



HUGHES AIRPORT CENTER - INDUSTRIAL FOR LEASE

871 GRIER DRIVE, LAS VEGAS, NV 89119

±10,451 - 27,811 SF FLEX/INDUSTRIAL - HIGH POWER POTENTIAL

PROPERTY OVERVIEW

AVAILABLE: ±10,451 - 27,811 SF

LEASE RATE: ~~\$1.45~~ **\$1.35 PSF NNN**

CAM: \$0.24 PSF

JURISDICTION: Clark County

ZONING: IL (Industrial Light)

OCCUPANCY: 17,360 SF - Immediate
10,451 SF - May 2027

POWER: Minimum 1,200 amps 277/480 volt 3-Phase~1MW (Tenant to verify)

PARKING: 2.54/1000 (±134 spaces)

CLEAR HEIGHT: 22'-24'

LOADING Oversized 14'x16' Grade Level Door Interior Dock Well Loading

HVAC: 4-8 package units 3-10 Tons Evap in Warehouse

STORAGE: ±550 SF secured enclosed outdoor storage

Geoffrey West
License: BS.0044998
gwest@lee-associates.com
D 702.490.0690
M 702.210.6333

View and download more information at:
www.HACLVIndustrialFlex.info

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

8311 W Sunset Rd., Suite 120 | Las Vegas, NV 89113 | 702-490-0699 | B.0146492 | lee-associates.com

PROPERTY HIGHLIGHTS

- **REDUCTION/RECONDITIONING OF OFFICE SPACE:**

Landlord expense office space can be reduced to 3,500 - 4,000 SF and reconditioned with modern commercial grade finishes, resulting in approximately 13,000 SF of EVAP cooled warehouse space (grandfathered).

- **COMBINED SPACE EXPANDS OFFICE/WAREHOUSE SUBSTANTIALLY:**

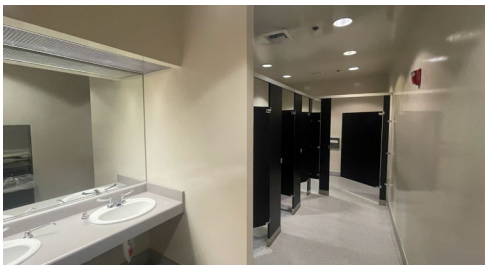
Combined 27,811 SF space would offer additional 4,932 SF of office and 5,295 SF of warehouse, providing minimum 8,500 - 9,000 SF office and over 18,000 SF warehouse with two interior dock wells for loading and substantial power availability.

- **PRIME AIRPORT SUBMARKET:**

Location in Hughes Airport Center south of airport within high-image 420 acre, 3.3 Million SF business park easily accessible to Strip, Airport, and I-215 / I-15 Freeway corridors.

- **DEMO IN PROCESS TO EXPEDITE NEW OCCUPANCY:**

Space provides a minimum of 1,200 amps of power (~1MW), secure interior dock loading, 550 SF enclosed secured outdoor storage area, and adequate office and training area for on-site personnel (Landlord will reconfigure and recondition as necessary).



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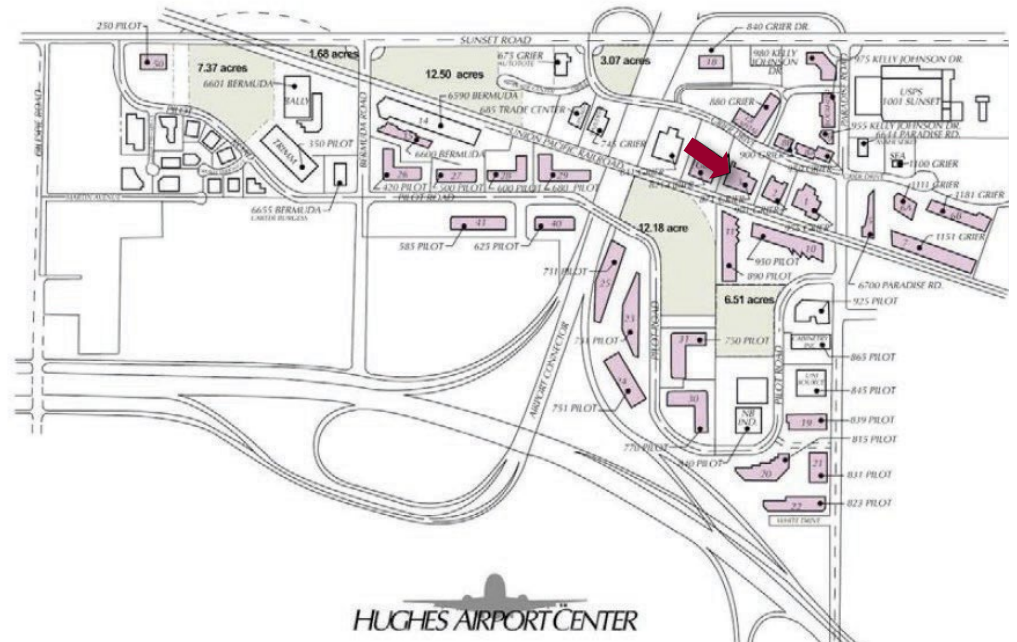
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SITE PLAN



