



2781 N LAMB BLVD

LAS VEGAS, NV 89115

For Sale: ±6,347 SF Freestanding Industrial Building

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EXECUTIVE SUMMARY

2781 N LAMB BLVD

2781 N Lamb Blvd presents a compelling opportunity for investors and owner-users seeking a modern, functional industrial asset in one of Southern Nevada's most rapidly expanding logistics and manufacturing corridors. Strategically located within the established Cheyenne Distribution Corridor and minutes from the \$7 billion Apex Industrial Park expansion, the property benefits from exceptional regional connectivity, institutional-grade surroundings, and strong long-term demand drivers.

The $\pm 6,347$ SF freestanding industrial building is situated on a ± 0.40 -acre parcel and features a highly desirable shallow-bay configuration, a segment of the industrial market characterized by limited supply and elevated tenant demand. Built in 2008, the facility offers a flexible warehouse and office layout, including approximately $\pm 5,689$ SF of warehouse space and ± 658 SF of office area, making it suitable for a wide range of light manufacturing, assembly, service, and logistics uses.



PROPERTY OVERVIEW

2781 N LAMB BLVD

- » **Property Address:** 2781 N Lamb Blvd Industrial Facility
- » **Type:** Freestanding Industrial Building
- » **Submarket:** North Las Vegas / Cheyenne Distribution Corridor
- » **Total Building Size:** ±6,347 SF
- » **Warehouse Area:** ±5,689 SF
- » **Office Area:** ±658 SF
- » **Lot Size:** ±0.40 Acres
- » **Year Built:** 2008
- » **Zoning:** M-D (Designed Manufacturing)
- » **Tenancy:** Vacant (Ideal for Owner-User or Investment)
- » **Sale Type:** Investment or Owner-User
- » **Asking Price:** \$1,500,000
- » **Price Per SF:** Approximately \$236.00
- » **Building Class:** B
- » **Number of Stories:** 1
- » **Clear Height:** 17' Minimum
- » **Loading:** Two Grade-Level Doors (10'×10' Front / 10'×12' Rear)
- » **Power:** 400 Amps, 120/208V, 3-Phase
- » **Construction:** Durable Cinder Block with Excellent Natural Lighting
- » **Parking:** On-Site Surface Parking
- » **Access:** Immediate access to I-15 and I-215 Beltway



PROPERTY HIGHLIGHTS

2781 N LAMB BLVD

- » **Strategic Industrial Location:** Positioned along North Lamb Boulevard within the Cheyenne Distribution Corridor, minutes from the \$7B Apex Industrial Park—one of Southern Nevada’s primary industrial growth drivers.
- » **Excellent Regional Connectivity:** Immediate access to I-15 and the I-215 Beltway enables efficient distribution throughout Las Vegas and key Southwestern markets including CA, AZ, and UT.
- » **Shallow-Bay Market Scarcity:** The ±6,347 SF building falls within a high-demand, low-supply shallow-bay segment, with North Las Vegas industrial vacancy reported as low as 5.4%.
- » **Functional & Modern Design:** Features front and rear grade-level loading, 17’ clear height, and 400-amp 3-phase power—supporting a wide range of light industrial and service uses.
- » **Owner-User & Investment Flexibility:** SBA 504 eligible with potential 10% down, enhanced by Nevada’s 0% state income tax and surrounding institutional industrial presence.
- » **Institutional Industrial Corridor:** Surrounded by national and institutional users including Prologis, Amazon, and Fanatics—reinforcing long-term location strength and tenant demand.
- » **Long-Term Growth Positioning:** As Apex Industrial Park continues to mature and regional supply tightens, the property is well positioned to benefit from rent growth and sustained industrial absorption.



