

For Sale

±20,569 sf  
100% HVAC Industrial



Presented by: **Avison Young** Capital Markets



6744 Spencer Street  
Las Vegas, Nevada 89119

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# Investment Summary

Offered as an investment with existing tenancy, the property was delivered vacant for an owner/user acquisition. The property provides flexibility, strong market fundamentals, and is located within one of the region's most established business districts.



## INVESTMENT SUMMARY

### BUILDING SIZE

**±20,569 sf**

### OFFICE BUILD-OUT

**±9,000 sf**  
(2-story)

### LOADING

**Dock & Grade**

### SUBMARKET

**Airport**

### PURCHASE PRICE

**\$5,500,000**

Financing in place, or can be arranged. Location, 6744 Spencer Street, offers excellent fundamentals, and long-term value appreciation in established industrial hubs.

### High-Image Industrial Building:

A distinguished industrial asset in one of the fastest growing real estate markets in the county. This is a rare opportunity to acquire high-image industrial property in a supply-constrained submarket.

### Favorable Market Fundamentals:

Las Vegas continues to experience strong population and employment growth, driving demand for well-located industrial properties and supporting long-term occupancy and value appreciation within the Airport Submarket.

### Ideal Location:

Located minutes from the Las Vegas Strip, Allegiant Stadium, Town Square, and numerous resort, convention, and entertainment destinations, making the property well-suited for companies requiring customer access, business travel, regional visibility and ample surrounding employee amenities.

### Exceptional Demand & Limited Supply:

Limited availability of ±20,000 sf industrial product continues to support strong tenant demand and rental rate growth within the Airport & Southwest submarket. The Airport submarket provides a minimal amount of vacant land and industrial zoning in the area, which protects the asset from future competition.

# Property Information



## Building Highlights:

- 100% HVAC Industrial Facility
- Headquarters-Quality Office
- Efficient Loading Configuration
- High-Image Corporate Presence
- Below Replacement Cost
- Supply-Constrained Submarket

\*Building is currently occupied with short-term leases.  
Owner can also deliver building vacant.





## PROPERTY DETAILS

**Building Sf:** ±20,569 sf

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**Office Sf:** ±9,000 sf (2 story) (estimated)

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**Clear Height:** 24'

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**Year Built:** 1999 (Renovated 2017)

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**Zoning:** Industrial Park (IP)

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**APN:** 177-02-610-010

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**HVAC:** 100% HVAC'd | < 5 years old

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**Doors:** (1) 8'x10' Dock with Well  
(2) 10'x12' Grade Level

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**Power:** 800A, 3-Phase, 4-Wire

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**Floors:** 6" thickness

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**Parking:** 60 spaces (10/1000 SF)

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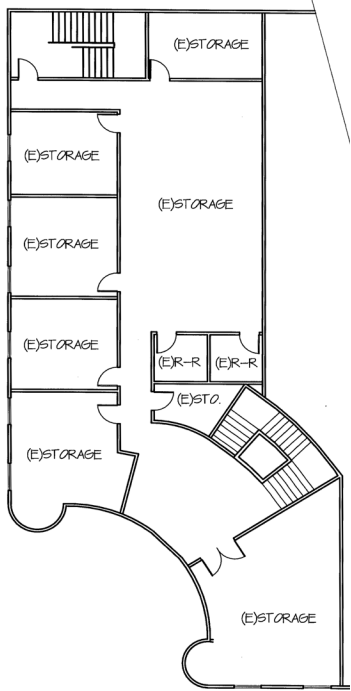
**Sprinklers:** ESFR

