

6685

AVAILABLE

AMELIA EARHART



26,977 SF on 1.93 Acres

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PROPERTY HIGHLIGHTS

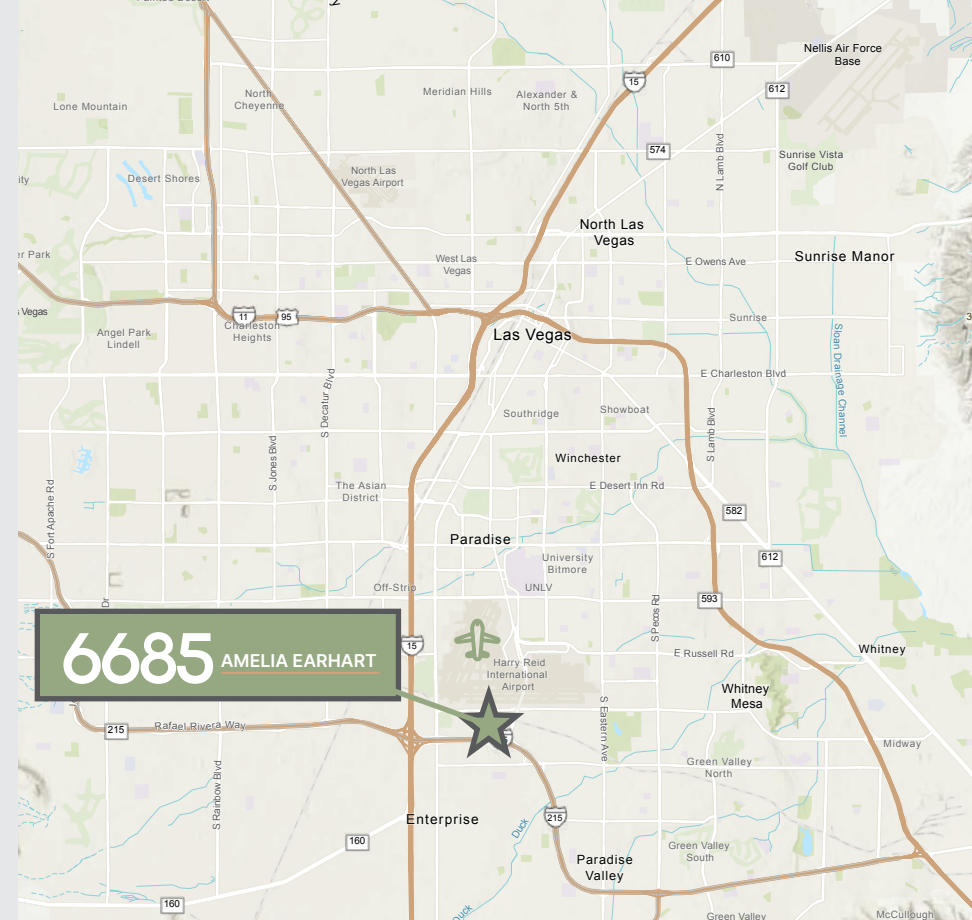
Located in the Hughes Airport Center, 6685 Amelia Earhart Court is a ±26,977 SF single-tenant industrial building on ±1.93 acres. Located between Sunset Road and Pilot Road, the property offers excellent access to Harry Reid International Airport, the I-15/I-215 Freeway Interchange at Las Vegas Boulevard, the Las Vegas Strip, along with many retail and service amenities.

