

EXCLUSIVE LISTING!

2.5 +/- Industrial Acres Listed \$3,600,000
NEC W. Post and Santa Margarita Las Vegas, NV 89118



- ☐ APN # 163-35-301-026
- ☐ Unincorporated Clark County Spring Valley jurisdiction
- ☐ 2.5 +/- Acres Approved Zoning IP-Industrial Park-Parcel divisible into 2 units
- ☐ Planned Land Use – Business Employment
- ☐ Site Plan for a 44,778 SF Warehouse with 28' clear height, 2 dock-high doors and 2 grade-level doors and 44 parking spaces, with allowance up to 50 spaces.
- ☐ 2026/27 Taxes: \$5,457.32
- ☐ Improved roads/ Corner Lot
- ☐ Utilities nearby

Demographics- 3-mile radius- 2026

Population	146,957	Households	60,136
Median Household Income	\$73,087	Owner-occupied housing	29,455
Average Household Income	\$99,297	Renter-occupied housing	30,681



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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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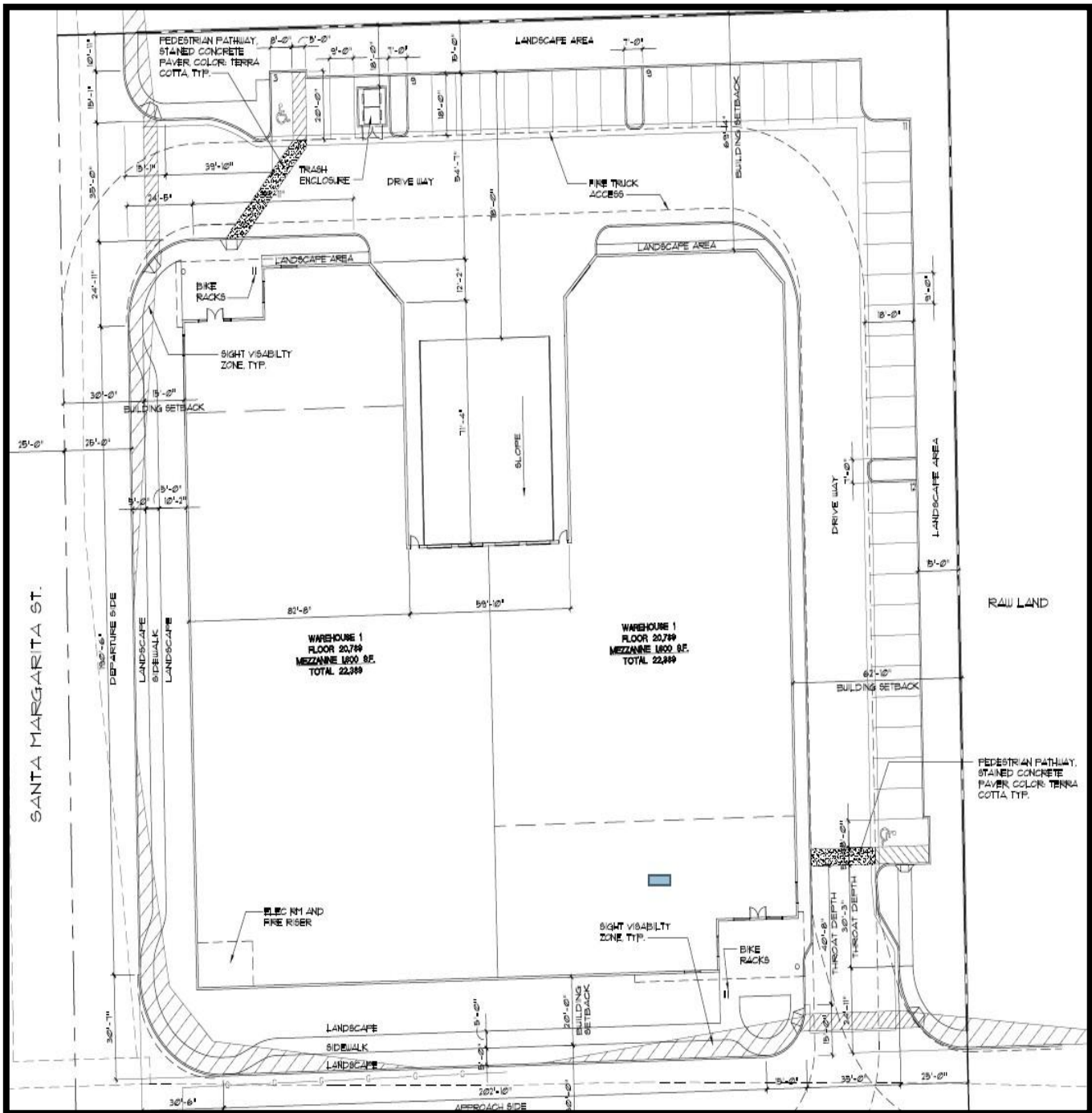
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Site Plan -Warehouse



