

PREMIUM INDUSTRIAL & OFFICE ASSET

5995 W. Wigwam Avenue

Las Vegas, NV 89139

Offered at \$3,619,500



Exclusively presented by
Ryan Hogge & David Shirit



PROPERTY OVERVIEW & CAPABILITIES

A freestanding industrial and office building located in the highly desirable Wigwam Jones Industrial Park. Designed for modern manufacturing, distribution, and corporate operations.

±9,652 SF Total Building:	±6,577 SF Warehouse:	\$3,619,500 Purchase Price:	Designed Manufacturing (M-D) Zoning:
±1,588 SF 1st Floor Office:	±1,487 SF Second Floor Office:	Clark County Jurisdiction:	18' Clear Clear Height:

Site Capabilities

Loading

One (1) Dock-high door & Two (2) Grade-level doors.

Construction

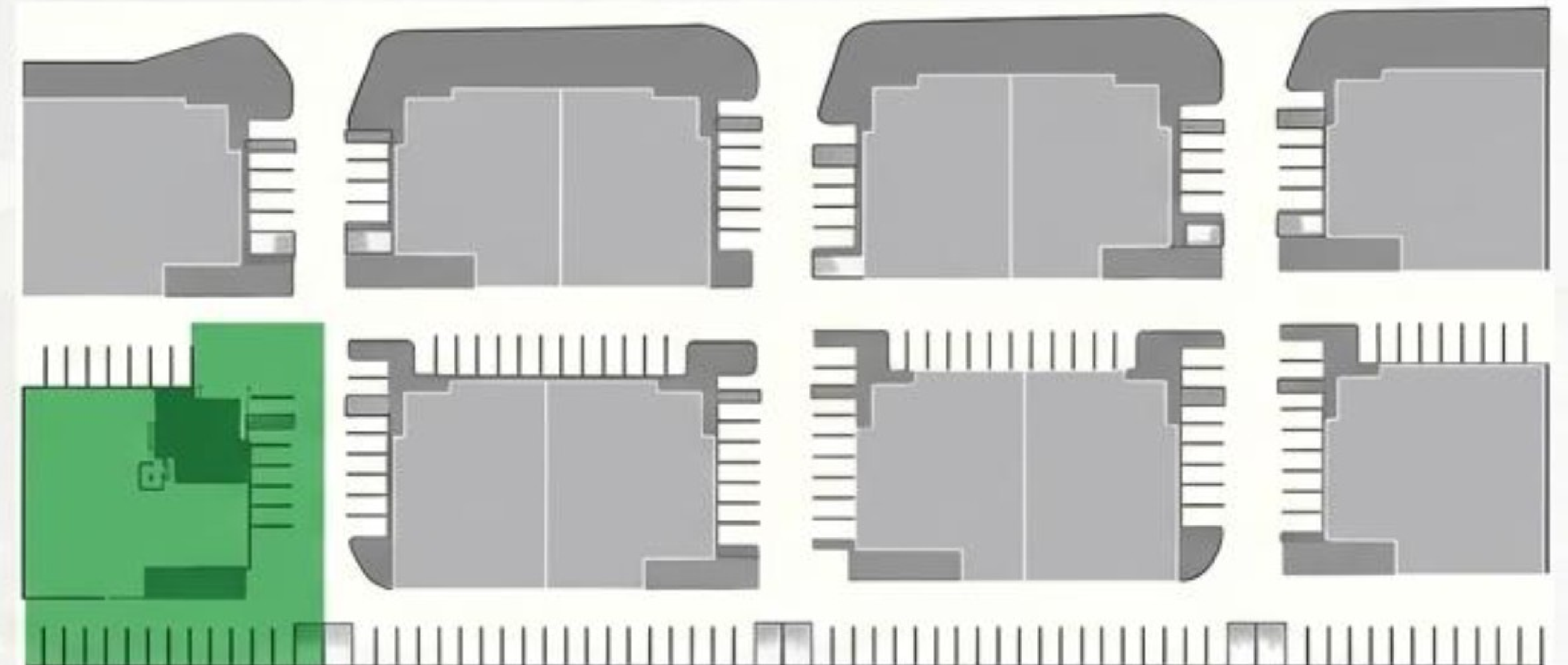
Tilt-up concrete panels.

Parking

Secured perimeter parking area.

Climate Control

Evaporative coolers installed in the warehouse area.



