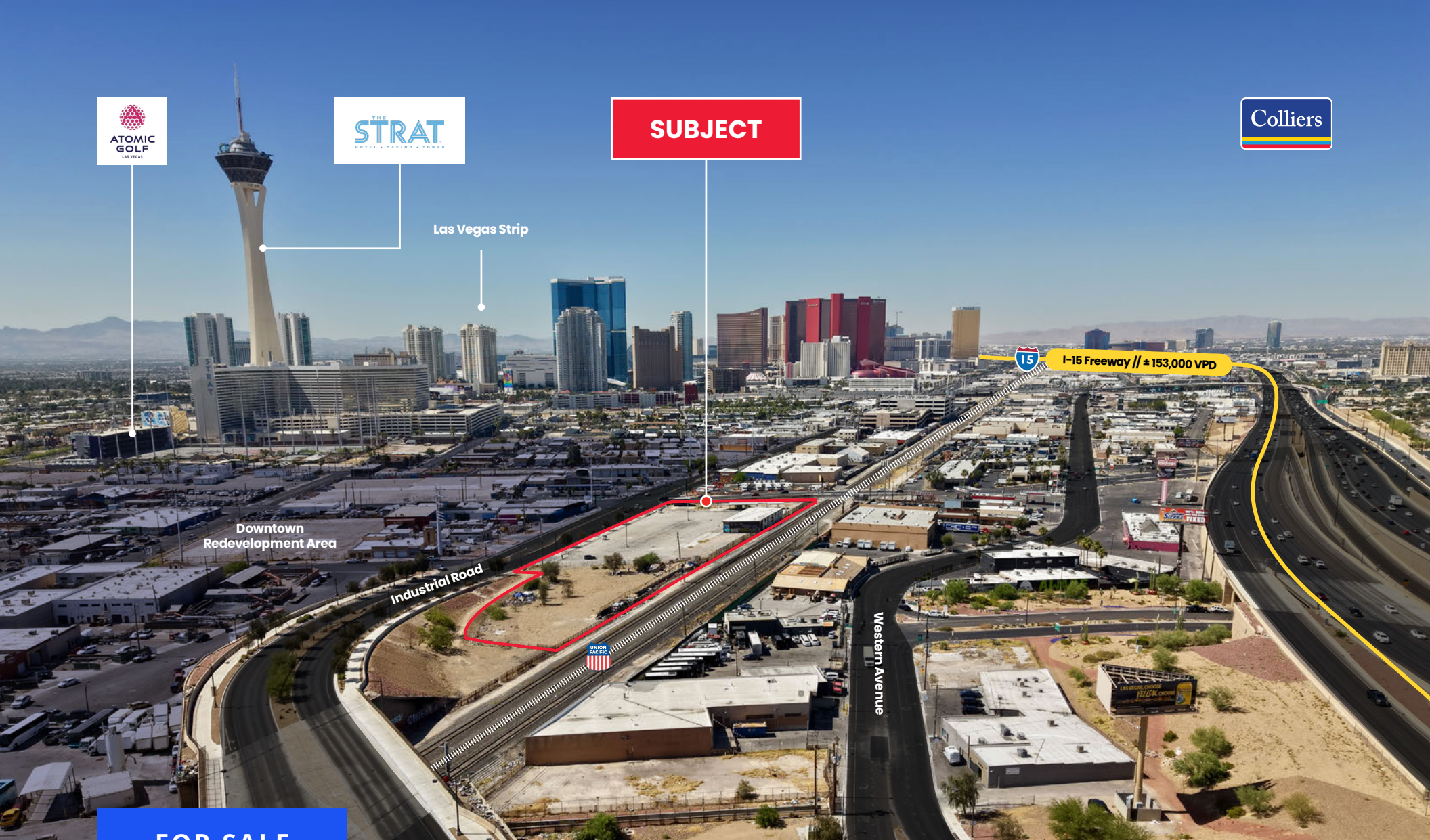




SUBJECT



FOR SALE

±3.65 Acre Site

1414 Industrial Road, Las Vegas, NV 89102

