

JUDSON MARION COMPLEX

4650 E. Judson Ave. Unit A, Las Vegas, NV 89115

AVAILABLE
For Lease



5960 S. Jones Blvd, Las Vegas, NV 89118

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Property Highlights

- ±5,910 SF fully renovated industrial end-cap unit
- ±1,900 SF office across two floors + ±4,050 SF open warehouse
- (2) 14' grade-level roll-up doors plus (1) man door
- 21' clear height
- 200 amp, 3-phase power
- 15 parking spaces included
- Fully sprinklered with LED lighting
- Rear alley access
- Large reception area (18'x25') and executive office or showroom
- Upstairs private office (10'x18') and open area (18'x25') – ideal for admin, call center, or flex uses

Property Overview

MDL Group is pleased to present 4650 Judson Avenue, Unit A, a fully renovated ±5,910-square-foot industrial end-cap suite offering a premium combination of office and warehouse space. The property features approximately ±1,900 square feet of two-story office space and ±4,050 square feet of open warehouse, making it ideal for automotive, showroom, service, manufacturing, or distribution users. Warehouse features include two 14-foot grade-level roll-up doors, 21-foot clear height, 200-amp 3-phase power, LED lighting, fire sprinklers, and rear alley access. Conveniently located within an established industrial corridor, the property offers excellent access to Nellis Boulevard, Craig Road, Interstate 15, and Interstate 215, providing outstanding connectivity throughout the Las Vegas Valley.

Listing Snapshot



\$0.85 PSF NNN
Lease Rate



\$0.15 PSF
Monthly CAM Charges



±5,910 SF
Available Space



Northeast
Submarket

Key Demographics (within a 3-mile radius)