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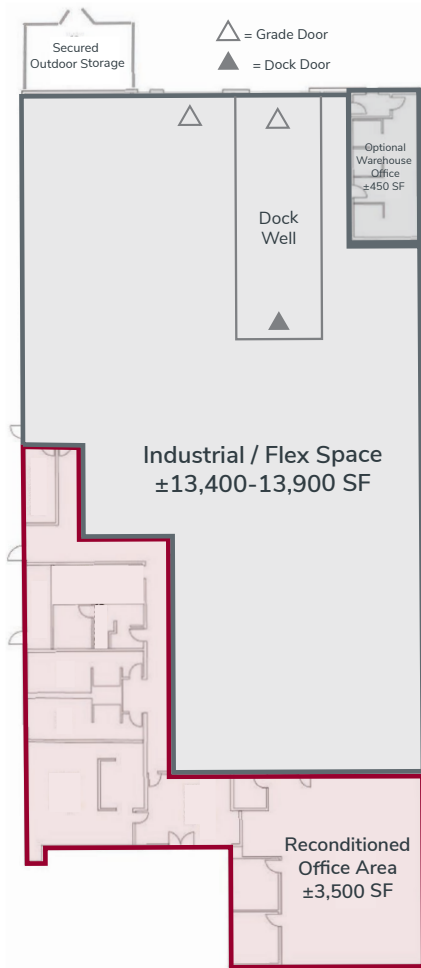
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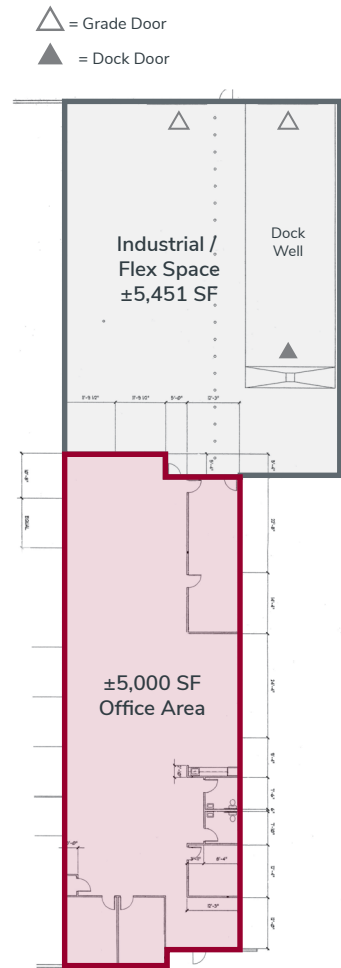
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POTENTIAL REVISED FLOOR PLAN