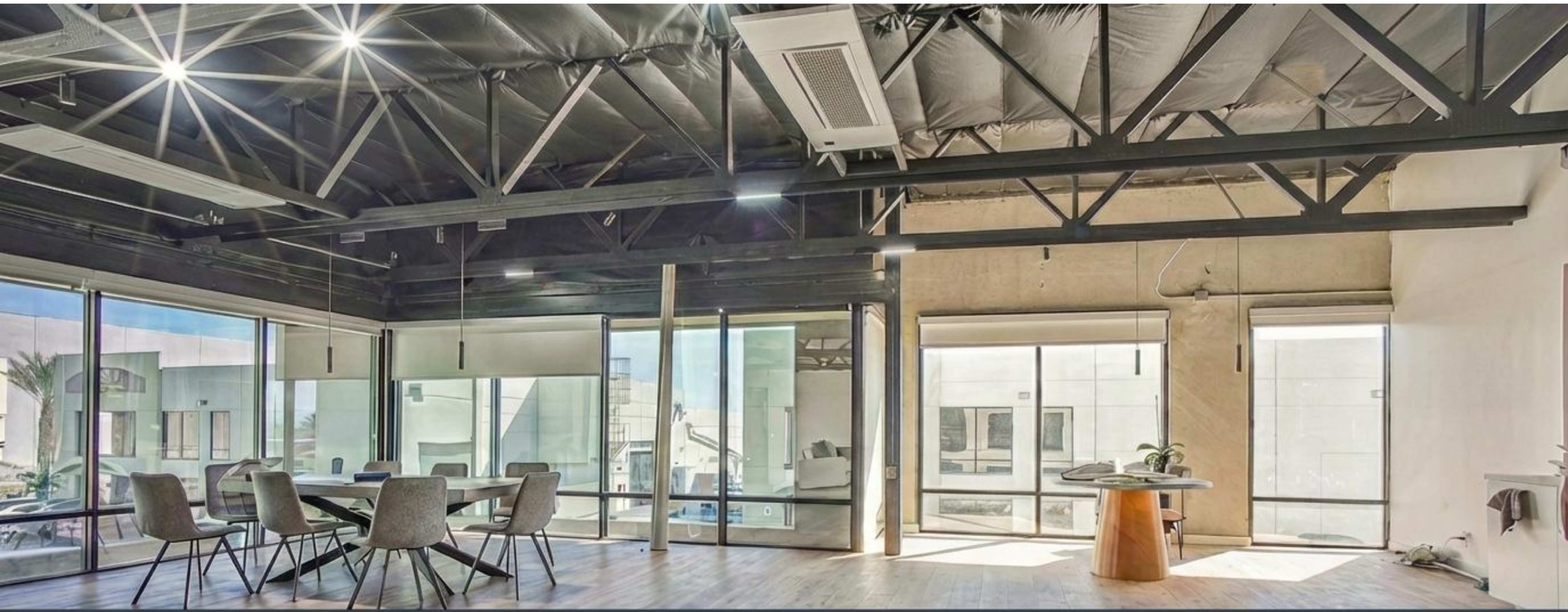
GROUND FLOOR OPERATIONS



Welcoming glass-front entry lobby featuring modern concrete flooring and natural light.



Dedicated ground-floor staff breakroom equipped with built-in cabinetry and kitchenette plumbing.



