

FOR SALE

OPPORTUNITY ZONE

3250 PALM PARKWAY

LAS VEGAS, NV 89104



LAYNE MCDONALD

Advisor

702.527.7837

layne.mcdonald@svn.com

NV #S.0189805

Collective Strength, Accelerated Growth



All SVN® Offices Independently
Owned and Operated

Property Summary



\$5,340,000

Sale Price



\$235

Price/SF



±22,750 SF

Building SF



162-01-712-002, 004, 006

Parcel Number (APN)

Conveniently located in the Downtown Las Vegas Submarket, 3250 Palm Parkway sits as an ideal location for an Owner User looking to place their business. With a large warehouse footprint, an expansive amount of fenced yard space with secured parking, and the potential for additional building expansion if needed in the future, this property proves itself to be truly exceptional. Additionally, its proximity to local freeways provides quick connectivity to the I-11 via both E. Fremont Street and E. Charleston Boulevard.



±1.2 Miles to E. Fremont Street Interchange

±1.4 Miles to E. Charleston Boulevard Interchange



Property Details

Building Type:	Industrial
Property Size:	±1.80 AC
Building SF:	±22,750 SF
Office SF:	±1,350 SF
Warehouse SF:	±21,400 SF
Fenced Yard Space:	±54,000 SF
Grade Level Doors:	Two (2) 14'x14'
Dock Doors:	Two (2) 11'x11' via Dock Apron
Clear Height:	25'
Power:	*Single Phase 120/240v, 600 Amps
Zoning:	Industrial Light (IL)
Year Built:	1976
Construction Type:	Concrete Tilt

*Buyer to verify



Property Highlights

Improvements

- Brand New Warehouse Roof
- Repaired and Refreshed Dock Apron
- Renovated Office with New Paint and New Flooring
- New Paint on Warehouse Exterior
- Recently Remodeled Break Room Within Warehouse
- Security Cameras Throughout
- Previously Created Plans To Build an Additional $\pm 17,000$ SF Warehouse on Parcel 162-01-712-004
- Seller willing to Repair Demising Warehouse Wall Prior to Closing.

The property is also available for Lease:

