



WDA @ NORTHERN FLATS

 WESLEY D. ADAMS
INNOVATION
PARK

FOR SALE

±28 ACRES

INDUSTRIAL LAND

LDA REALTY



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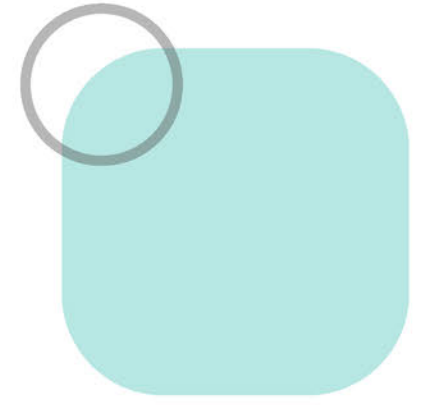
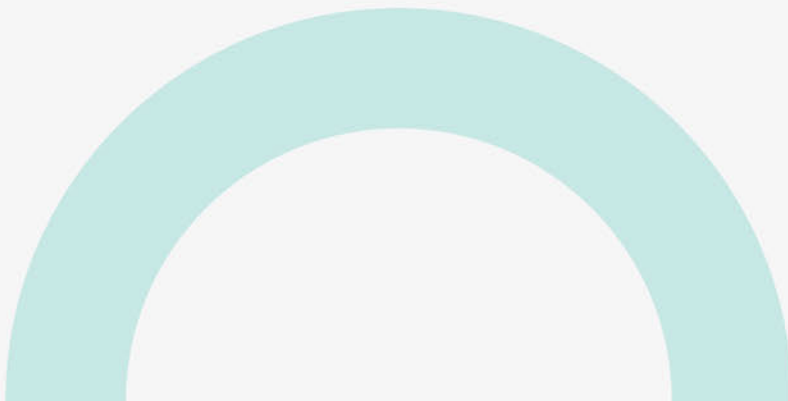
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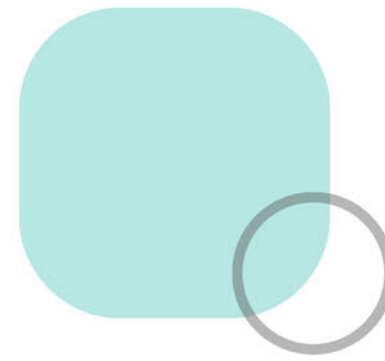
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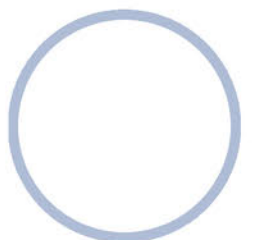
OVERVIEW



The ±16.4 and ±11.9 acre parcels are situated at the entrance of Northern Apex with excellent access on and off the US-93. The parcel is zoned M-2 in the City of North Las Vegas and could be an ideal site for Distribution and Data Center development. NV Energy is constructing a substation south of the property and the City of North Las Vegas and Southern Nevada Water Authority are constructing a water line along the frontage road.



- **APN'S:** 103-210-010-010, 103-10-010-017
- **Total Acreage:** ± 28.4 Acres
- **Utilities:** Water, Sewer, Gas, Power, and Fiber
- **Zoning:** M-2 (City of North Las Vegas)



PLANNED LAND USE



Our Master-planned industrial parks are strategically designed for efficient land use, integrating manufacturing, logistics, and data centers with strong infrastructure to support growth and attract diverse industries.



Distribution

A distribution center is a logistics hub that stores, sorts, and ships products efficiently, connecting manufacturers to retailers and consumers while ensuring fast, accurate delivery.



Manufacturing

Serving as the backbone of modern economies, driving innovation, job creation, and industrial growth. Manufacturing blends efficiency and creativity to meet global demand across industries.



Data Centers

Powering the modern digital world—supporting everything from cloud computing and online banking to streaming and AI. Designed for reliability and efficiency.