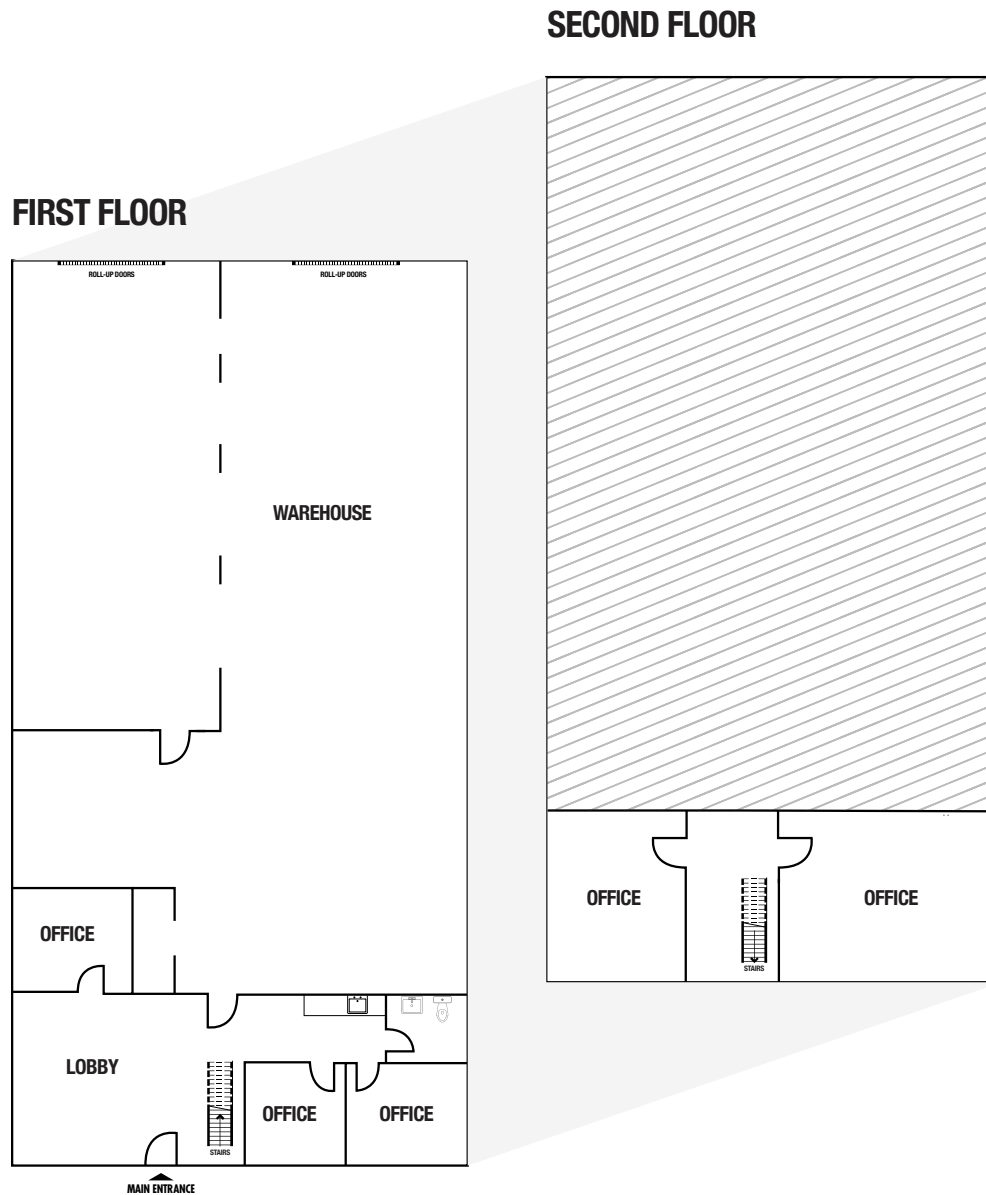


±207,440
Population Size



\$72,963
Ave. Household Income

APN	140-20-117-010
Zoning	Industrial Park (IP)
Year Built	2003
Property Size	±5,910 SF
Cross Streets	Judson Ave. & Marion Dr.
Lot Size	±0.14 AC



Listing Snapshot

-  **\$0.85 PSF NNN**
Lease Rate
-  **\$0.15 PSF**
Monthly CAM Charges
-  **±5,910 SF**
Available Space
-  **\$5,910.00**
Monthly Rent
-  **Immediately**
Availability

Suite Specs

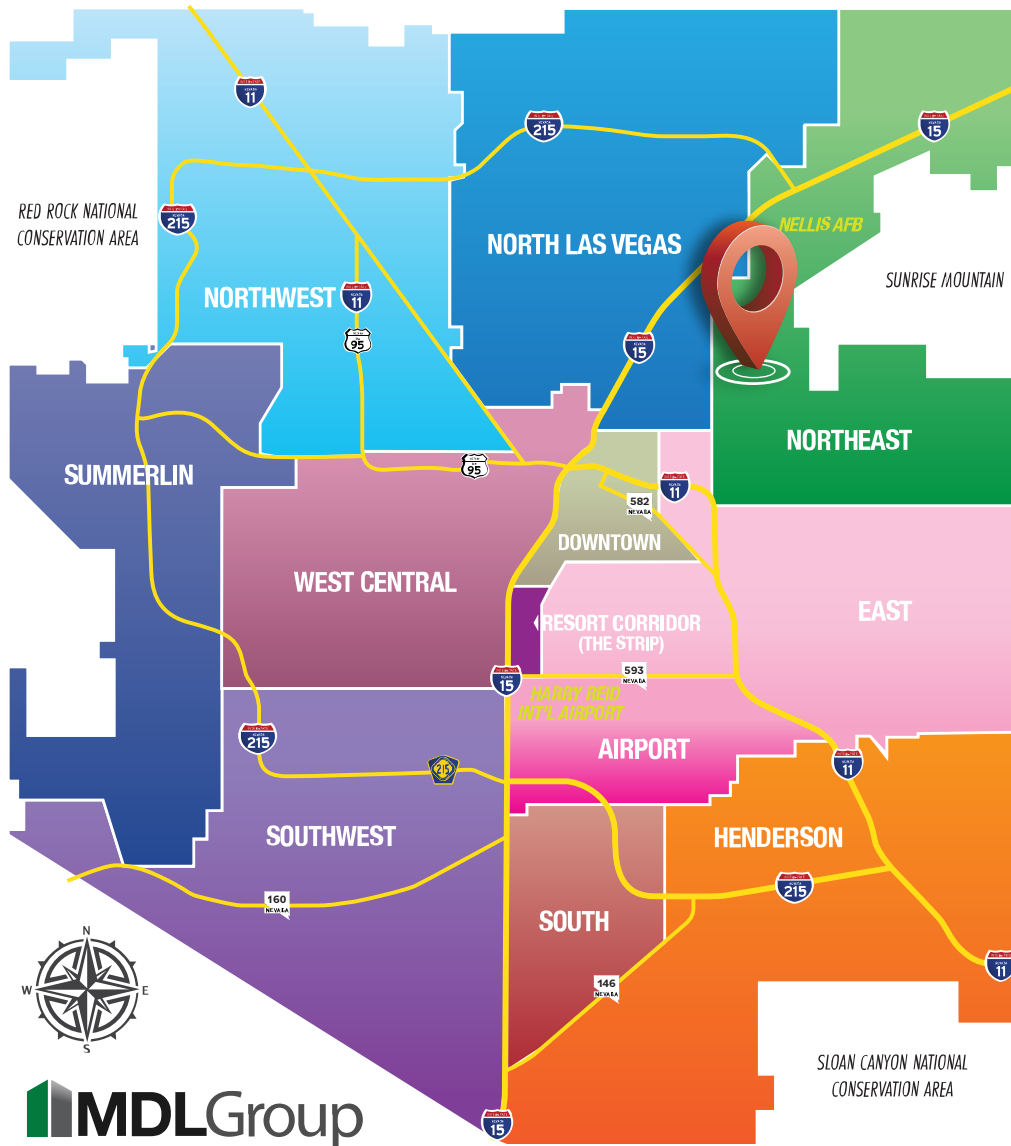
Total SF	±5,910
Private Office	5
Dock-High [▲]	2 roll-up doors
Clear Height	21'
Power	200 Amps - Phase 3 (to be verified by tenant)