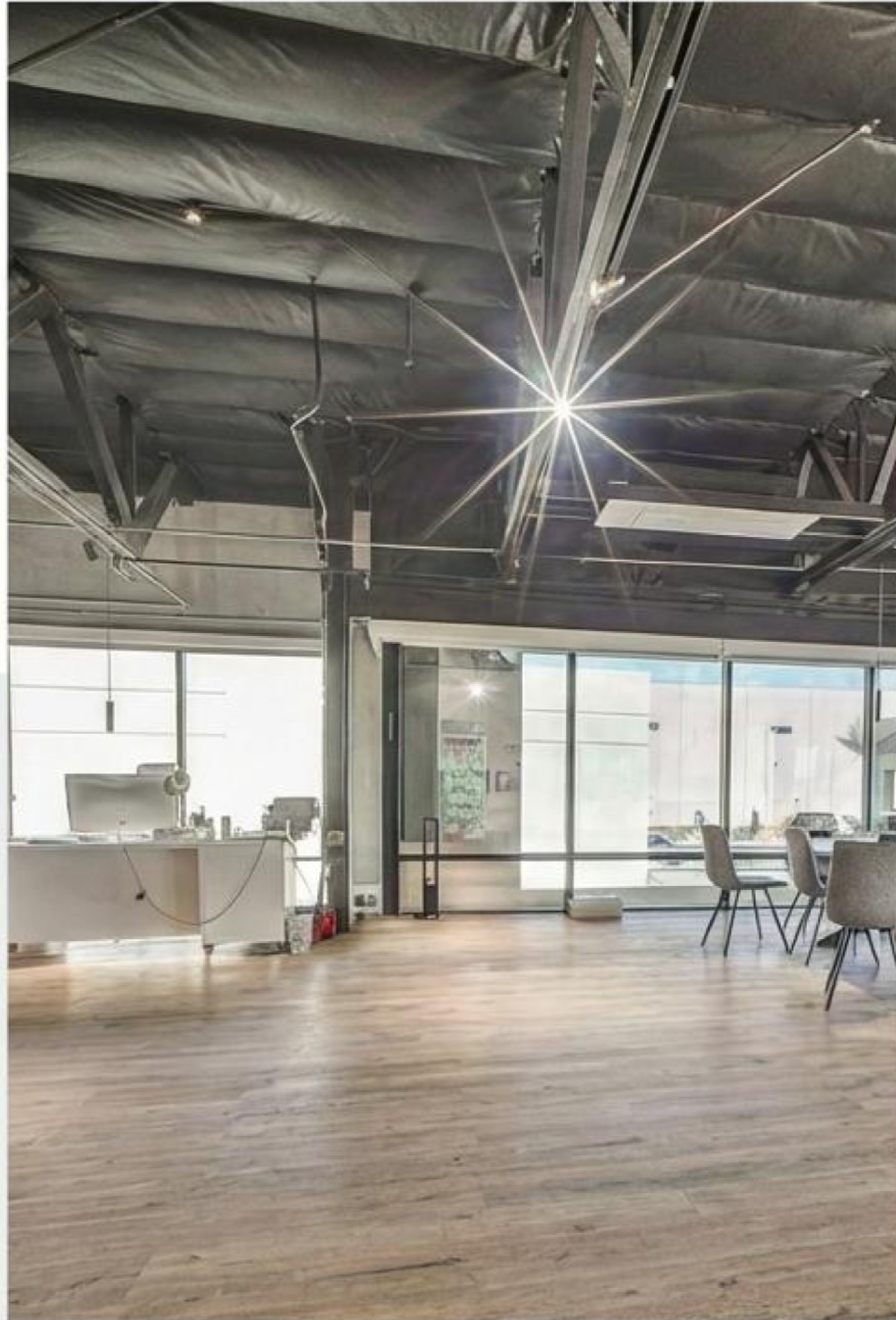
THE SECOND FLOOR OFFICE

Spanning ±1,487 SF, the second-floor office is a stunning, open-concept environment. Featuring exposed industrial ceilings, floor-to-ceiling natural light, and premium wood-look flooring, it is purpose-built for modern, collaborative workstyles.

DYNAMIC & EXECUTIVE READY

Architectural upgrades elevate the space far beyond standard industrial office specifications. The expansive layout organically divides into focused workstations, team meeting spaces, and casual lounge settings with an upper-level kitchenette.

- Custom dark corrugated wall panels
- Integrated media walls
- Recessed track lighting