Lease Rate: \$1.10/SF

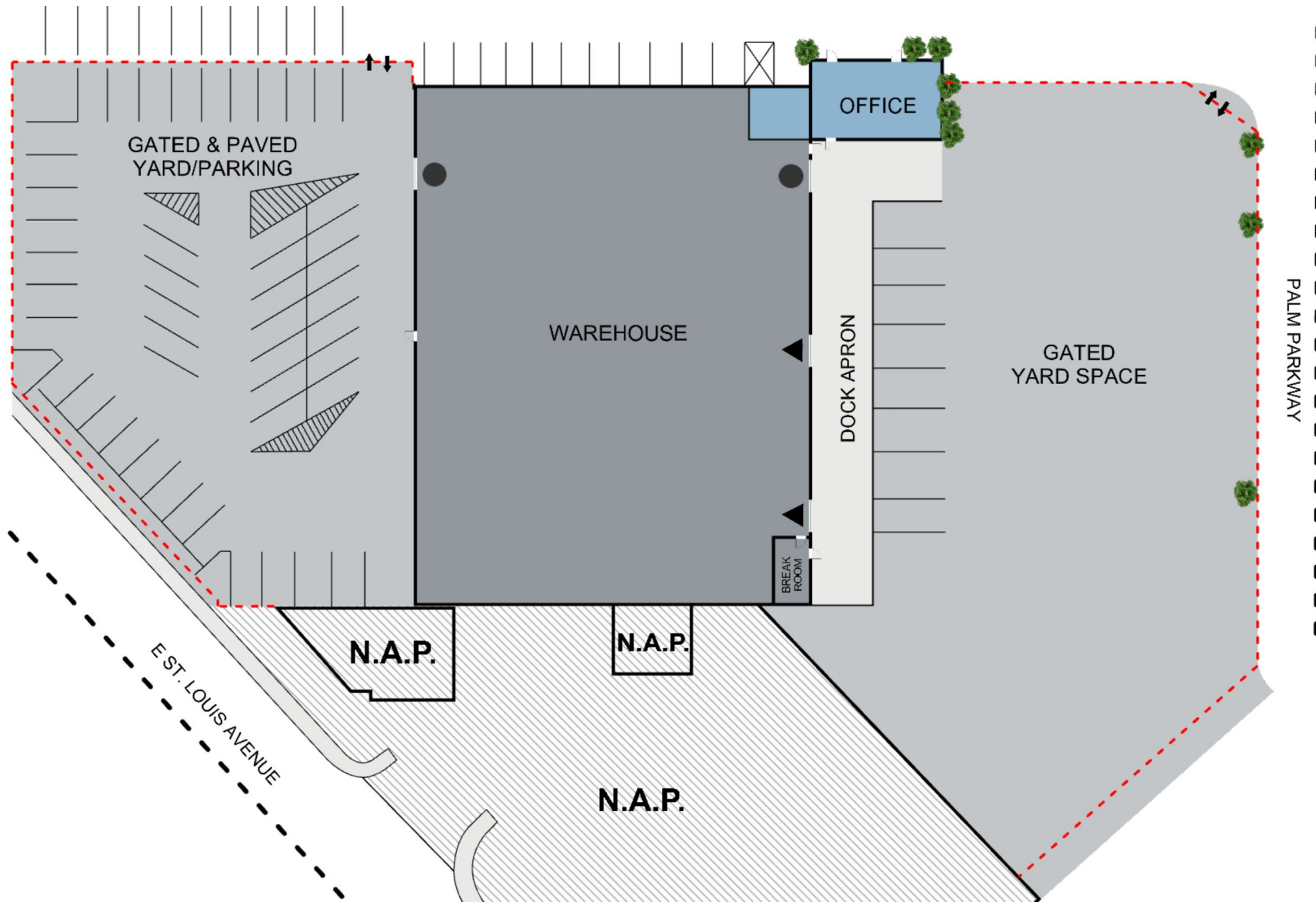
NNN: \$0.15/SF

Monthly Total: \$28,438.50







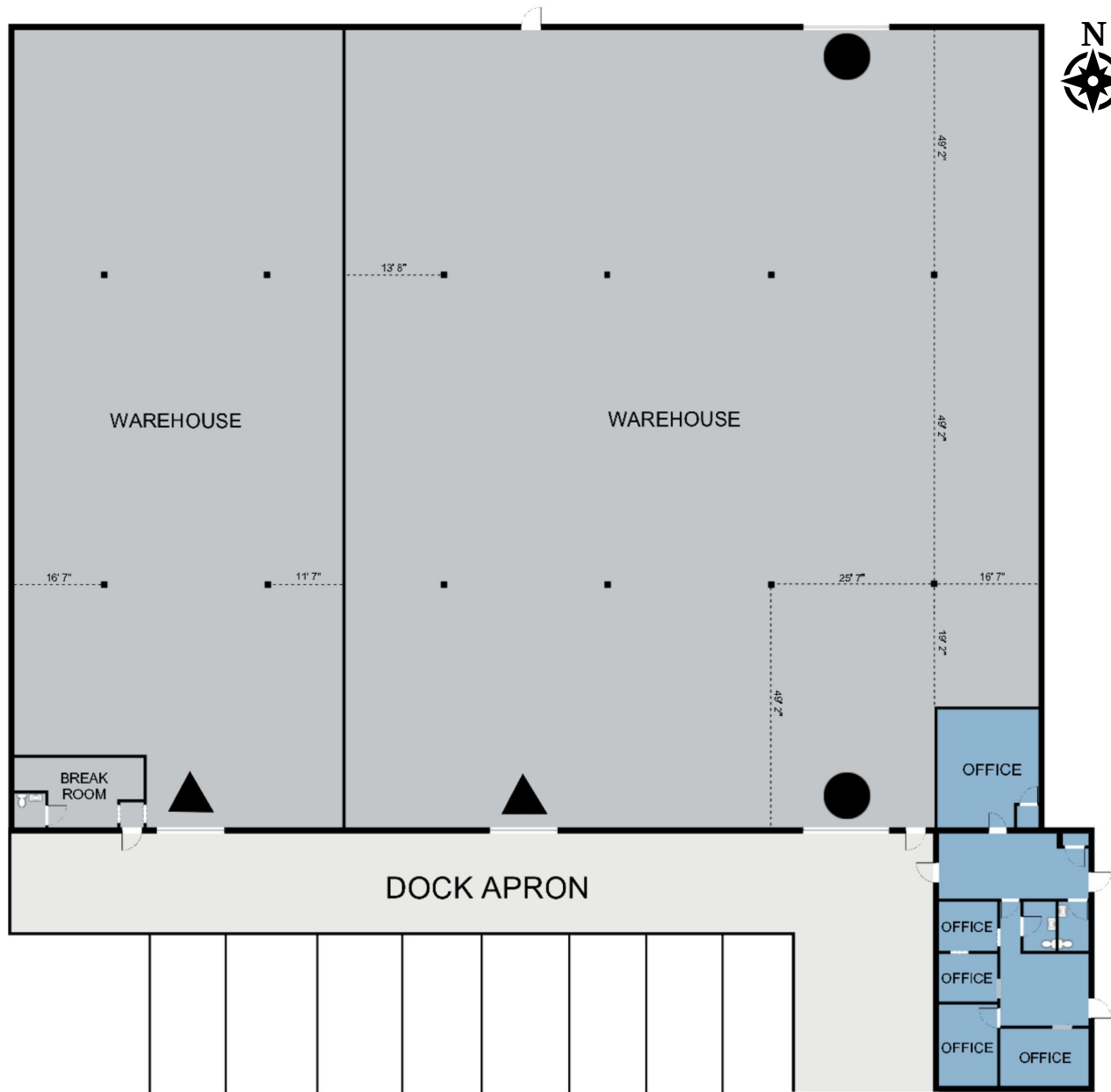


Not to scale, for reference only

▲ = Dock Door

● = Grade Level Door



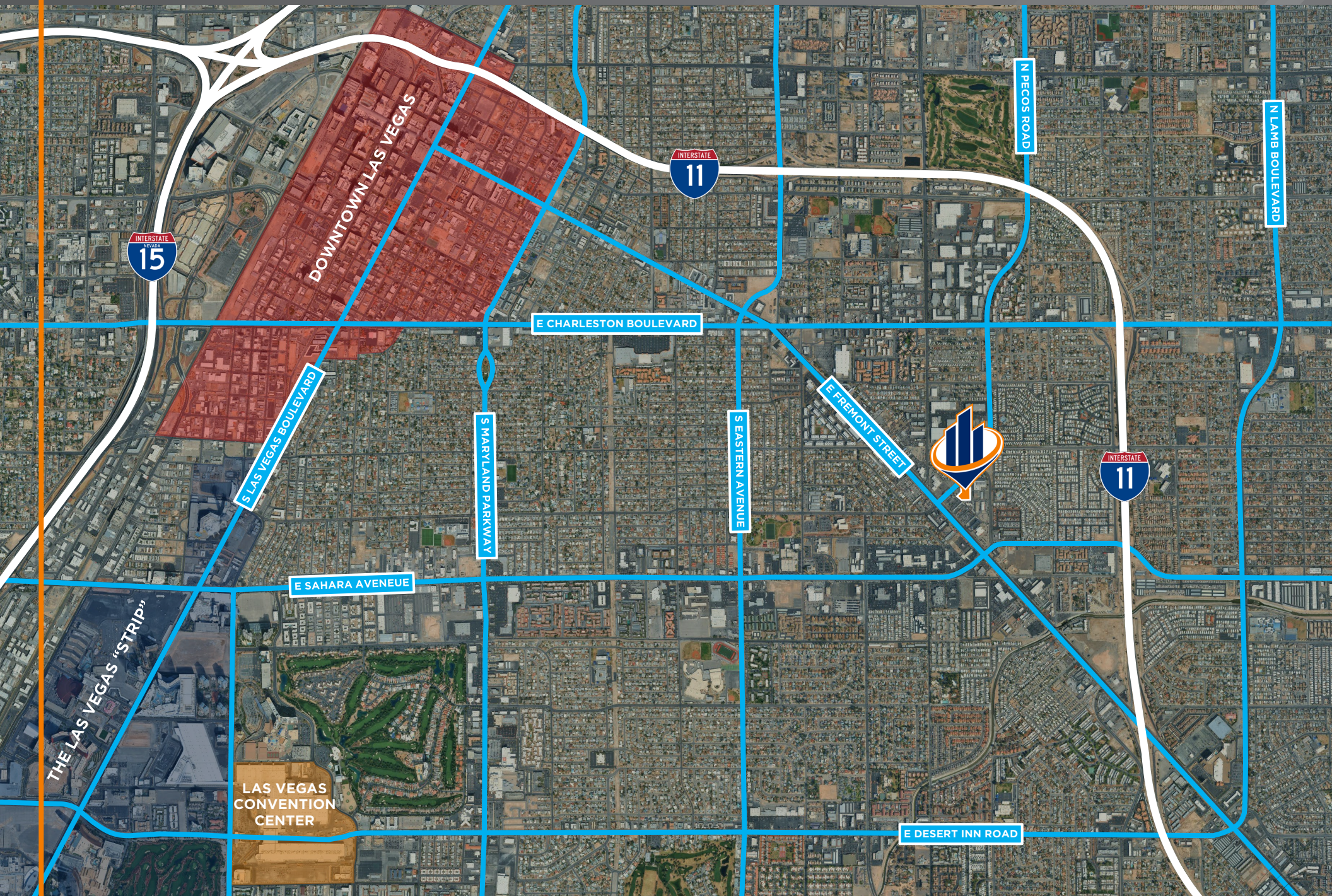


- ±22,750 SF Total
- ±21,400 SF Warehouse
- ±1,350 SF Office
- 5 Private Offices
- Three (3) Restrooms
