

For Lease

Hughes Airport Center 6700 Paradise Road, Suite D

Las Vegas, NV 89119
www.cbre.com/lasvegas

Contact Us

Jake Higgins, SIOR
Executive Vice President
+1 702 369 4844
jake.higgins@cbre.com
Lic. S.0176473

Kelsey Higgins
First Vice President
+1 702 369 4812
kelsey.higgins@cbre.com
Lic. S.0192524



± 10,285 SF Unit Available

Lincoln **CBRE**

Hughes Airport Center
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LOCATION HIGHLIGHTS

- + Premier business park in Las Vegas
- + 3.3 million square feet
- + Office and industrial space
- + In close proximity to the Las Vegas Strip, Harry Reid International Airport, Town Square and numerous other amenities
- + Convenient access to I-15 and 215 freeways
- + Contact broker for tour information

Available Q4 2026



Hughes Airport Center

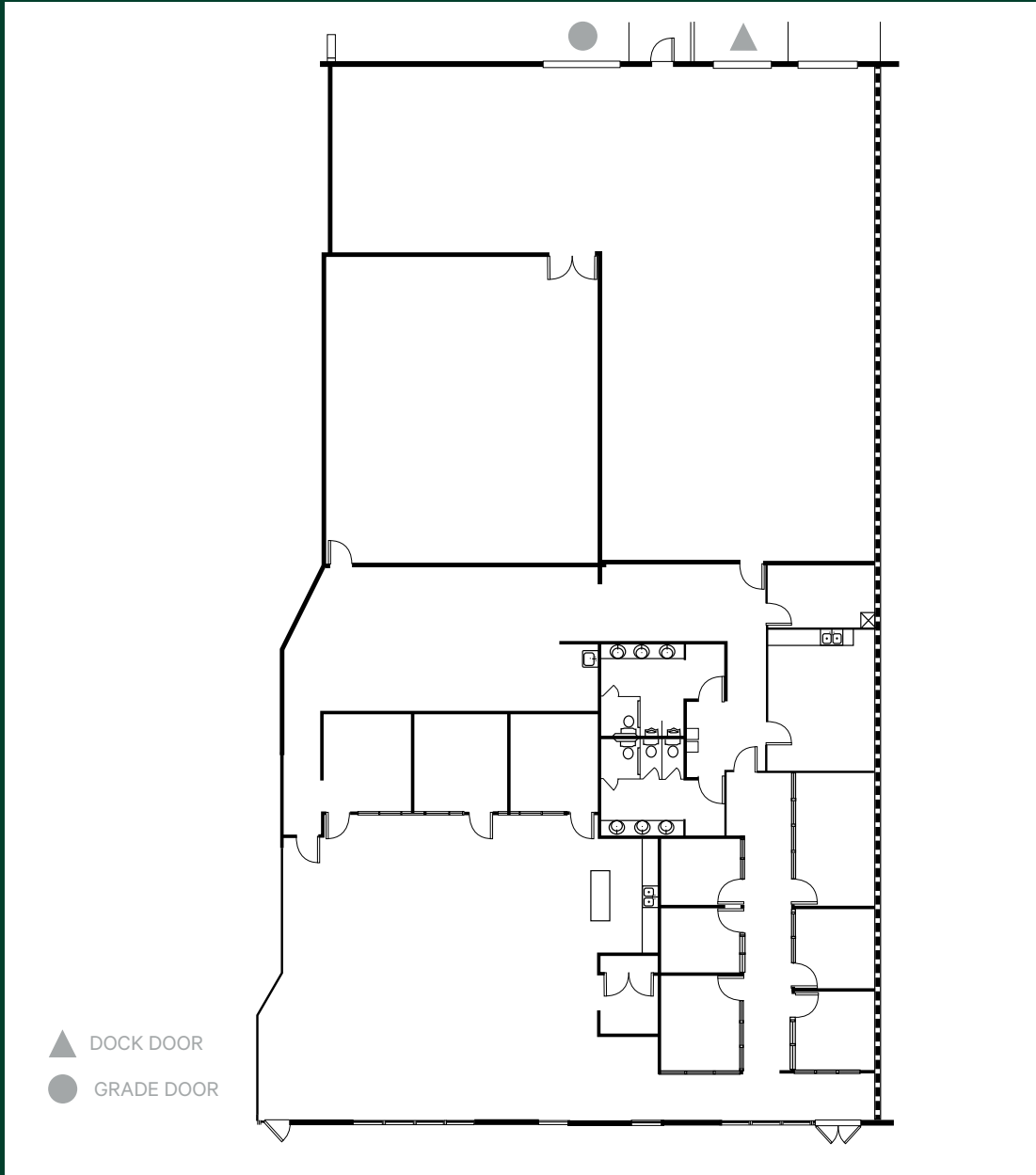
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PROPERTY HIGHLIGHTS