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# Floor Plan

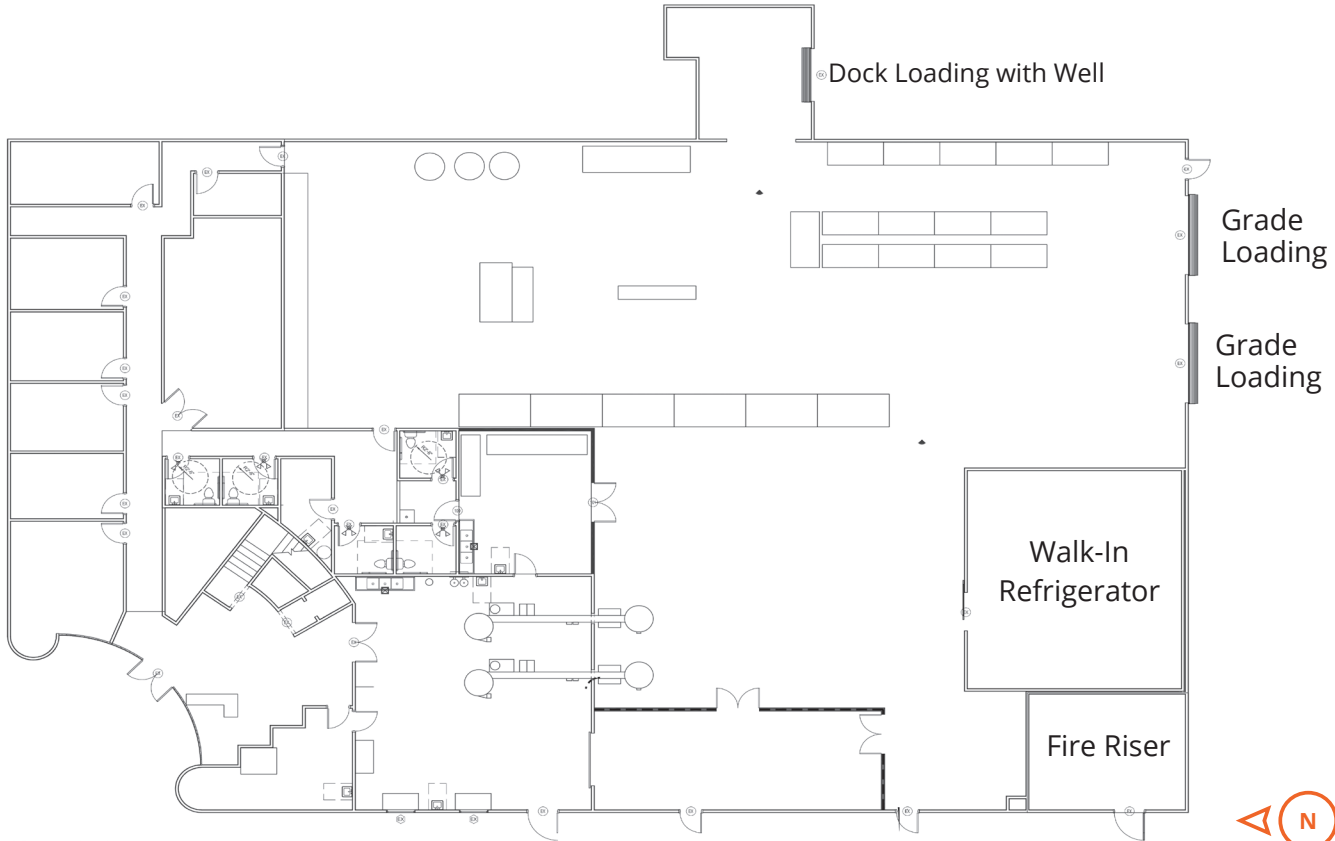


# FLOOR PLAN



2nd FLOOR PLAN  
SCALE: 1/8" = 1'-0"