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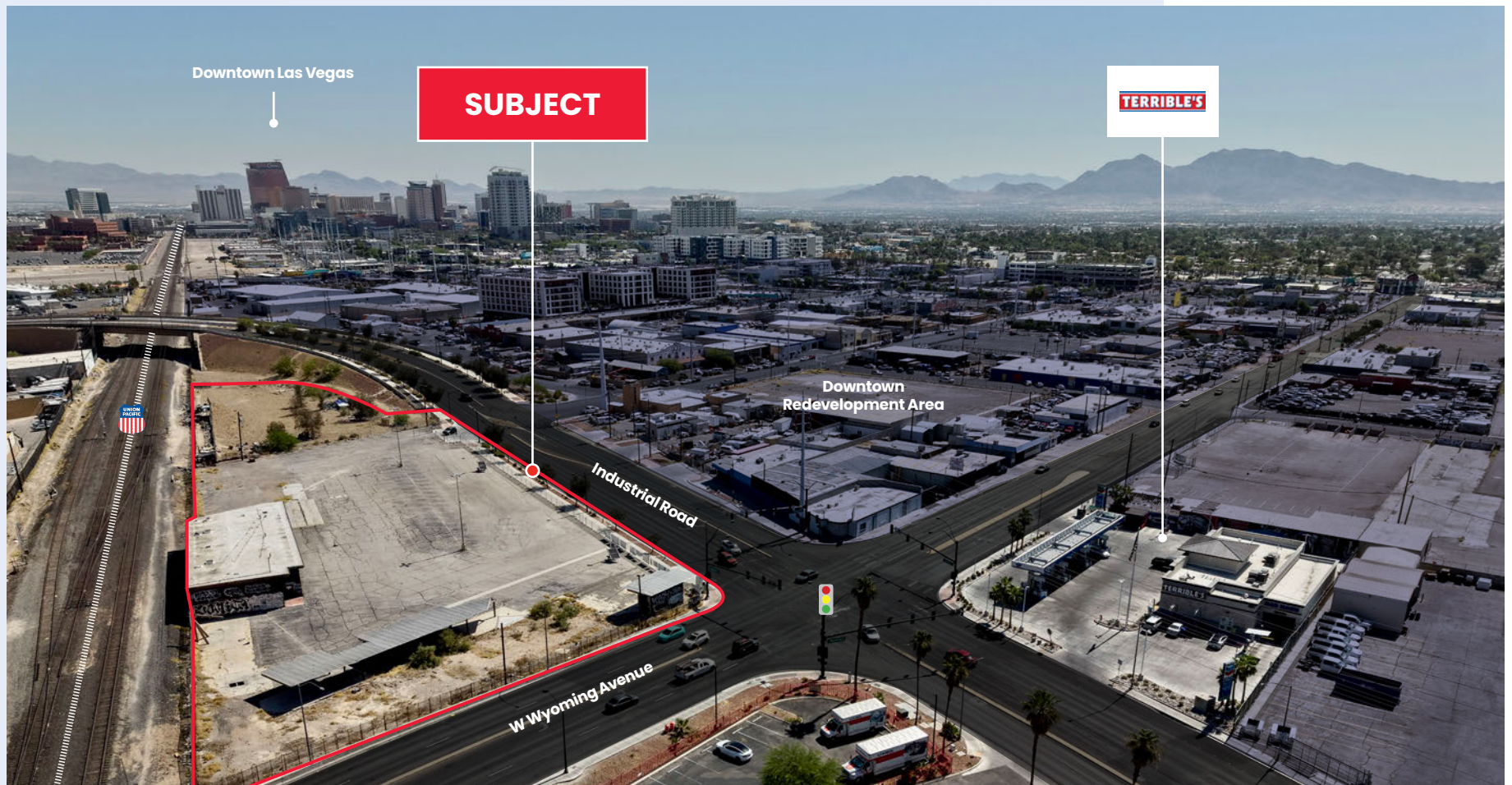