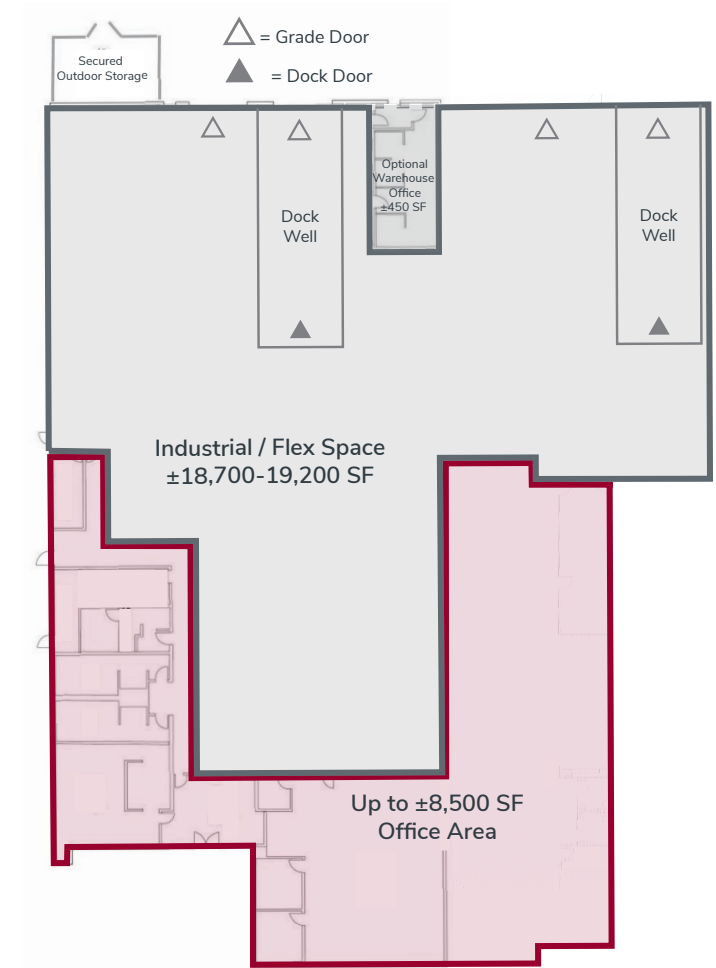
Suite A - 17,360 SF



Suite B-1 - 10,451 SF



Suite A/B-1 - 27,811 SF



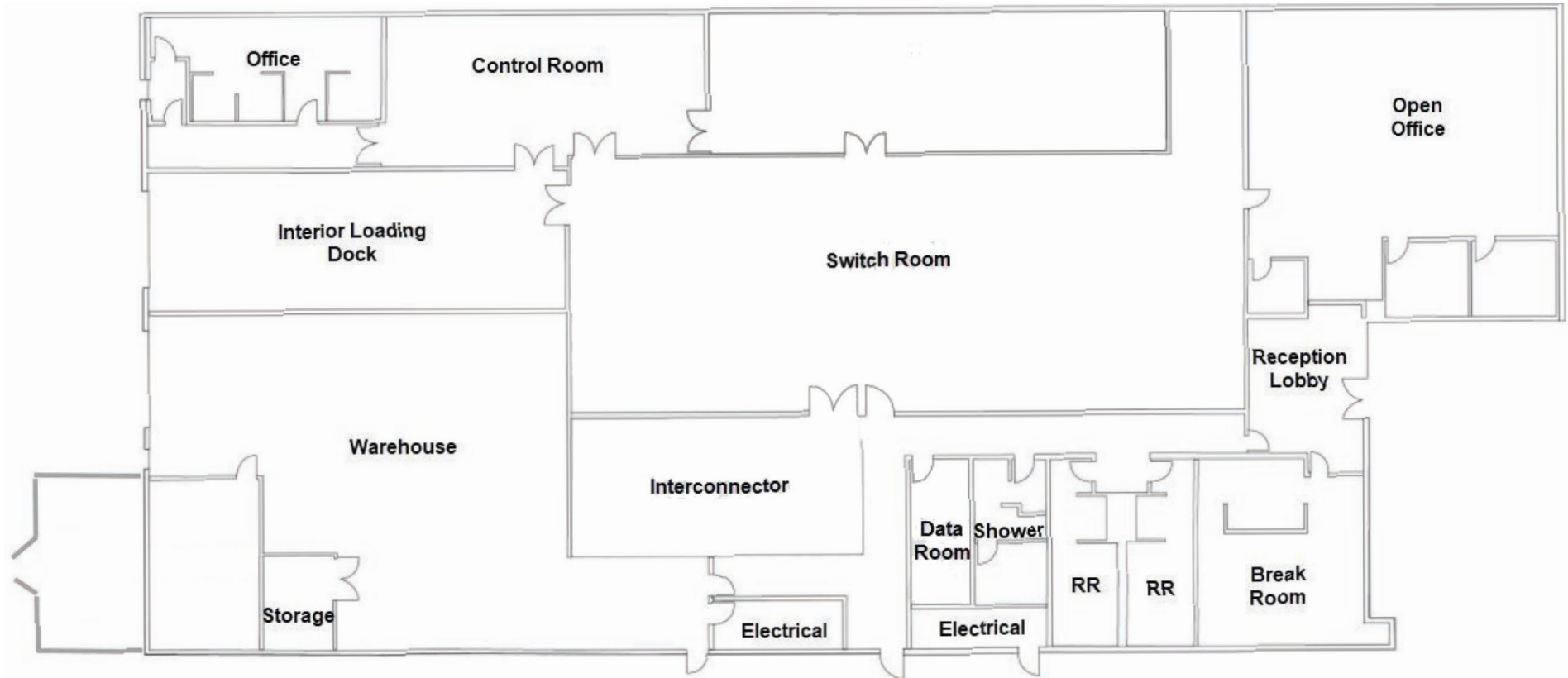
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EXISTING FLOOR PLAN - Suite A



