

For Sale

±20,569 sf  
100% HVAC Industrial



Presented by: **Avison Young** Capital Markets



6744 Spencer Street  
Las Vegas, Nevada 89119

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# Investment Summary

Offered as an investment with existing tenancy in place, or can be delivered vacant for an owner/user acquisition, 6744 Spencer Street provides flexibility, strong market fundamentals, and long-term value within one of the region's most established industrial hubs.

## INVESTMENT SUMMARY

### BUILDING SIZE

±20,569 sf

### OFFICE BUILD-OUT

±9,000 sf  
(2-story)

### LOADING

Dock & Grade

### SUBMARKET

Airport

### PURCHASE PRICE

\$5,500,000

### High-Image Industrial Building:

A distinguished industrial asset in one of the fastest growing real estate markets in the county. This is a rare opportunity to acquire high-image industrial property in a supply-constrained submarket.

### Favorable Market Fundamentals:

Las Vegas continues to experience strong population and employment growth, driving demand for well-located industrial properties and supporting long-term occupancy and value appreciation within the Airport Submarket.

### Ideal Location:

Located minutes from the Las Vegas Strip, Allegiant Stadium, Town Square, and numerous resort, convention, and entertainment destinations, making the property well-suited for companies requiring customer access, business travel, regional visibility and ample surrounding employee amenities.

### Exceptional Demand & Limited Supply:

Limited availability of ±20,000 sf industrial product continues to support strong tenant demand and rental rate growth within the Airport & Southwest submarket. The Airport submarket provides a minimal amount of vacant land and industrial zoning in the area, which protects the asset from future competition.

# Property Information



## Building Highlights:

- 100% HVAC Industrial Facility
- Headquarters-Quality Office
- Efficient Loading Configuration
- High-Image Corporate Presence
- Below Replacement Cost
- Supply-Constrained Submarket

\*Building is currently occupied with short-term leases. Owner can also deliver building vacant.



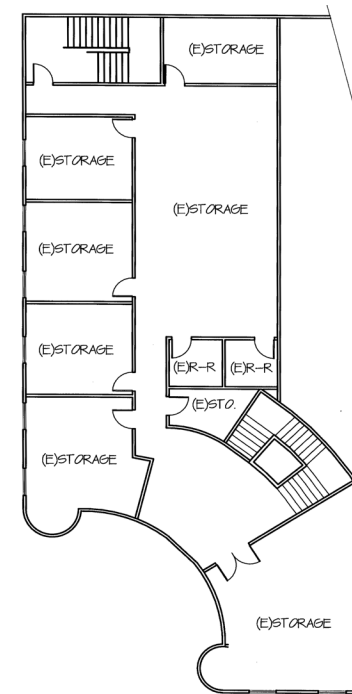
## PROPERTY DETAILS

<b>Building Sf:</b>	±20,569 sf
<b>Office Sf:</b>	±9,000 sf (2 story) (estimated)
<b>Clear Height:</b>	24'
<b>Year Built:</b>	1999 (Renovated 2017)
<b>Zoning:</b>	Industrial Park (IP)
<b>APN:</b>	177-02-610-010
<b>HVAC:</b>	100% HVAC'd   < 5 years old
<b>Doors:</b>	(1) 8'x10' Dock with Well (2) 10'x12' Grade Level
<b>Power:</b>	800A, 3-Phase, 4-Wire
<b>Floors:</b>	6" thickness
<b>Parking:</b>	60 spaces (10/1000 SF)
<b>Sprinklers:</b>	ESFR

