS  
INNOVATION  
PARK**

**FOR SALE  
±130 ACRES**





## PROPERTY OVERVIEW



- APN's:  
103-34-010-019 ,  
103-34-010-020 ,  
103-35-010-009 ,  
103-35-010-010 ,  
103-35-010-011 ,  
103-35-010-012 ,  
103-26-010-008 ,  
103-26-010-009 ,  
103-26-010-010 ,  
103-26-010-011 ,  
103-26-010-012
- ZONING: M-2  
(APEX OVERLAY DISTRICT)
- WATER, SEWER, GAS,  
FIBER & PAVED ACCESS  
TO PROPERTY
- TRANSMISSION AND  
DISTRIBUTION LEVEL  
POWER AVAILABLE



# TRANSIT ANALYSIS FROM LAS VEGAS, NV

## LOCATION & TRANSPORTATION



I-15 Interchange is  
±6.12 miles from site.



US-95 Interchange is  
±21.45 miles from site.



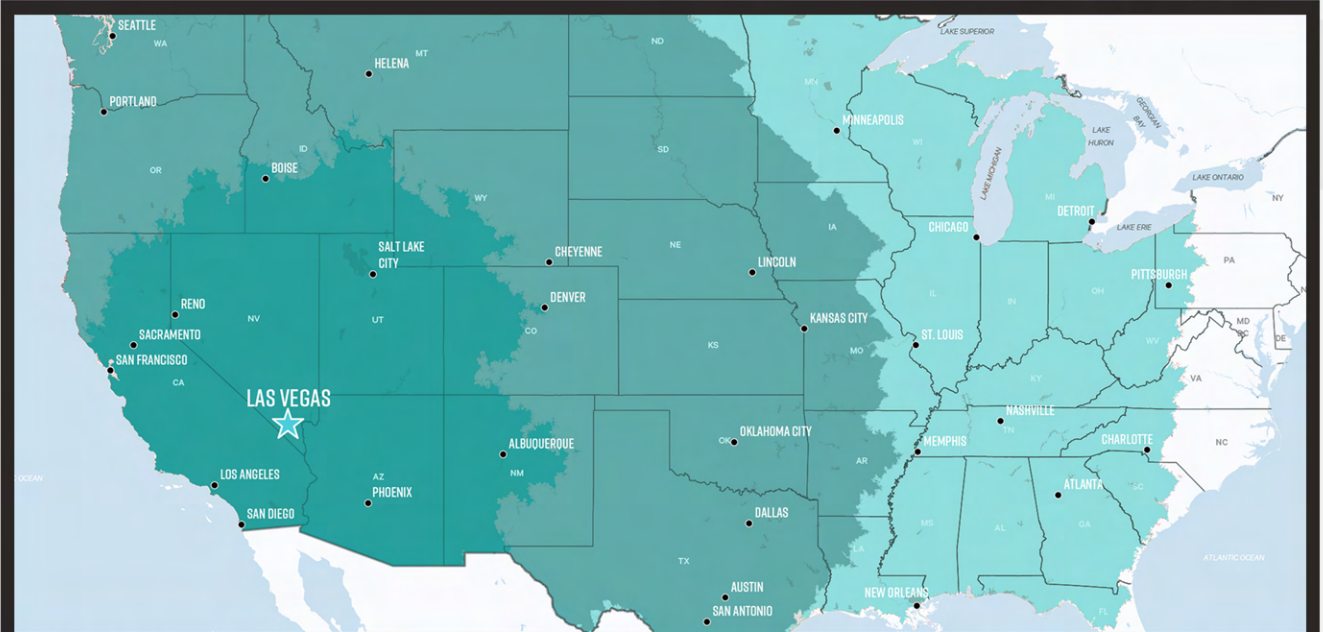
Harry Reid Int'l Airport is  
±30.0 miles from site.



The Las Vegas Strip is  
±24.5 miles from site.

## SHIPPING & MAILING SERVICES

- FedEx Freight:  
15.7 Miles
- FedEx Ship Center:  
20.3 Miles
- FedEx Air Cargo:  
31.7 Miles
- FedEx Ground:  
14.4 Miles
- UPS Freight Service Center:  
16.2 Miles
- UPS Customer Center:  
22.5 Miles
- UPS Air Cargo  
31.7 Miles
- US Post Office:  
21.3 Miles



### ONE DAY TRUCK SERVICE

Location:	Distance	Time:
Los Angeles	268	5 hrs
Phoenix	397	5 hrs, 54 min
Salt Lake City	436	6 hrs
San Diego	334	6 hrs, 12 min
Reno	464	7 hrs, 24 min
Albuquerque	585	8 hrs, 36 min
Sacramento	598	9 hrs, 48 min
San Francisco	569	10 hrs, 30 min
Boise	686	10 hrs, 36 min
Denver	763	11 hrs, 12 min

### TWO DAY TRUCK SERVICE \*

Location:	Distance	Time:
Cheyenne	865	12 hrs, 12 min
Helena	919	13 hrs, 18 min
Oklahoma City	1,125	16 hrs
Lincoln	1,247	17 hrs, 48 min
Dallas	1,226	17 hrs, 48 min
Portland	1,036	17 hrs, 54 min
Seattle	1,180	19 hrs, 12 min
San Antonio	1,313	19 hrs, 18 min
Kansas City	1,365	19 hrs, 24 min
Austin	1,336	20 hrs, 6 min

### THREE DAY TRUCK SERVICE

Location:	Distance	Time:
Memphis	1,589	22 hrs, 48 min
St. Louis	1,620	23 hrs, 18 min
Minneapolis	1,662	23 hrs, 48 min
New Orleans	1,748	25 hrs, 24 min
Chicago	1,768	25 hrs, 36 min
Nashville	1,805	26 hrs, 12 min
Atlanta	2,027	29 hrs, 36 min
Detroit	2,037	29 hrs, 54 min
Pittsburgh	2,212	32 hrs, 48 min
Charlotte	2,225	32 hrs, 48 min

Distance is measured in miles and time is estimated.

\*23.3% OF US POPULATION.

### 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

### 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

### NEVADA LABOR

- Nevada has one of the lowest labor costs in the region.
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 177,800 workers in the distribution, transportation, manufacturing, warehousing and construction industries.
- Over 63,700 students are enrolled at the University of Nevada Las Vegas and the College of Southern Nevada.
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages.





**Keith Oesterling**

Listing Agent

+1 702 416 0104

Koesterling@LDArealty.com

LIC. S.0182837



**PROMETHEUS**  
— DEVELOPMENT GROUP —

LDA REALTY | 7201 W Lake Mead Blvd Suite 245 | Las Vegas, NV 89128 [www.LDArealty.com](http://www.LDArealty.com)

© 2026 LDA REALTY, LLC All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. LDA REALTY and the LDA REALTY logo are service marks of LDA REALTY, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of LDA REALTY, LLC. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.