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Renderings



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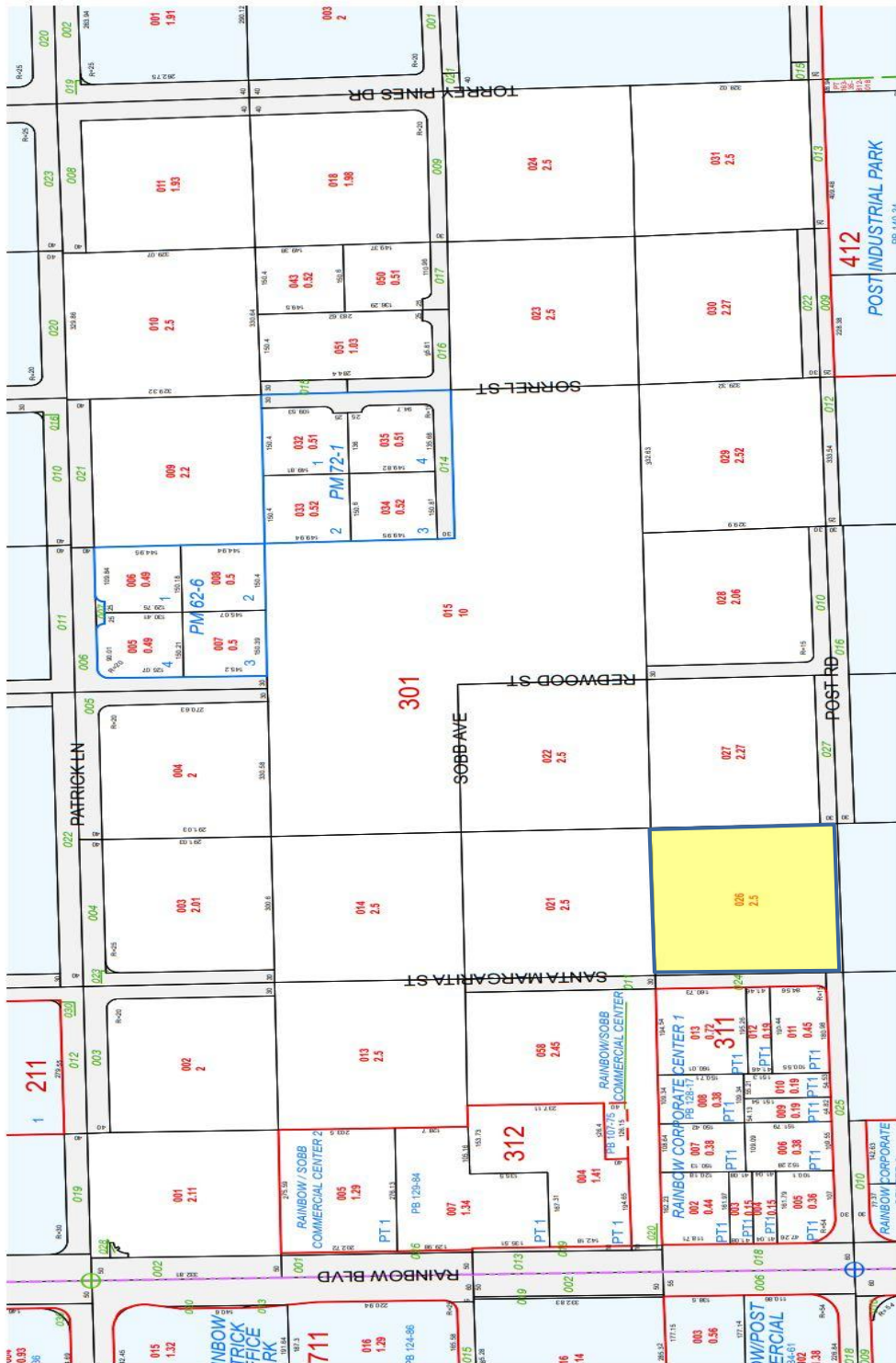
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