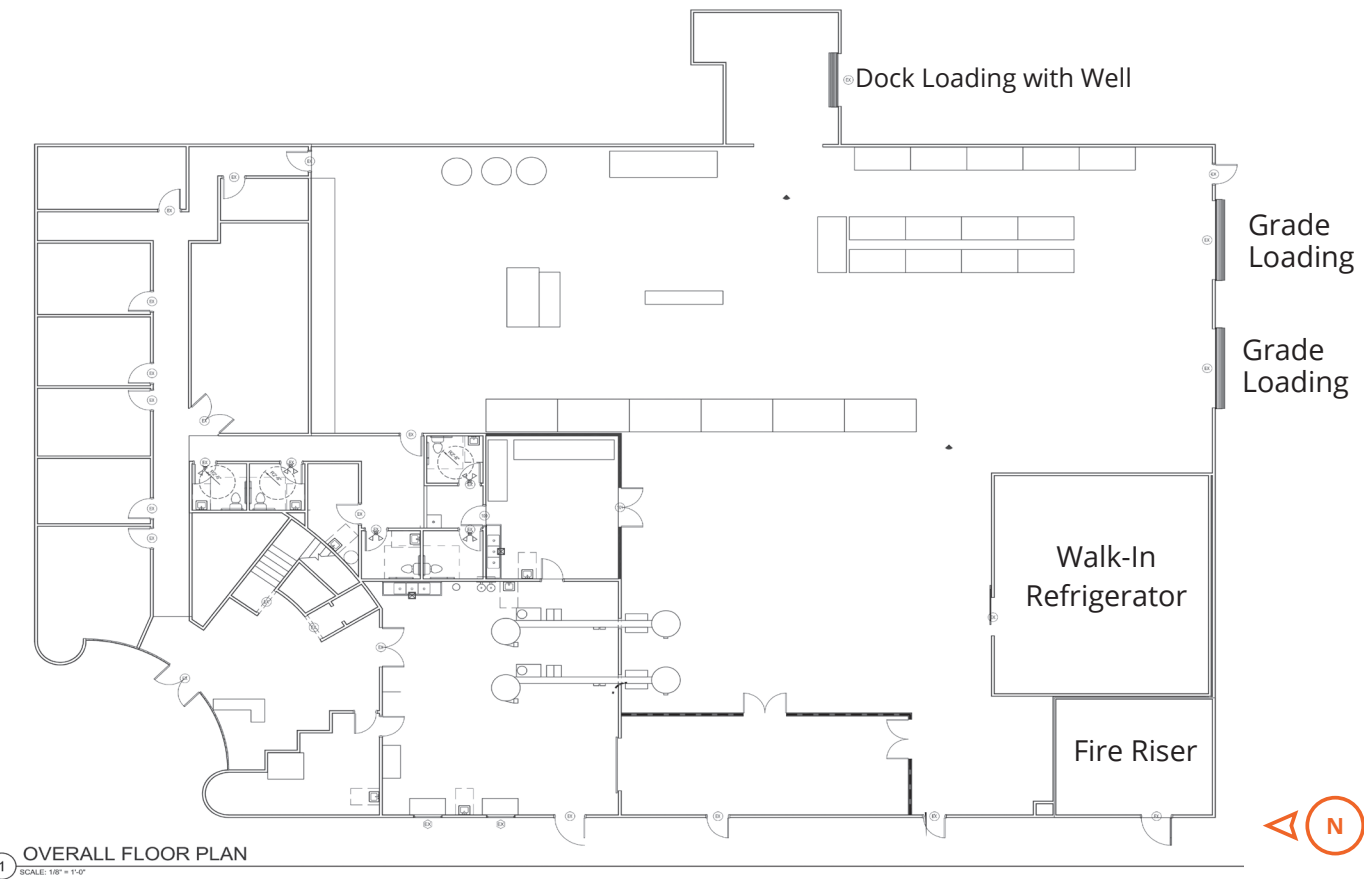
# Floor Plan



## FLOOR PLAN



2nd FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
±3,200 SF



**Total SF:**

± 20,569 sf

**Total Office SF:**

±9,000 sf

**Total Warehouse SF:**

±9,320 sf

# Aerial & Location

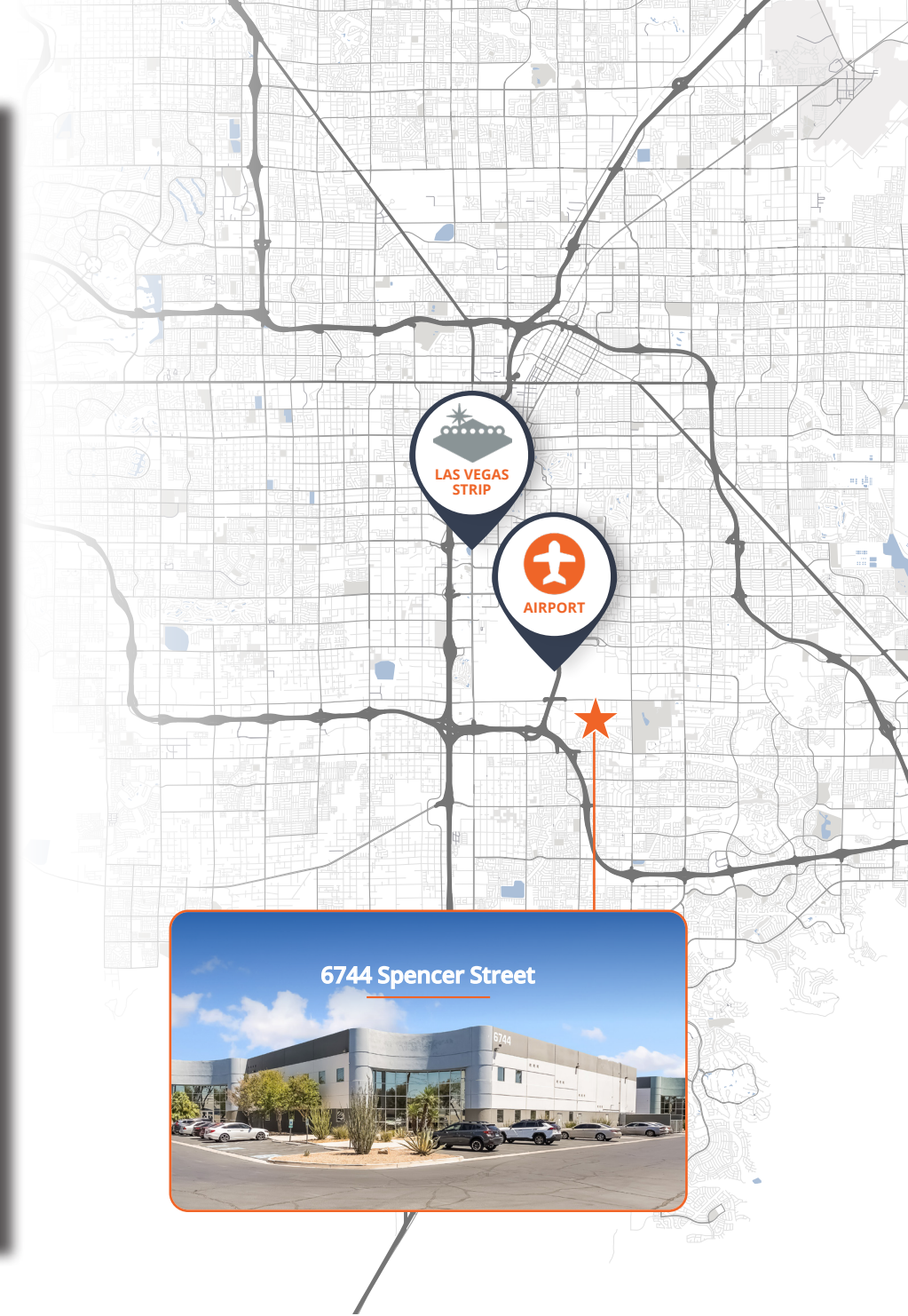
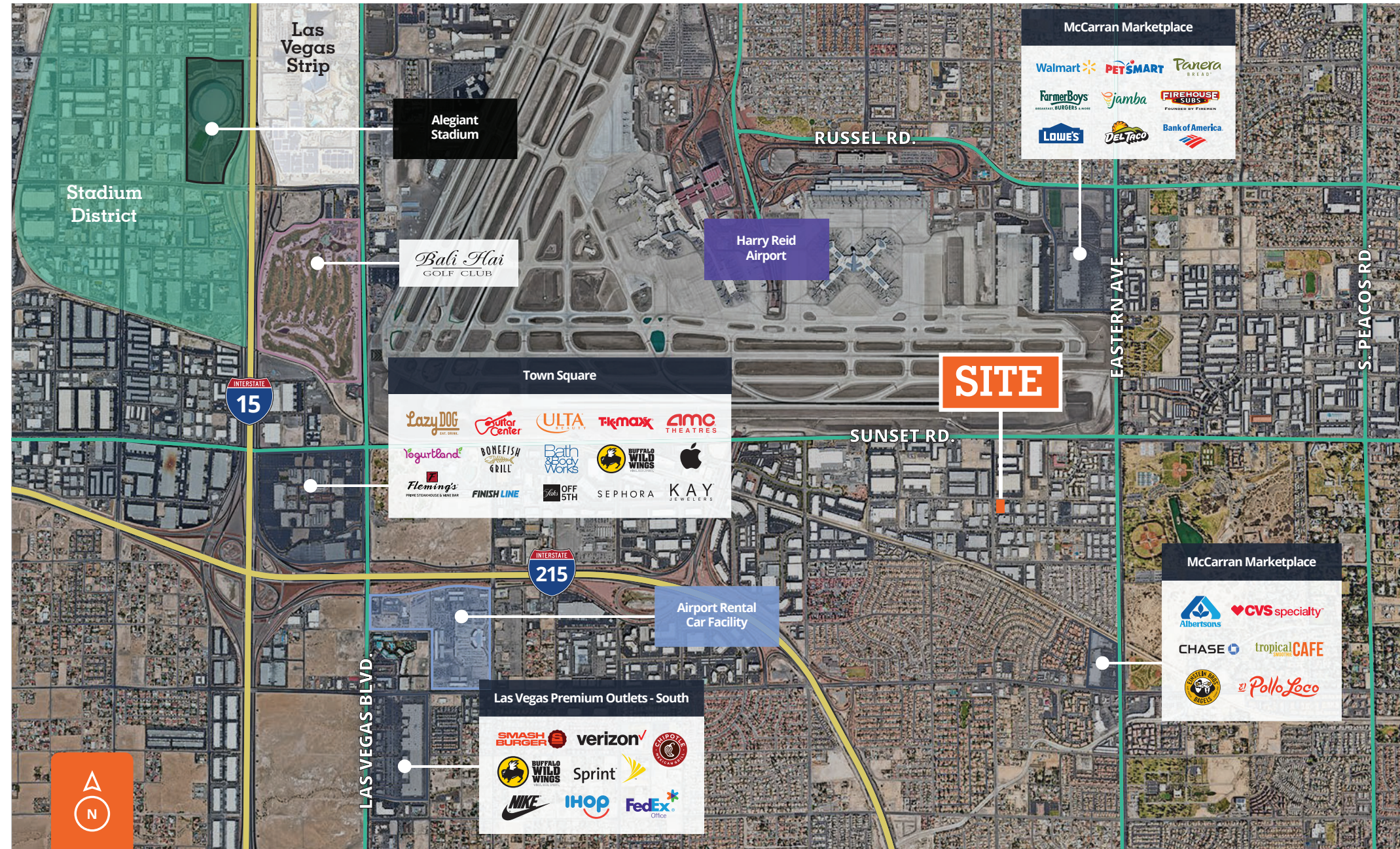
• **Prime Airport Submarket Location** - Strategically positioned within one of Southern Nevada's most supply-constrained industrial submarkets, with immediate access to Harry Reid International Airport, Interstate 15, and the I-215 Beltway, providing efficient connectivity throughout the Southwest region, including Southern California, Arizona, and Utah.

• **Central Access** - The property's infill location provides efficient access to the entire Las Vegas Valley, reducing travel times for employees, customers, vendors, and service providers compared to more peripheral industrial submarkets.

• **Established Industrial Submarket** - Surrounded by a dense concentration of industrial, manufacturing, logistics, and service-related businesses, supporting workforce availability and operational efficiencies.

• **Strategic Location** - Located minutes from the Las Vegas Strip, Allegiant Stadium, Town Square, and numerous resort, convention, and entertainment destinations, making the property well-suited for companies requiring customer access, business travel, or regional visibility.

• **Employee Amenities** - An extensive selection of restaurants, retail centers, hotels, banking services, and fitness facilities are located nearby, supporting employee convenience, recruitment, and retention.





POINTS OF CONTACT

# Let's talk.

If you would like more information on this offering, please get in touch.



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