First Floor Photos



Second Floor Photos





Distance to Landmarks

- I-15 FWY: ± 6.5 miles
- US-95 / I-11: ± 5.5 miles
- I-215 Beltway: ± 10.5 miles
- Harry Reid International Airport: ± 12.5 miles

Nearby Amenities

- Lowe's Home Improvement
- AutoZone
- United States Postal Services
- Las Vegas Motor Speedway
- Nellis Air Force Base
- Downtown Las Vegas

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts

 **$\pm 7,892$**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **308**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



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SILVER KNIGHTS™



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

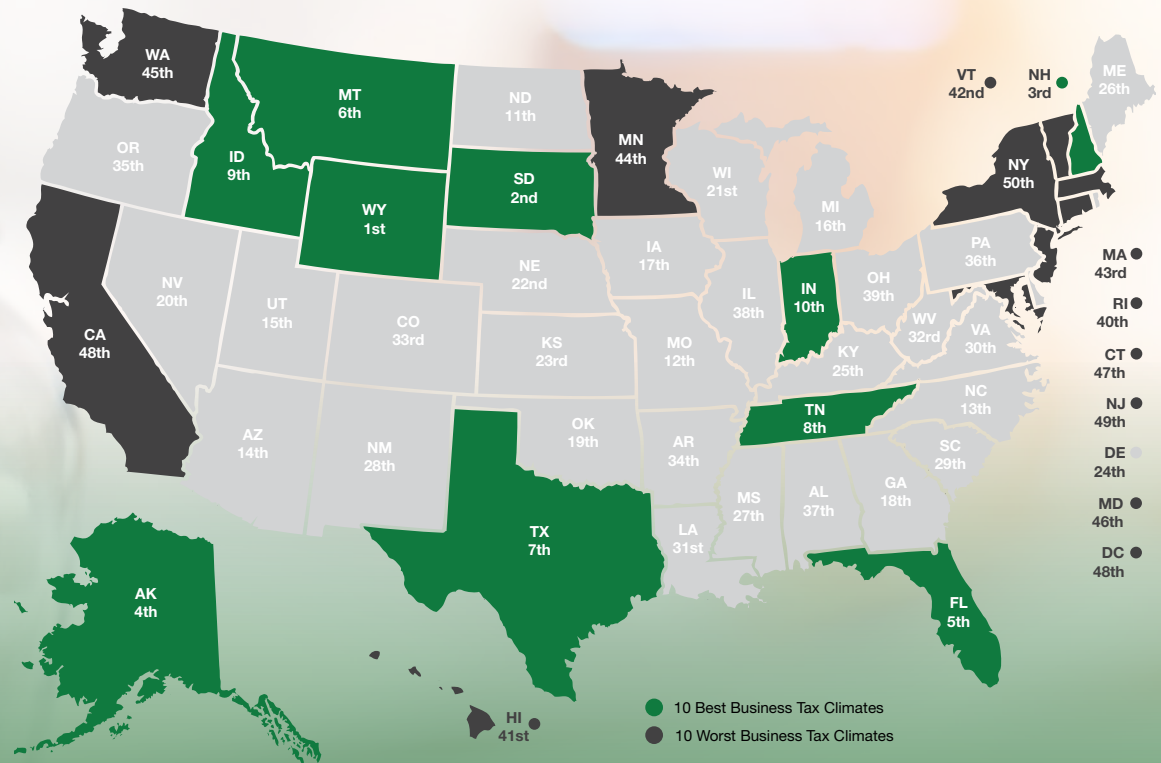
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org