Available

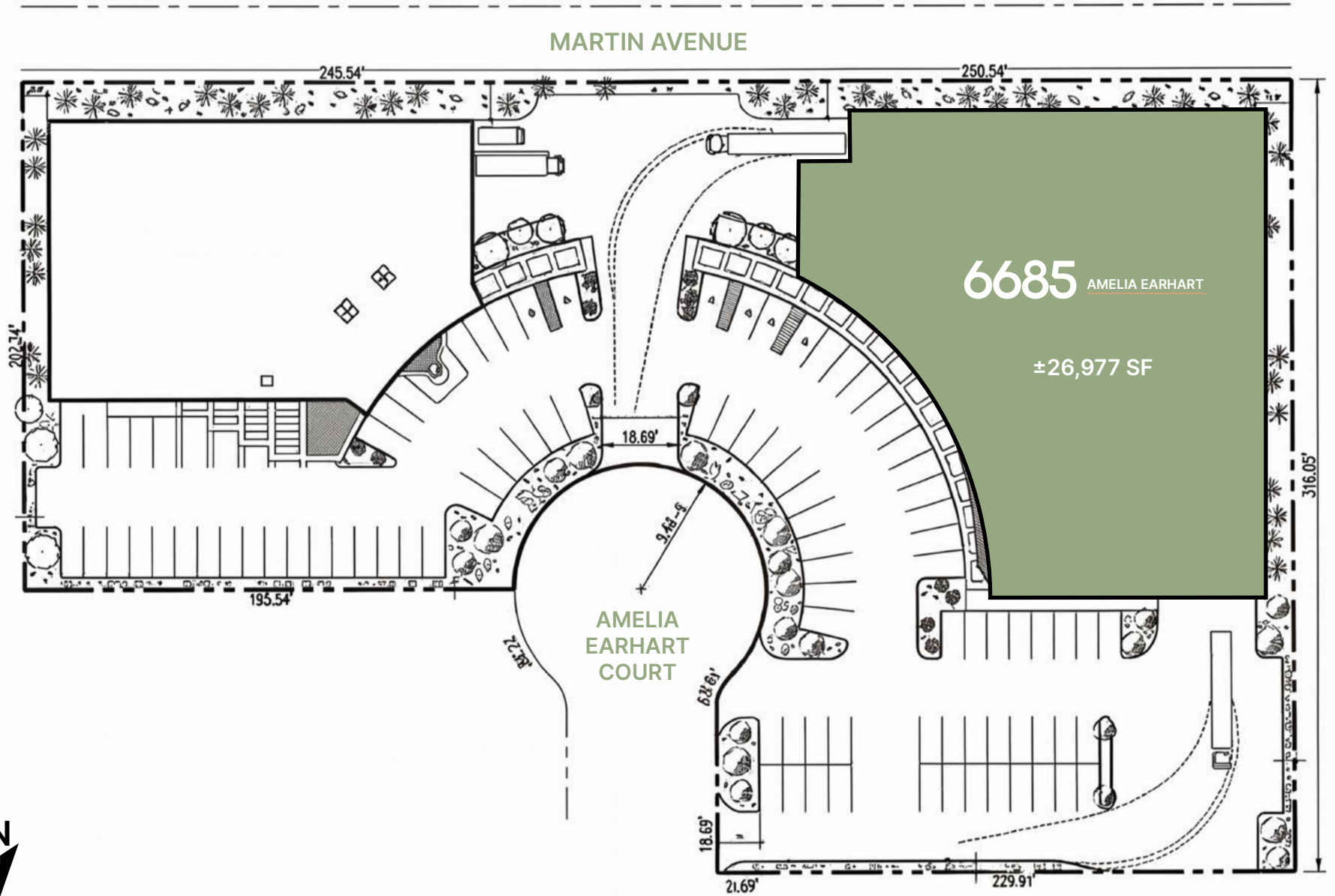
- + ±26,977 SF single-tenant industrial building on 1.93 acres
- + ±14,909 SF HVAC office space with open "Tech" areas
- + ±12,068 SF of Evaporative Cooled warehouse
- + Formally occupied by Gaming Machine manufacturer
- + Lease Rate: \$1.25/SF (NNN)
- + CAM: \$0.22/SF