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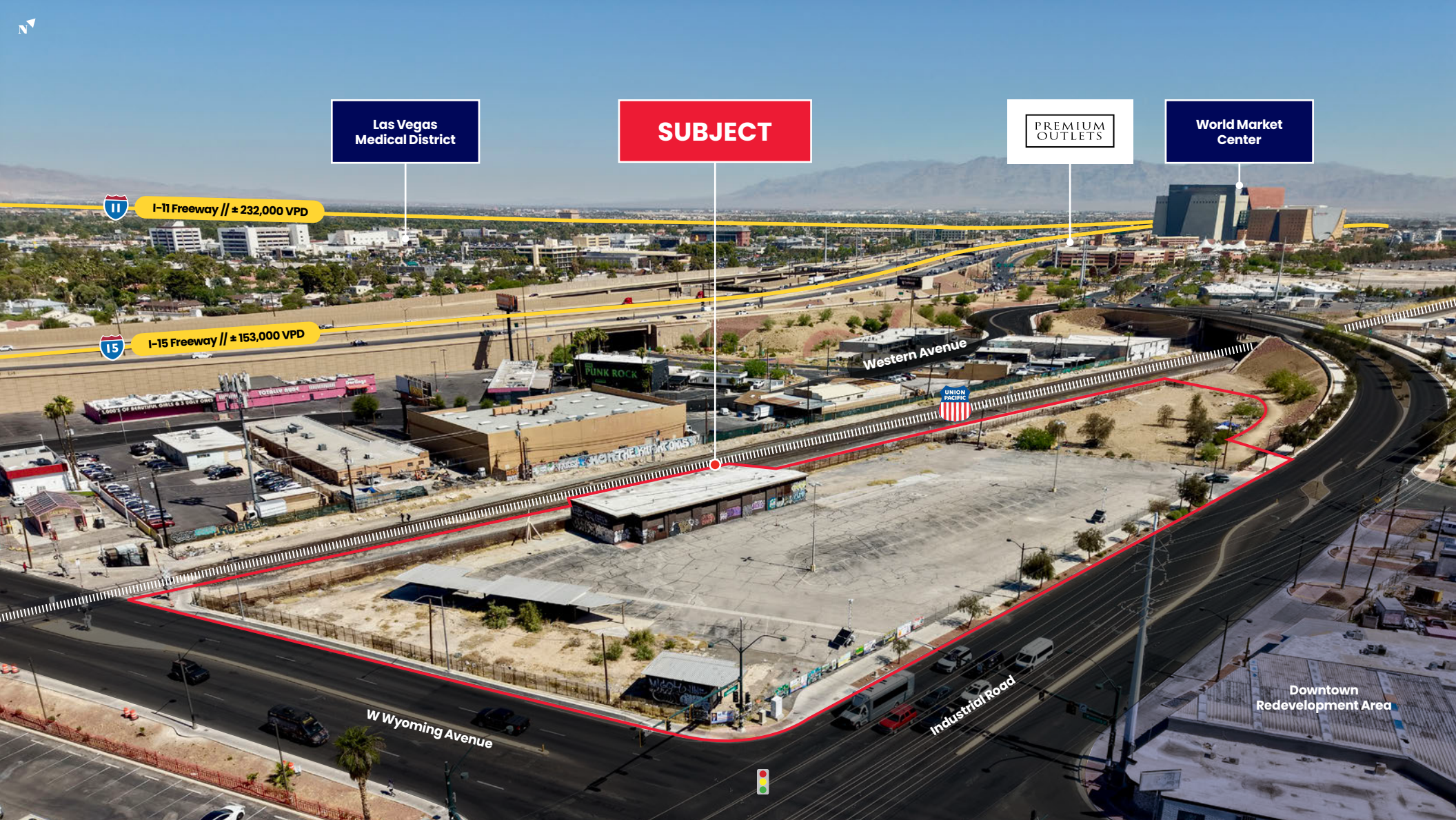
Property Overview