- Two (2) Dock Doors
- Two (2) Grade Level Doors
- 25' Warehouse Clear Height

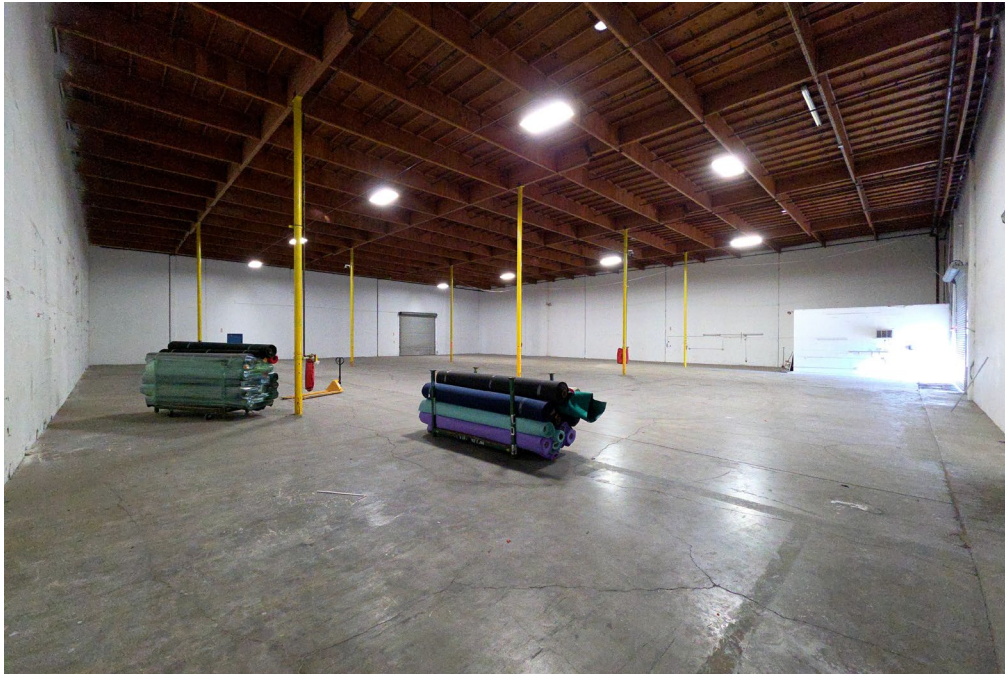
Not to scale, for reference only

▲ = Dock Door

● = Grade Level Door











LAS VEGAS ATHLETICS



GOLDEN KNIGHTS



LAS VEGAS RAIDERS



FORMULA ONE



LAS VEGAS ACES



UFC HQ



Annual Visitors

41.7M



Convention Attendance

6M



Annual Visitor Spending

\$55.1B



Economic Impact

\$87.7B



Metro Population

3M



Median Household Income

\$73.8K



Average Home Value

\$460K



Total Business Counts

54,202

LAS VEGAS IS QUICKLY BECOMING A TOP-TIER SPORTS DESTINATION, ATTRACTING NEW FRANCHISES FROM ACROSS THE WORLD, WHICH HELPS TO PUSH THE CITY TO CONTINUE BEING THE STRONGEST TOURIST DESTINATION IN THE WORLD.