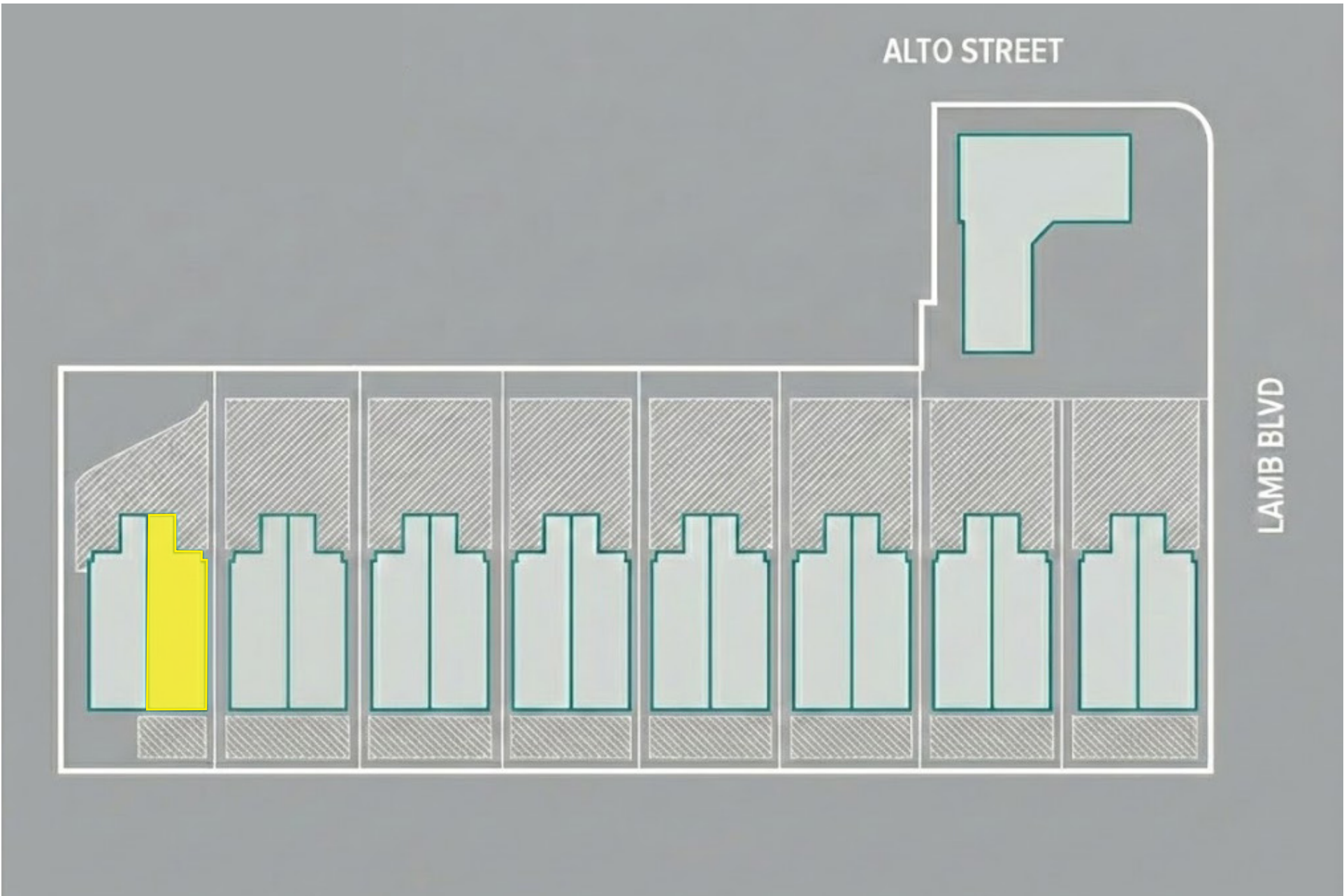
LOT VIEW

2781 N LAMB BLVD



SITE PLAN

2781 N LAMB BLVD



FLOOR PLAN - UNIT B2-3

2781 N LAMB BLVD

±6,347 SF FREESTANDING INDUSTRIAL BUILDING

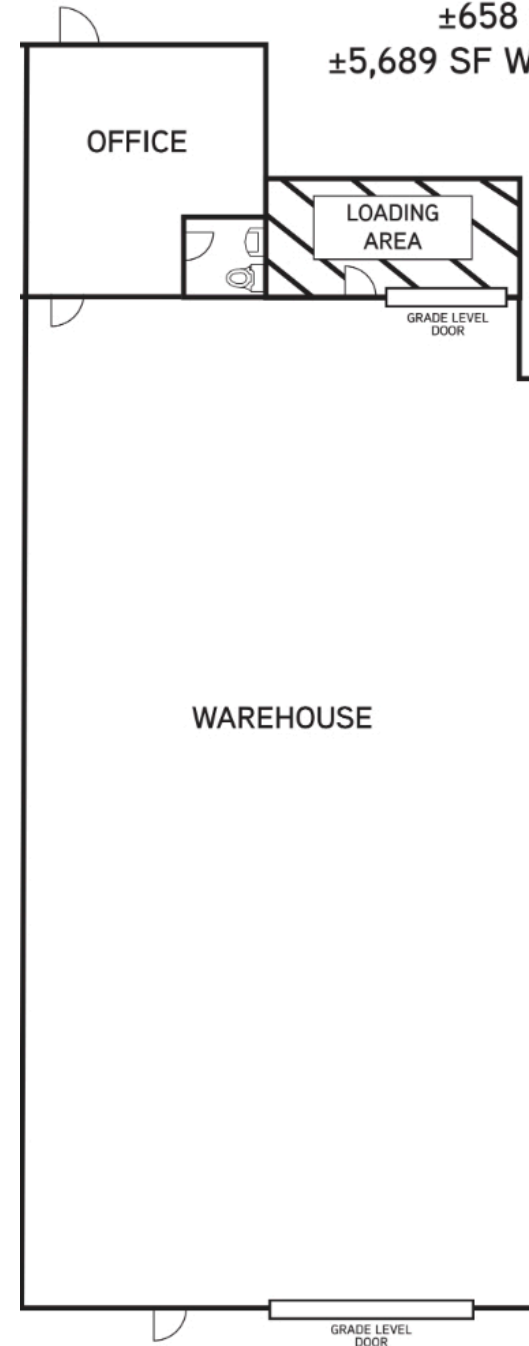
2781 N Lamb Blvd offers a modern ±6,347 SF freestanding industrial facility designed for light manufacturing, service, and distribution users.

Located within the Cheyenne Distribution Corridor and near the Apex Industrial Park, the property benefits from strong accessibility and long-term industrial demand. The building features a functional shallow-bay layout with ±5,689 SF of warehouse space and ±658 SF of office area, along with front and rear grade-level loading, 17' clear height, and 400-amp 3-phase power.

Built in 2008 with durable cinder block construction and ample natural light, the facility provides an efficient, flexible solution for both owner-users and investors in a supply-constrained North Las Vegas submarket.

Disclaimer: This conceptual space plan is for illustrative purposes only. All dimensions, square footages, and configurations are approximate and have not been independently verified. Prospective buyers are encouraged to perform their own field measurements and consult with a licensed architect or contractor to determine the property's suitability for their intended use. No warranties or representations, expressed or implied, are made regarding the accuracy of this plan.