Property Highlights

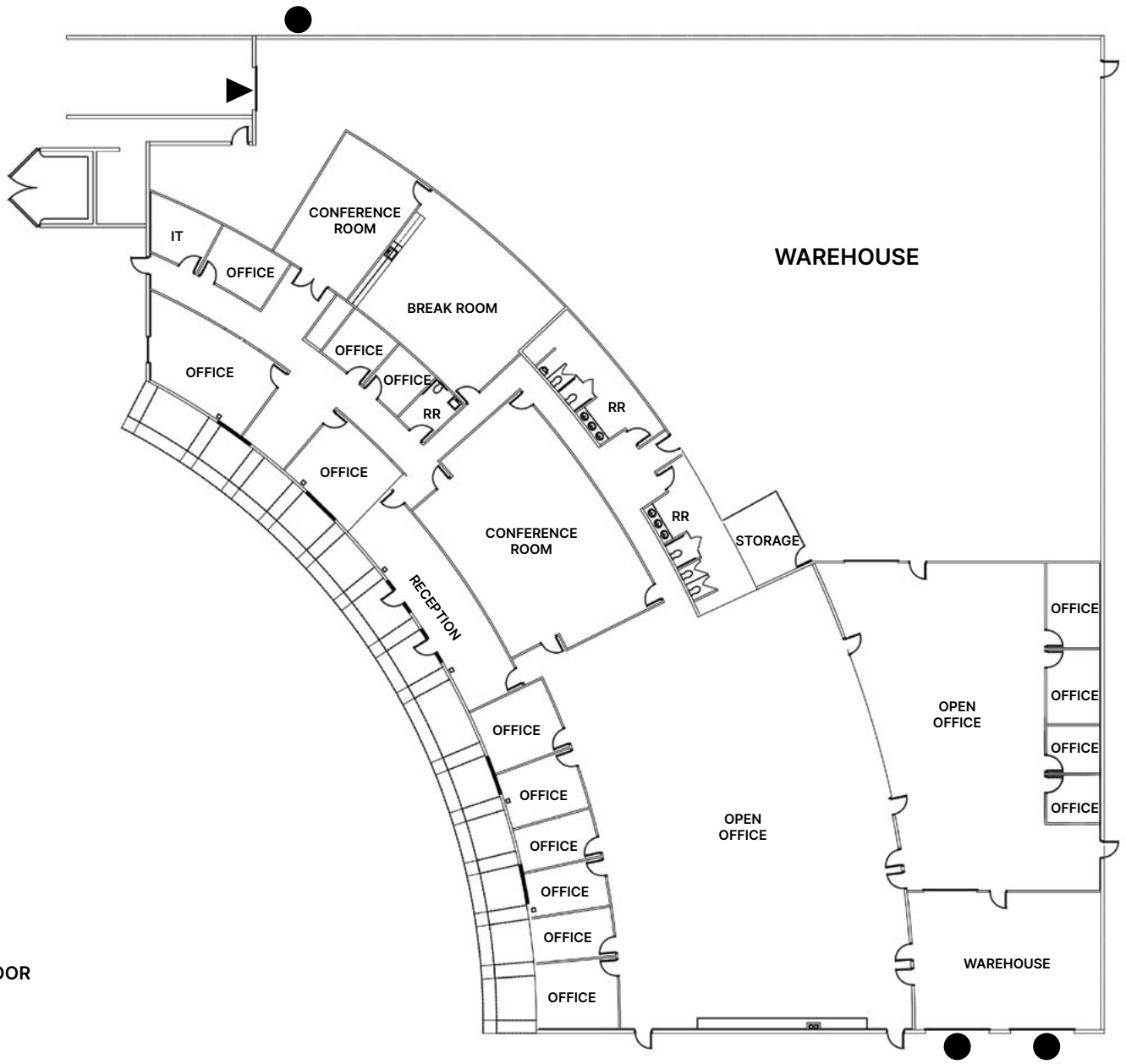
- + Prime Airport Location
- + Parking Lot is Gated & Fenced
- + Fully Fire-Sprinklered at 0.3 GPM per 2,000 SF
- + Contemporary design with covered entry/walkways
- + 1,200 Amps, 120/208 Volt, 3-Phase Power
- + Three (3) 12' x 14' Grade Level roll-up doors
- + One (1) 9' x 10' dock-hi loading well
- + Two (2) large Multi-stall Restrooms
- + One (1) All-Gender Restroom
- + Skylights with Transom Windows offer abundant light
- + Natural Gas Service
- + Sixty-Four (64) Total Parking Spaces
- + Forty-eight (48) Covered Parking Spaces
- + 24' Minimum Clear Height
- + Metal Halide warehouse lighting
- + Concrete Tilt-Up Construction
- + Industrial Park (IP) Zoning; Clark County-Enterprise
- + Built in 1997
- + APN: 177-04-510-020



SITE PLAN



FLOOR PLAN



● = GRADE-LEVEL DOOR

▲ = DOCK-HI DOOR



PROPERTY PHOTOS



AERIAL MAP



DISTANCES TO:

- I-15/I-215 Freeway.....1 mile
- Las Vegas "Strip".....4.2 miles
- Harry Reid Int'l Airport.....2.6 miles
- 515 Freeway.....6.6 miles

TOWN SQUARE LAS VEGAS

Apple | Staples | OLD NAVY
 Fry's | Yael Home | H&M
 Fleming's | WHOLE FOODS MARKET
 AMC THEATRES | The Container Store

MCCARRAN MARKETPLACE

Walmart | PETSMART
 LOWE'S | ROSS DRESS FOR LESS | Carl's Jr.
 BANK OF AMERICA

LAS VEGAS SOUTH PREMIUM OUTLETS

verizon | Nike | Sprint | Oldemark
 chico's | HOTEL PORT | FedEx
 VITAMIN WORLD | IHOP

6685 AMELIA EARHART

allegiant stadium
 DESIGNATED STADIUM DISTRICT
 McCarran
 TACO BELL
 Carls Donuts
 ALOHA HAWAIIAN BBQ
 SUNSHINE COFFEE
 Starbucks
 CVS pharmacy
 HARBOR FREIGHT
 AutoZone
 CASA DON JUAN
 PTS TAVERNS
 QUINTA
 SUBWAY

WHY SOUTHERN NEVADA?



CURRENT STATE INCENTIVES

50% Elimination of payroll tax for 4 years

50% elimination of personal property taxes for 10 years

Training Grants \$1,000 to \$4,000 per employee

6.1% Elimination Of Sales Tax when purchasing capital equipment (you pay only 2% down from 8.1%)

50% to 90% subsidy for up to 6 months
(State will give businesses 50-90% of the new employee's hourly wage for up to 6 months)



#1 Best States for Transportation, U.S. News & World Report (2018)



#1 Best Job Creation Index in the United States (Gallup 2017)



One Of The Most Digitally Connected Cities In The World Thanks To Switch Communications —the region contains 7,453 miles of fiber optic cable.



Las Vegas Has One Of The Most Business Friendly Environments In The U.S.



Great Location For Logistics, Manufacturing And Exporting— Making Las Vegas An Essential Part Of Any Global Business Economic Plan.



Lower Cost Of Living And A Lower Cost Of Business Operation Than California While Having Easy Access To Its Markets And Ports.

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