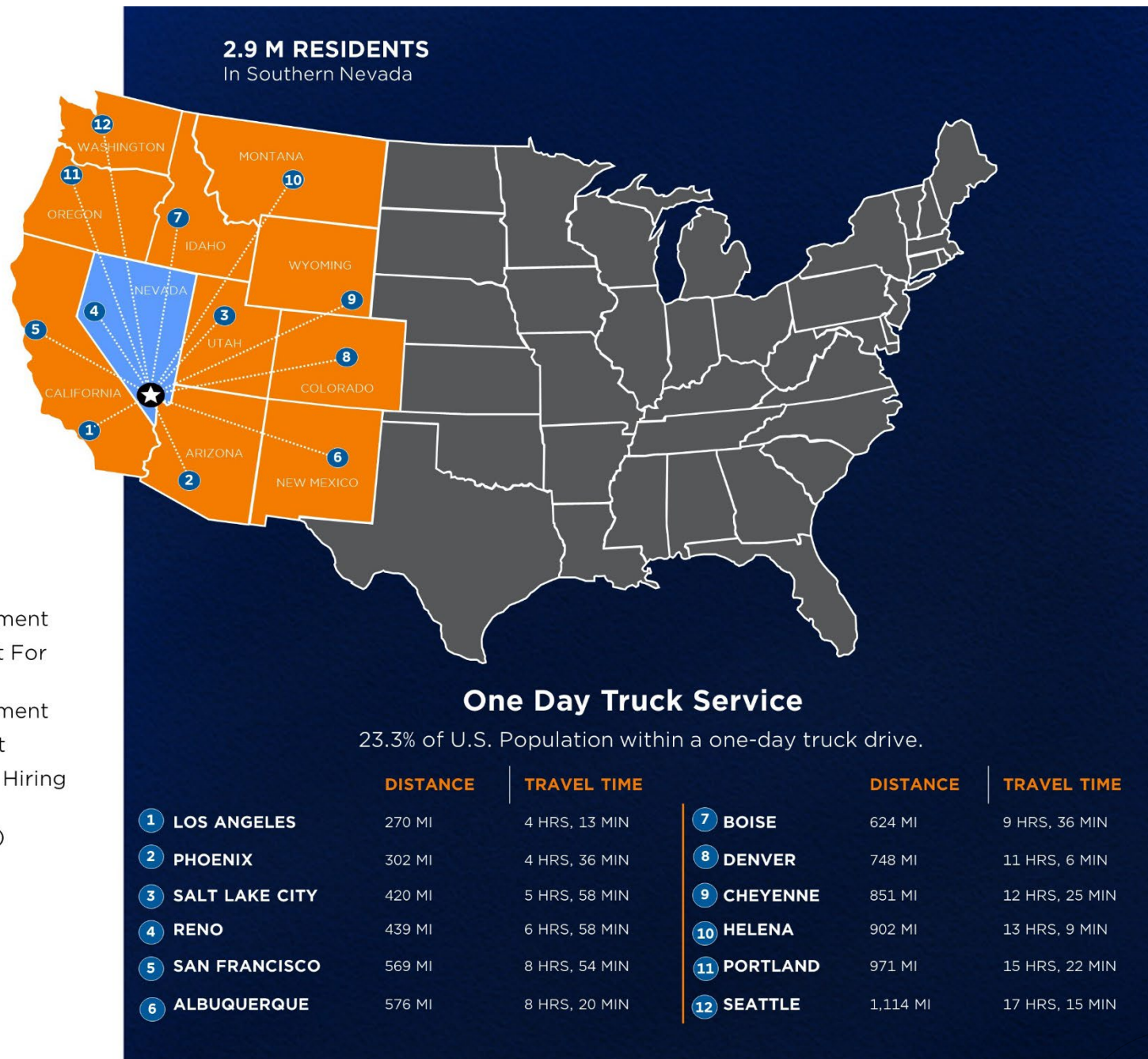
Why Should You Move Your Business To Nevada?

NEVADA TAX INCENTIVES

- ⊘ Personal Income Tax
- ⊘ Franchise Tax
- ⊘ Unitary Tax
- ⊘ Inventory Tax
- ⊘ Inheritance Tax
- ⊘ Estate Tax
- ⊘ Corporate Income Tax
- ⊘ Special Intangible Tax

NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement For Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)



3250 PALM PARKWAY



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability or representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, or the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, or any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

3250
PALM PARKWAY



EXCLUSIVE LISTING BROKER

Layne McDonald

Advisor

702.527.7837

layne.mcdonald@svn.com

NV #S.189805



6018 S. Durango Drive, Suite 110 Las Vegas, NV 89113
www.SVN-TheEquityGroup.com