LOCATION HIGHLIGHTS

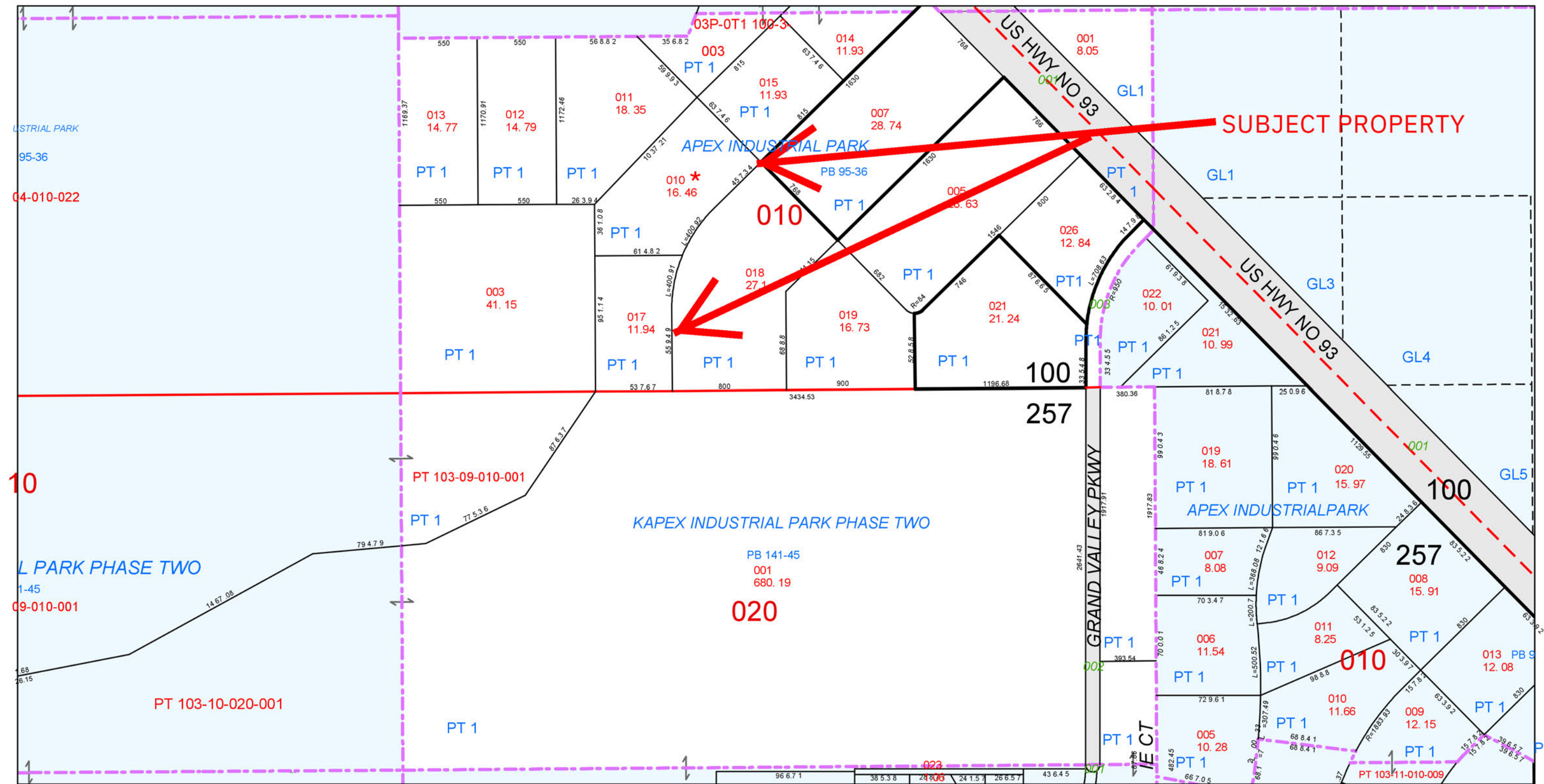
- Located within the Wesley D. Adams Innovation Park within the North Las Vegas submarket.
- Access to I-15 freeway
- North Las Vegas Jurisdiction
- Zoning: M-2
- Eligible for designation as a Foreign Trade Zone
- Access to a strong labor force of approximately 950,000 employees within a 25-mile radius of the property.



AERIAL MAP



AVAILABLE LOTS



PARCEL MAP



PROMETHEUS
— DEVELOPMENT GROUP —

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