2026 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

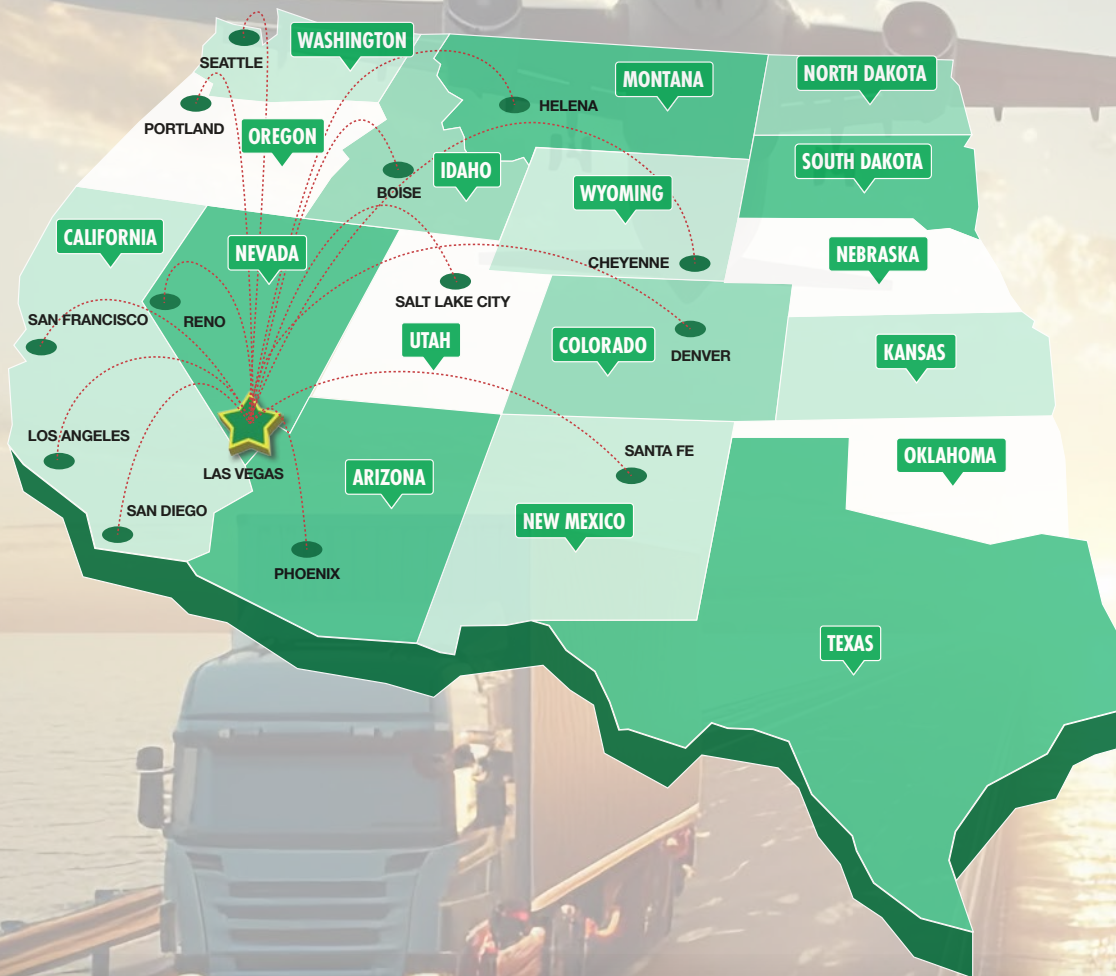


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Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

SHIPPING & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

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