±3,200 SF



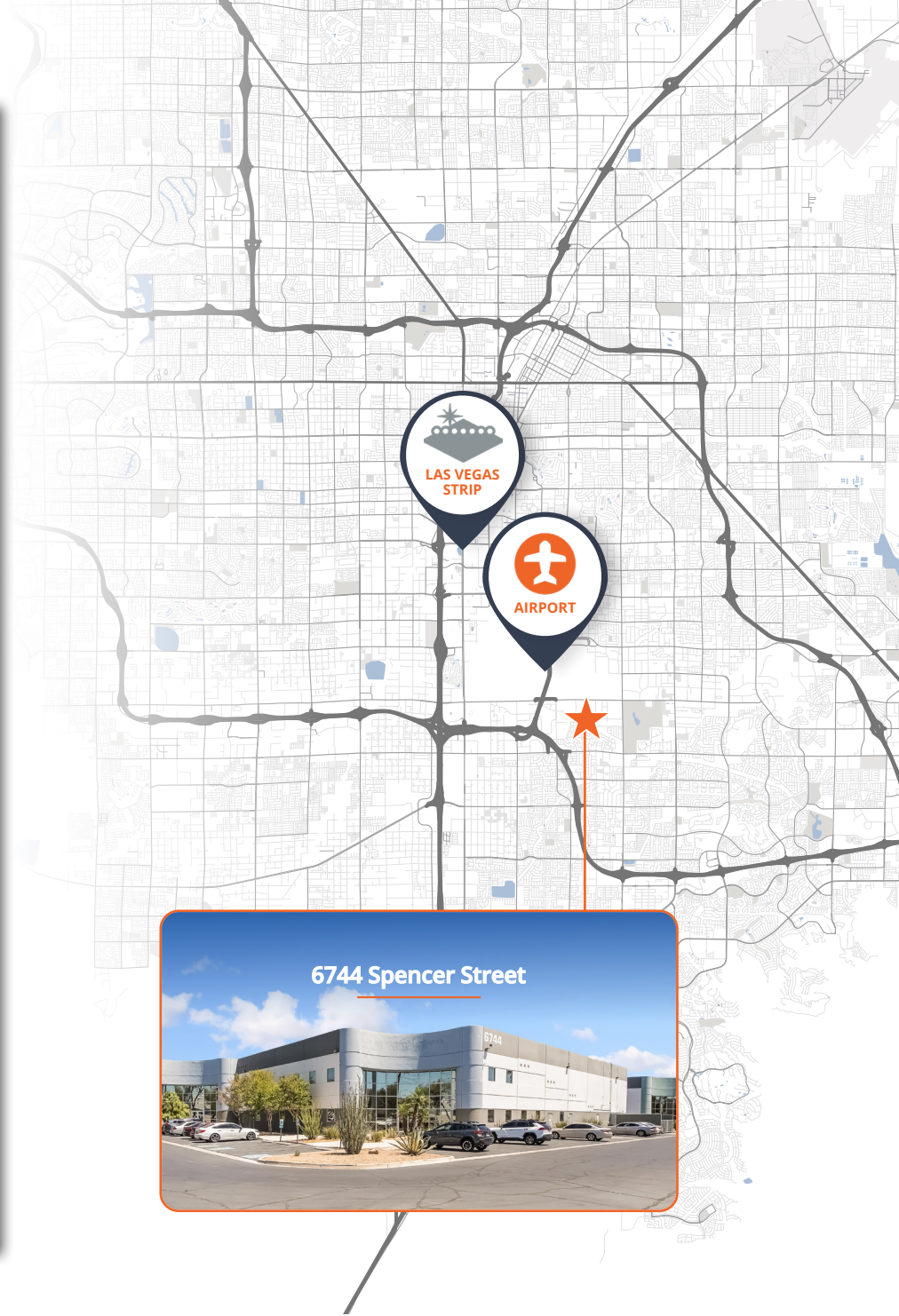
1 OVERALL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

<b>Total SF:</b>	± 20,569 sf	<b>Total Office SF:</b>	±9,000 sf	<b>Total Warehouse SF:</b>	±9,320 sf
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# Aerial & Location

- **Prime Airport Submarket Location** - Strategically positioned within one of Southern Nevada's most supply-constrained industrial submarkets, with immediate access to Harry Reid International Airport, Interstate 15, and the I-215 Beltway, providing efficient connectivity throughout the Southwest region, including Southern California, Arizona, and Utah.
- **Central Access** - The property's infill location provides efficient access to the entire Las Vegas Valley, reducing travel times for employees, customers, vendors, and service providers compared to more peripheral industrial submarkets.
- **Established Industrial Submarket** - Surrounded by a dense concentration of industrial, manufacturing, logistics, and service-related businesses, supporting workforce availability and operational efficiencies.
- **Strategic Location** - Located minutes from the Las Vegas Strip, Allegiant Stadium, Town Square, and numerous resort, convention, and entertainment destinations, making the property well-suited for companies requiring customer access, business travel, or regional visibility.
- **Employee Amenities** - An extensive selection of restaurants, retail centers, hotels, banking services, and fitness facilities are located nearby, supporting employee convenience, recruitment, and retention.







POINTS OF CONTACT

# Let's talk.

If you would like more information on this offering, please get in touch.



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