- + ±10,285 SF Total
- + ±6,935 SF Office**
- + ±3,350 SF Warehouse**
- + (1) Dock door
- + (1) Grade level door
- + 16' Clear height
- + Abundant Parking
- + Fire sprinklers
- + Zoning: M-1 (Clark County)

Available Q4 2026

Lease Rate: *Call for pricing

CAM Rate: \$0.35 PSF/NNN/Mo

**SF is estimated, not approximate

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 Estate Tax

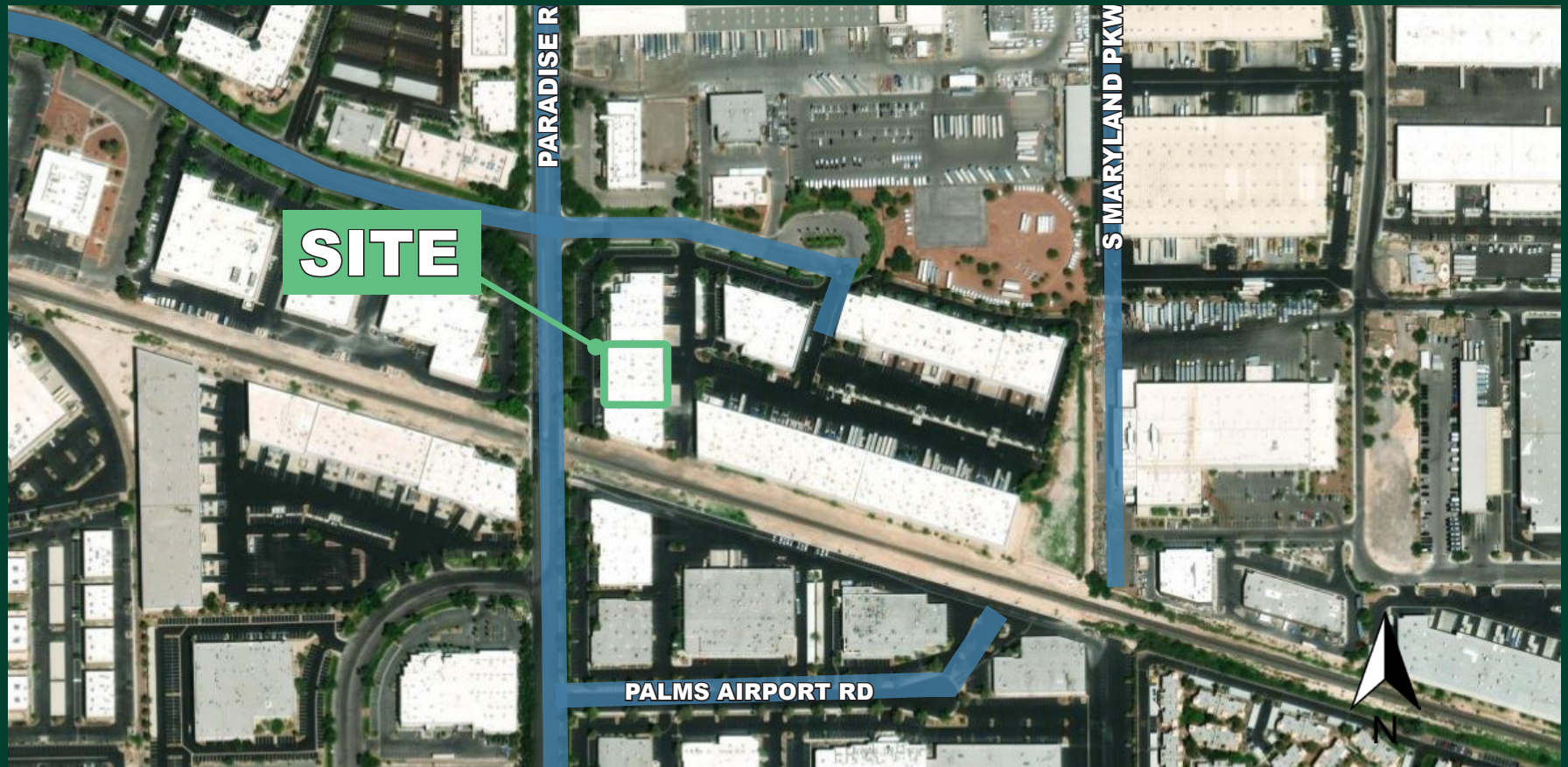


Labor

- + 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 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- + Over 63,700 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 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- + All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



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8548 Rozita Lee Ave, Suite 200
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