A rare ±3.65 acre Strip-adjacent infill site positioned along the Industrial Road corridor, directly behind the Las Vegas Strip. With its scale, location, low existing coverage, and Downtown Redevelopment Area designation, the property offers exceptional flexibility for redevelopment and a compelling path toward higher-and-better-use repositioning, including hospitality or mixed-use concepts.



Sale Price
\$8,200,000





±3.65 Total Acres



Industrial District (M) Zoning



Sale Price: \$8,200,000



±6,809 Existing Building SF



APN: 162-04-610-001



Tax: \$23,508.62 for 2025–2026



Property Highlights

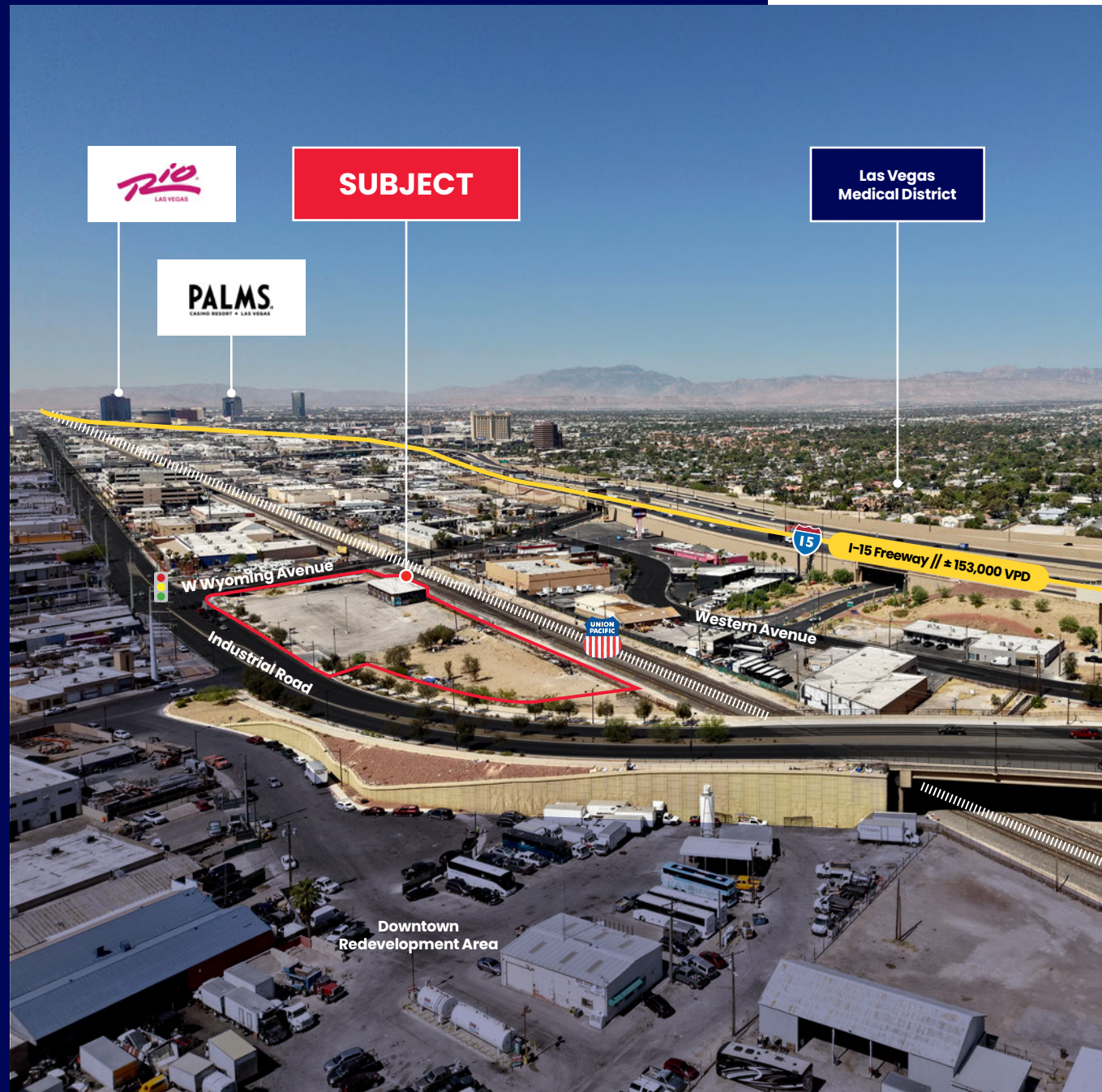
- ±3.65 Acre Strip-adjacent infill site with substantial redevelopment upside
- Existing improvements include Building A, an empty ±6,809 SF building
- Approved Phase II building permit in place
- Current zoning: Industrial District (M), City of Las Vegas
- Located within the Las Vegas Downtown Redevelopment Area, offering potential incentive eligibility and a supportive framework for repositioning
- Excellent access from Industrial Road / Industrial Avenue, with proximity to Grand Central Parkway, I-15, and US-95
- Direct proximity to the Strip without Strip-frontage land pricing



Land Size
±3.65 Acres



Sale Price
\$8,200,000





Location

The Industrial Road corridor runs parallel to and immediately west of the Las Vegas Strip, placing the property behind the resort core with fast connectivity to Grand Central Parkway, I-15, and US-95. The site benefits from proximity to major demand drivers, including tourism, conventions, entertainment, and 24-hour Strip activity, while offering a basis significantly below Strip-frontage land.



The Opportunity: Multiple Paths to Value

The property's ± 3.65 Acre scale, Strip-adjacent location, and redevelopment-area positioning create a compelling opportunity for investors and developers seeking long-term value in one of Las Vegas' most dynamic corridors.

A hospitality repositioning could be particularly well-suited for the site, with potential for a select-service, lifestyle, or extended-stay hotel concept serving both leisure and convention demand. The site's location behind the Strip resorts provides a strategic alternative to higher-priced Strip-frontage opportunities while still capturing the strength of the surrounding tourism and entertainment market.

Property Images



Existing Building
±6,809 SF



Location Map

The property offers a rare opportunity to secure land in one of the city's most strategically connected corridors. Sitting just north of the Las Vegas Strip and moments from Downtown Las Vegas, the site benefits from unmatched proximity to the region's premier entertainment, business, and tourism destinations.



ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals



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