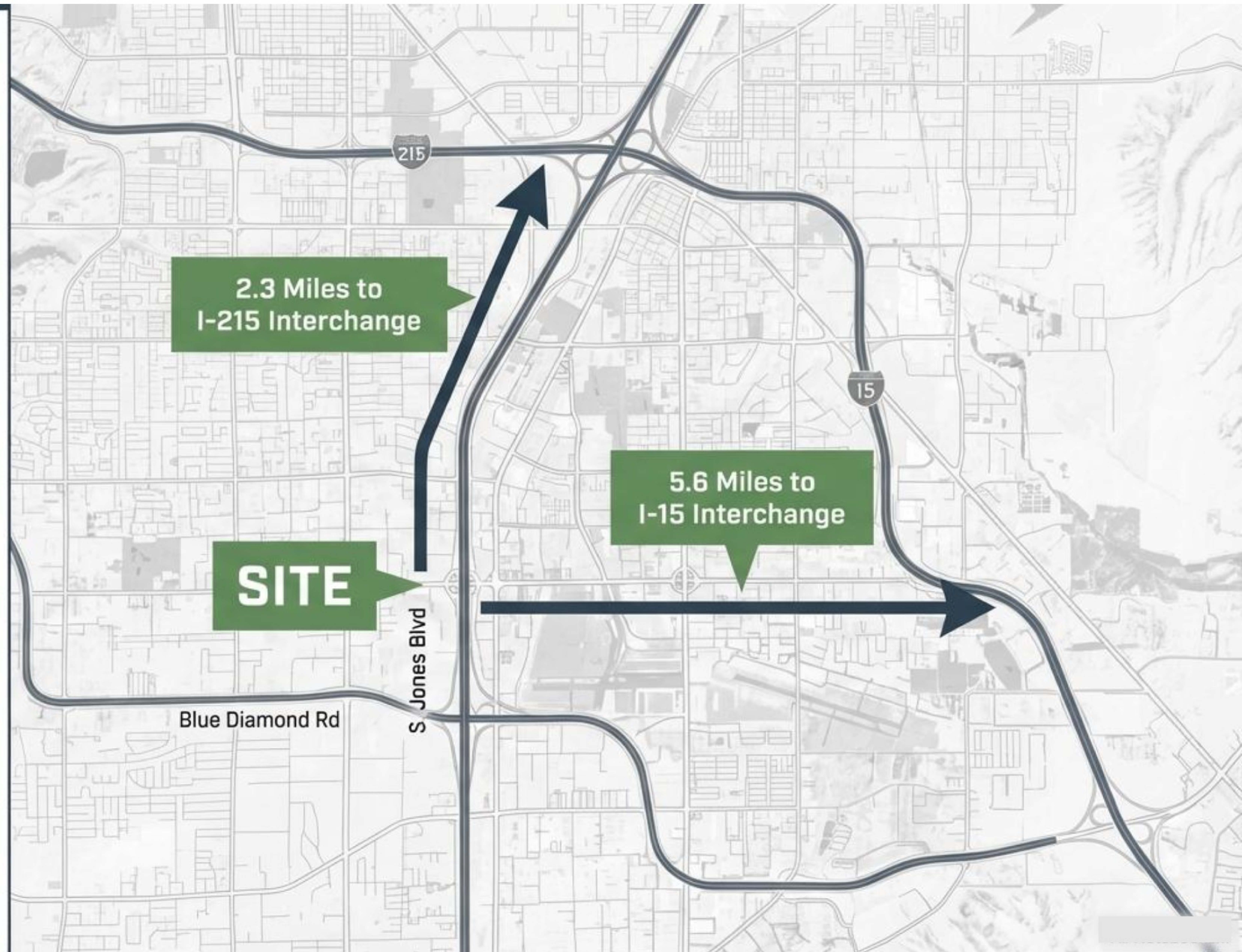
INDUSTRIAL PARK POSITIONING

Situated strategically within the Wigwam Jones Industrial Park, the site offers excellent ingress and egress for commercial vehicles, distinct property boundaries, and immediate proximity to major thoroughfares.



REGIONAL STRATEGIC LOCATION

- Unmatched Beltway Access. Located just minutes from Las Vegas' primary arterial freeways, enabling rapid regional distribution.
- Rapid logistical access to Harry Reid International Airport.
- Central to Summerlin, Henderson, and North Las Vegas distribution channels.



THE LAS VEGAS EPICENTER



Direct proximity to the
Las Vegas Strip



Minutes from Harry Reid
International Airport



Seamless connectivity to
Southern California and regional
Western distribution hubs.



THE NEVADA BUSINESS ADVANTAGE

Tax Climate

0%

Corporate Income Tax

Personal Income Tax

Franchise Tax

Inventory Tax

Labor Force Engine

100,600+

workers in local
distribution/manufacturing.

4.2%

YTD employment growth, vastly
outpacing the 2.9% National Avg

60,700

Student pipeline across
UNLV & CSN

Business Incentives

- ✓ Sales/Use Tax Abatements
- ✓ Modified Business Tax Abatements
- ✓ TRAIN Employees Now (TEN) program
- ✓ Silver State Works hiring incentives.



GENERAL REALTY GROUP INC

OFFERED AT \$3,619,500

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