



HARRY REID
INTERNATIONAL
LAS VEGAS

FOR SALE

SURREY ST

E SUNSET RD

±2.46 ACRES

DEVELOPMENT OPPORTUNITY

CBRE

2151 E SUNSET RD
LAS VEGAS, NV 89119

LOCATION HIGHLIGHTS

- ±2.46 acres for sale
- Located in the heart of the highly desired Airport submarket

PROPOSED PROJECT HIGHLIGHTS

- Six (6) industrial/flex buildings | ±43,299 SF total
- 4 gated yards | 75 parking spaces
- 24' clear height | 800 A, 3-Phase power
- 1 grade door (14' x 14') per bldg

ENTITLEMENT STATUS

- Zoning: I-P (Industrial Park) - approved
- Clark County entitlements secured (As of March 2026, 2-Year extension to start project)
- FAA No Hazard determination issued
- Civil Improvement Plans 75% complete
- NV Energy reinstated - 4-month schedule advantage
- Architectural Plans complete
- NDOT permit submittal not yet started

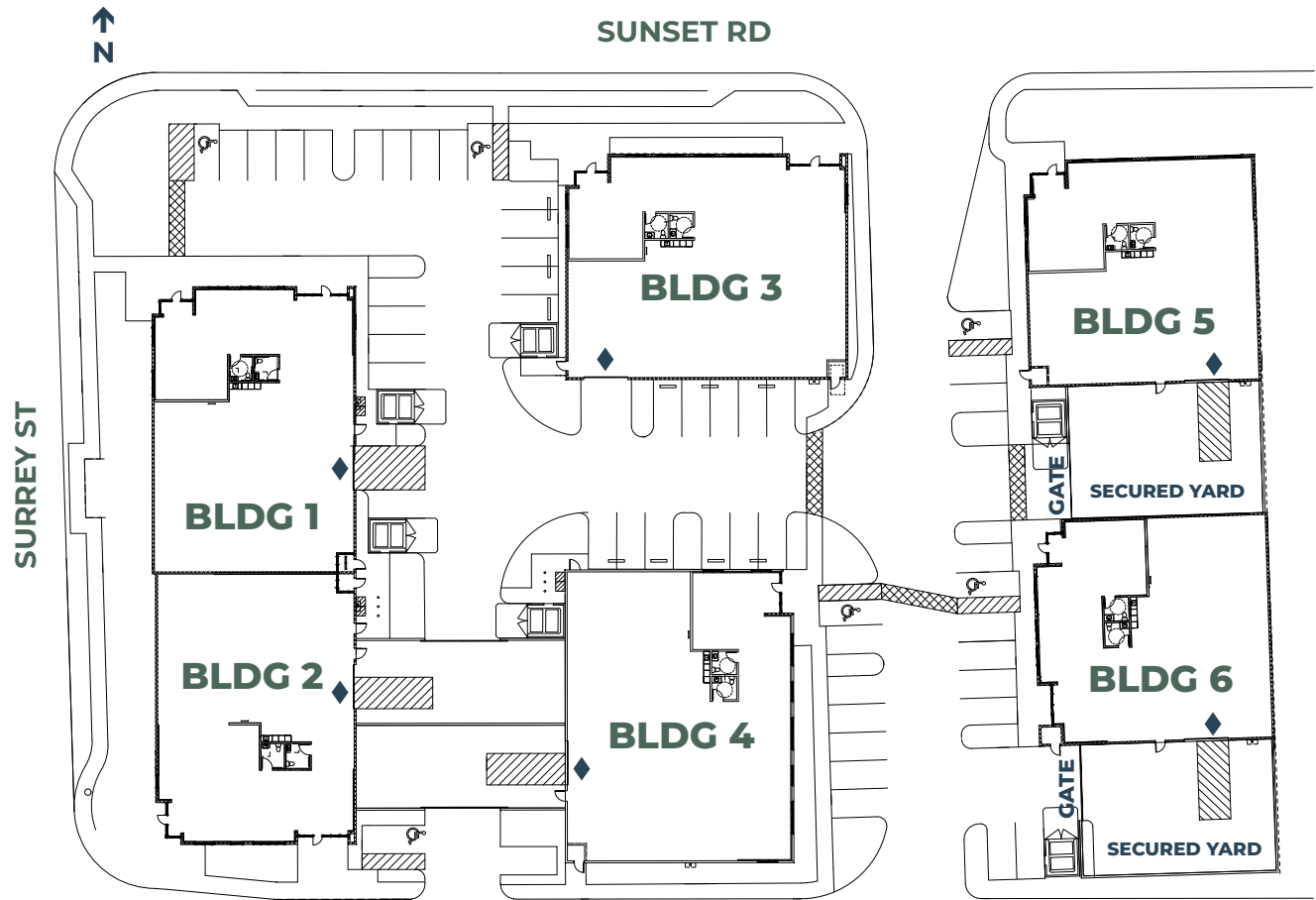


PROXIMITY MAP



PROPOSED SITE PLAN

BLDG	WAREHOUSE SF	OFFICE SF	TOTAL SF
1	5,791	1,300	7,091
2	5,411	1,243	6,654
3	6,290	1,608	7,898
4	6,718	1,513	8,231
5	5,322	1,429	6,751
6	5,249	1,425	6,674
TOTAL	34,781	8,518	43,299



PROPOSED SPECIFICATIONS

TOTAL SF	±43,299	GRADE DOORS	1 (14' X 14') Door per building	LIGHTING	LED
CLEAR HEIGHT	24'	POWER	800 A, 120/208 V, 3-Phase	COOLING	HVAC in office EVAPs in warehouse
SPACING	Clear Span	SPRINKLERS	Yes	PARKING	75 spaces

PROPOSED PROJECT RENDERING



LAS VEGAS BUSINESS FACTS



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



LABOR OVERVIEW

- 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 198,300 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 61,800 students are enrolled in 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 1.3%, transportation and warehousing by 0.8%, and construction by 1.9%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages





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CBRE

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