±6,347 SF Total
±658 SF Office Space
±5,689 SF Warehouse Space

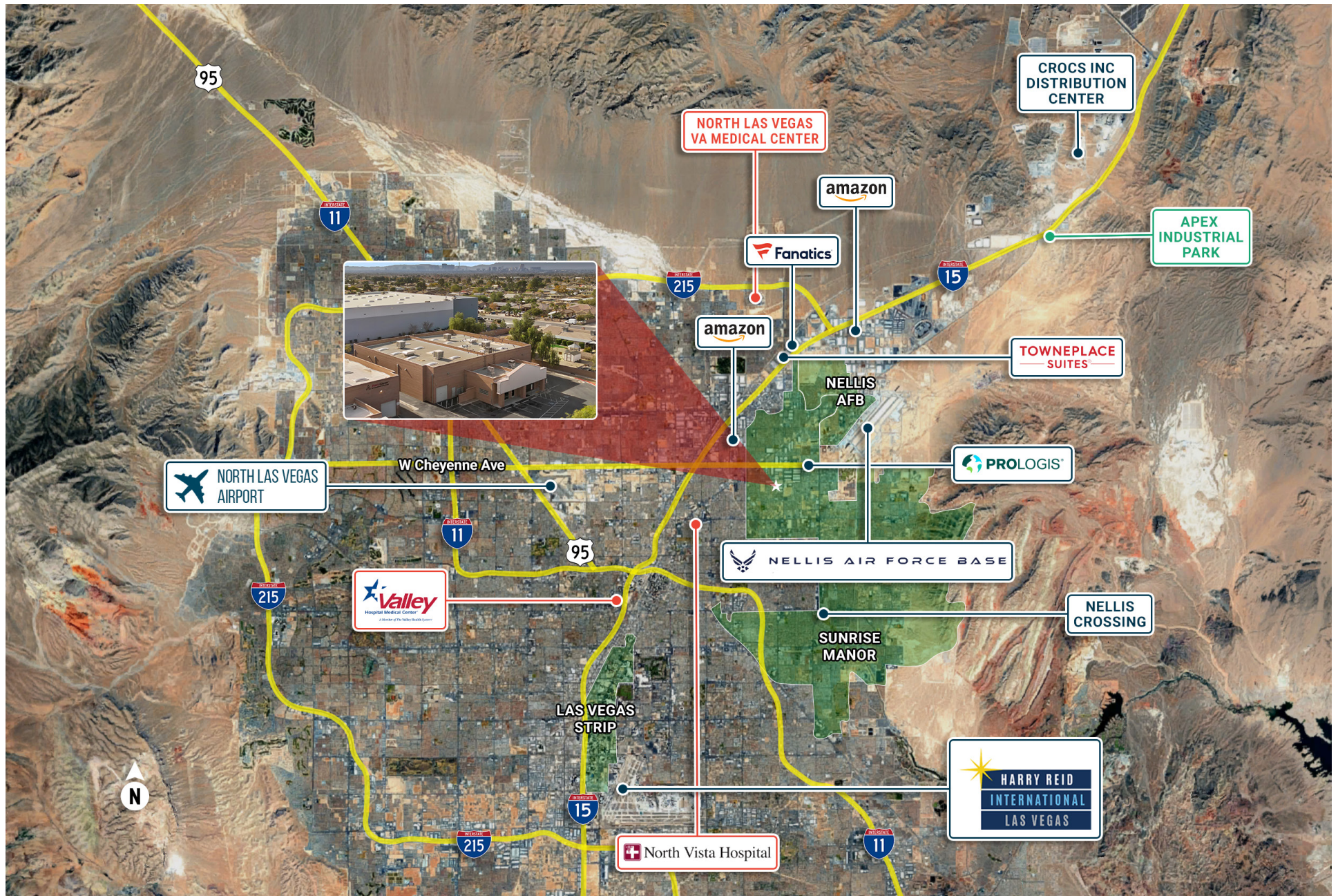


PROPERTY PHOTOS



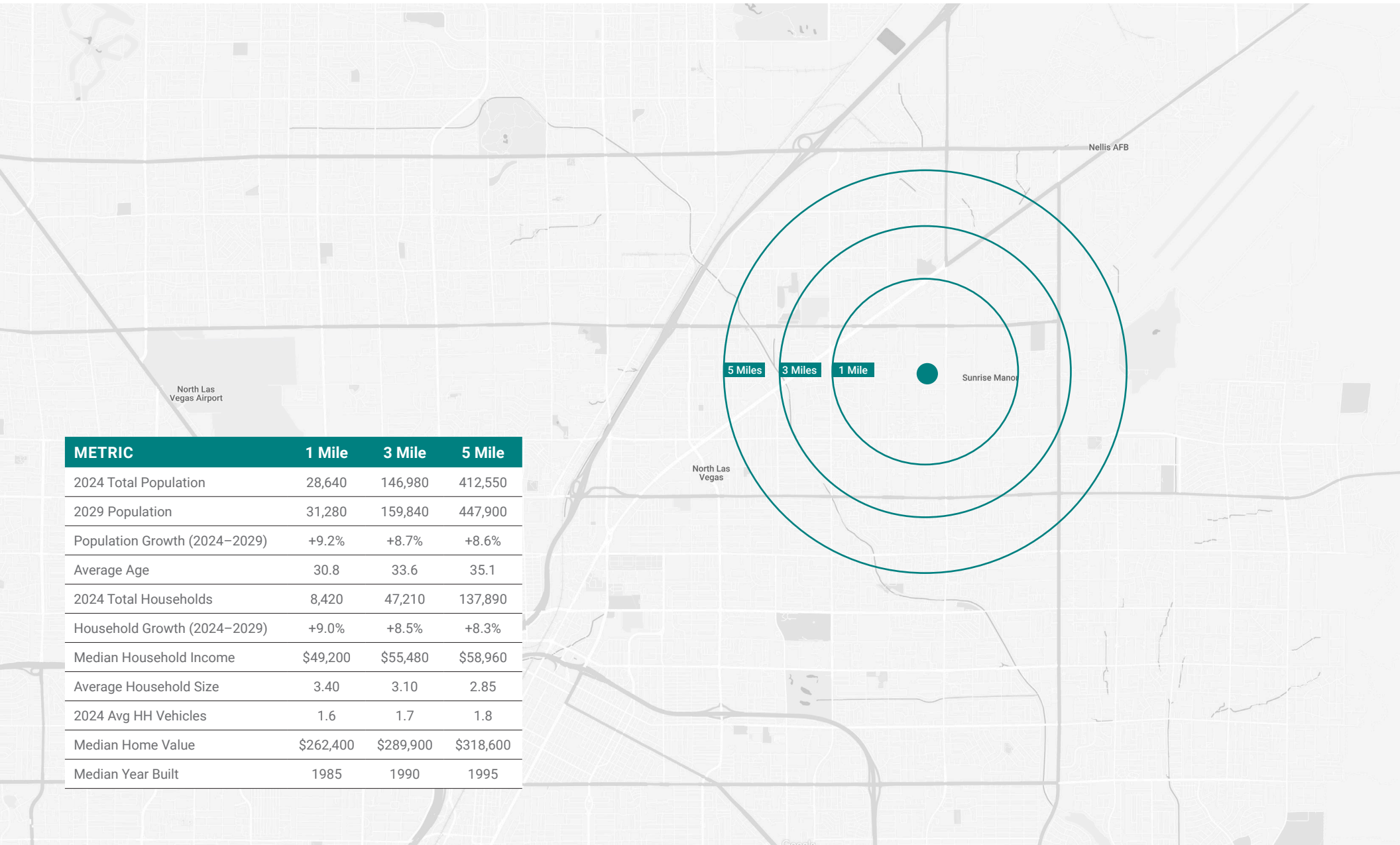
AERIAL MAP

2781 N LAMB BLVD



DEMOGRAPHICS

2781 N LAMB BLVD



METRIC	1 Mile	3 Mile	5 Mile
2024 Total Population	28,640	146,980	412,550
2029 Population	31,280	159,840	447,900
Population Growth (2024–2029)	+9.2%	+8.7%	+8.6%
Average Age	30.8	33.6	35.1
2024 Total Households	8,420	47,210	137,890
Household Growth (2024–2029)	+9.0%	+8.5%	+8.3%
Median Household Income	\$49,200	\$55,480	\$58,960
Average Household Size	3.40	3.10	2.85
2024 Avg HH Vehicles	1.6	1.7	1.8
Median Home Value	\$262,400	\$289,900	\$318,600
Median Year Built	1985	1990	1995