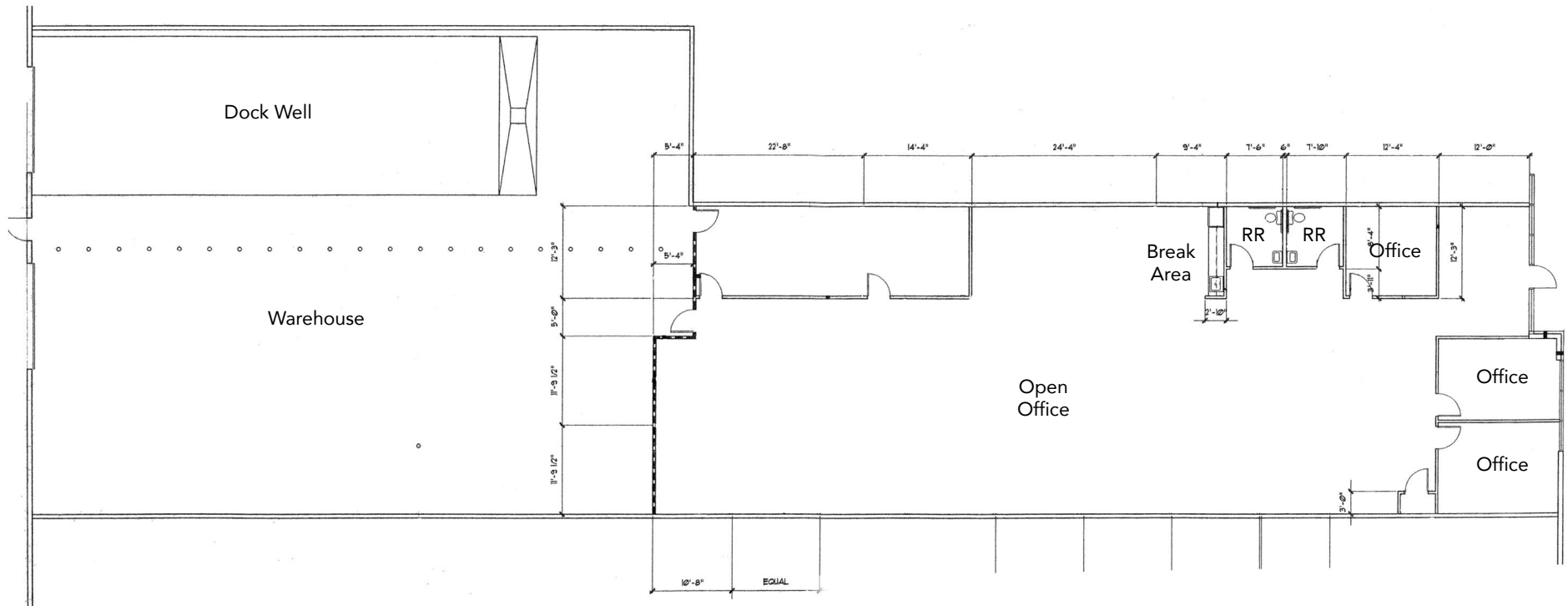
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EXISTING FLOOR PLAN - Suite B-1



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LAS VEGAS / NEVADA

Nevada Ranks #1 Best State for Infrastructure
(Energy, Transportation, Internet)

Source: US News State Rankings (2021)

Nevada Ranks #2 State for Job Growth

Source: Bureau of Labor Statistics (2021)

Nevada #6 State for Economy
(Business Environment, Employment, Growth)

Source: US News State Rankings (2021)



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FAVORABLE TAX CLIMATE

- » No Corporate Income Tax
- » No Inventory Tax
- » No Franchise Tax
- » No Personal Income Tax
- » No Inheritance Tax
- » No Estate Tax
- » No Unitary Tax

WHY LAS VEGAS?

A Global destination with more than 42 million annual visitors, Las Vegas boasts one of the country's fastest growing economies. With no state or corporate taxes, low cost of living, international airport, world-class amenities, moderate year-round climate and business-friendly policies, Las Vegas is also one of the nation's up-and-coming tech talent markets.

INNOVATE VEGAS

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