LOCATION OVERVIEW

2781 N LAMB BLVD

PRIME INDUSTRIAL LOCATION – CHEYENNE DISTRIBUTION CORRIDOR

- » **Strategic North Las Vegas Location:** Located at 2781 N Lamb Blvd, the property is positioned within the established Cheyenne Distribution Corridor, one of Southern Nevada’s most active industrial and logistics submarkets. The site benefits from strong industrial clustering and proximity to major employment centers supporting manufacturing, distribution, and logistics operations.
- » **Proximity to Apex Industrial Park:** The property is situated minutes from the \$7 billion Apex Industrial Park expansion, an 18,000-acre master-planned industrial development attracting global manufacturers and distribution users. This proximity provides long-term demand drivers and reinforces the corridor’s importance within the regional industrial landscape.
- » **Superior Regional Connectivity:** The location offers immediate access to Interstate 15 and the I-215 Beltway, providing efficient north–south and east–west connectivity throughout the Las Vegas Valley and direct routes to key Southwestern markets including California, Arizona, and Utah. This connectivity supports time-sensitive logistics and streamlined freight movement.
- » **Institutional Industrial Environment:** Surrounded by nationally recognized and institutional users such as Prologis, Amazon, and Fanatics, the property benefits from long-term location validation and sustained industrial demand. The presence of these users enhances the corridor’s stability and attractiveness to both owner-users and investors.
- » **Efficient Access & Circulation:** North Lamb Boulevard provides convenient vehicular access for employees, service vehicles, and delivery traffic. The area’s industrial road network supports truck circulation and operational efficiency while maintaining accessibility to nearby residential workforce housing.
- » **Long-Term Growth Corridor:** As industrial vacancy rates in North Las Vegas remain constrained and large-scale developments such as Apex continue to mature, the subject property is well positioned to benefit from rising demand, rental growth, and continued institutional investment within the submarket.



LAS VEGAS - A CITY OF DYNAMIC GROWTH AND OPPORTUNITY

2781 N LAMB BLVD

Las Vegas is experiencing a period of remarkable growth, marked by several transformative projects that are reshaping its economic and cultural landscape. Here's an overview of some of the most significant developments:

1. The Sphere at the Venetian Resort

Opened on September 29, 2023, the Sphere is a state-of-the-art entertainment venue located east of the Las Vegas Strip. Designed by Populous and developed by the Madison Square Garden Company, the Sphere features a seating capacity of 18,600 and boasts immersive technologies, including a 16K resolution wraparound interior LED screen and advanced audio systems. Its exterior is adorned with 580,000 square feet of LED displays, making it a striking addition to the city's skyline.



2. Brightline West High-Speed Rail

Brightline West is an ambitious project aiming to connect Las Vegas with Southern California via a high-speed rail system. Construction officially commenced on April 22, 2024, with plans to begin service in 2028. The all-electric trains are designed to travel at speeds up to 200 miles per hour, significantly reducing travel time between the two regions. The project is expected to generate approximately 18,000 jobs at its peak.

3. LVXP Mixed-Use Development

LVXP is planning a transformative mixed-use development on a 27-acre site at 2601 South Las Vegas Boulevard, formerly home to the Wet 'n Wild waterpark. The project includes three high-rise towers, each standing 752 feet tall, which would make them the tallest occupied structures in Nevada. The development will feature a total of 2,605 hotel and condominium units, an 18,000-seat NBA-ready arena, and a 6,000-seat theater, further enhancing the city's entertainment and hospitality offerings.



4. Las Vegas Athletics Stadium

The Oakland Athletics are set to relocate to Las Vegas, with plans to construct a \$1.75 billion stadium on the former site of the Tropicana casino-hotel along the Las Vegas Strip. Groundbreaking is scheduled for mid-2025, with the stadium expected to open for the 2028 MLB season. The facility will have a seating capacity of 30,000, with the ability to accommodate up to 33,000 attendees. This development marks a significant addition to the city's growing sports landscape.



5. Sony Pictures Summerlin Studio

Sony Pictures Entertainment, in partnership with Howard Hughes Corporation, has proposed a \$1.8 billion movie studio complex in Summerlin. The 31-acre facility aims to establish Las Vegas as a major hub for film and television production. However, the project's progression is contingent upon the approval of Nevada's film tax credit program, which is expected to be considered by lawmakers in 2025. If approved, the studio could create up to 19,000 jobs during construction and employ up to 15,000 upon completion.

DISCLAIMER

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- **Physical Inspection:** Inspecting the Property and all improvements thereon, including structural, mechanical, electrical, plumbing, and environmental conditions.
- **Financial Analysis:** Reviewing and verifying all financial information, including income, expenses, operating history, and projections.
- **Legal Review:** Consulting with legal counsel to review all relevant documents, including title reports, leases, easements, and zoning regulations.
- **Market Analysis:** Conducting independent market research to assess the competitive landscape, rental rates, and future development potential.
- **Engineering and Environmental Studies:** Obtaining independent engineering and environmental assessments of the Property.

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