

For Sale

±19,540 sf

100% HVAC Industrial

6744 Spencer Street, Las Vegas, Nevada 89119



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**AVISON
YOUNG**

6744 Spencer Street

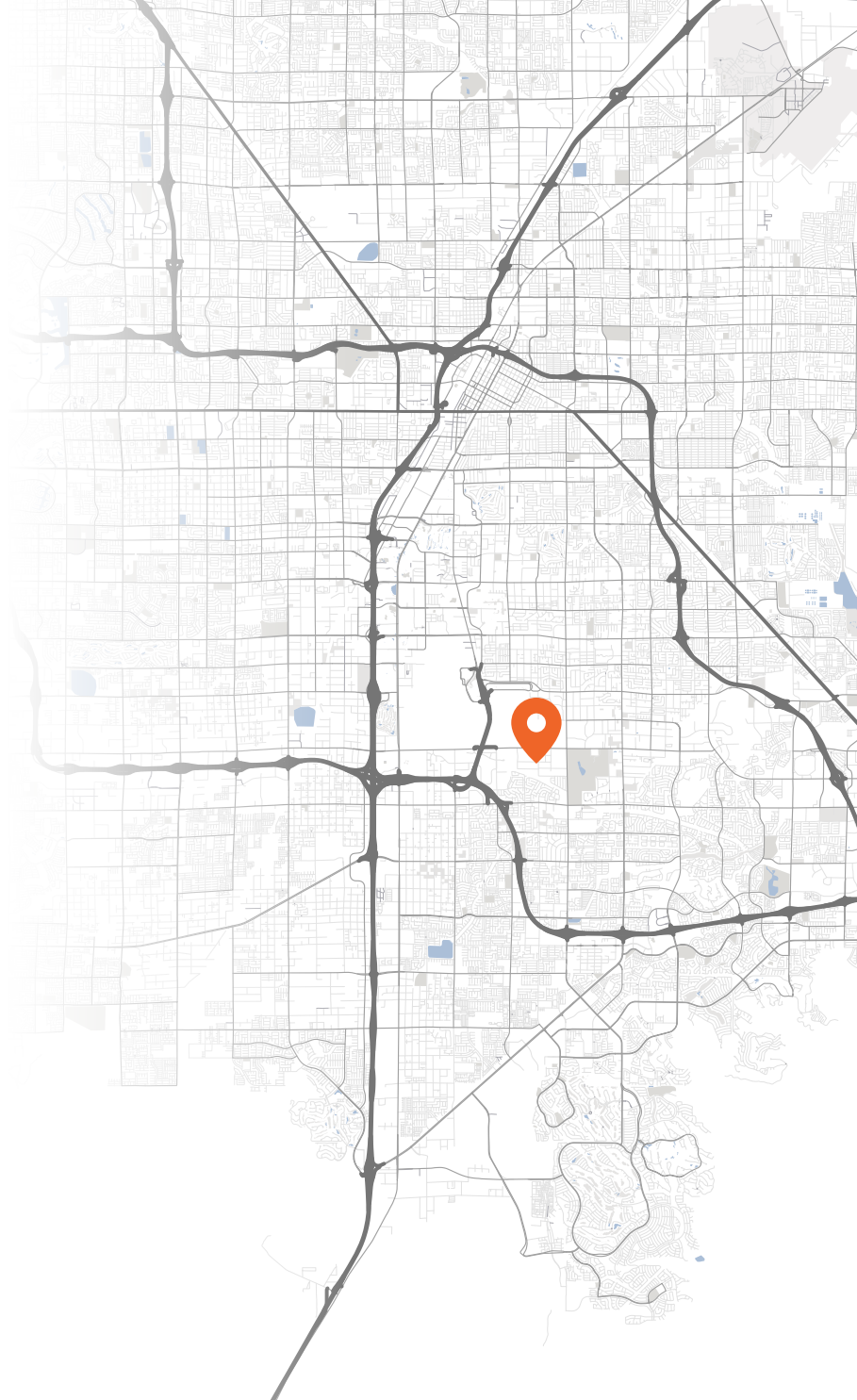
Las Vegas, Nevada 89119

Offered as an investment with existing tenancy in place, or can be delivered vacant for an owner/user acquisition, 6744 Spencer Street provides flexibility, strong market fundamentals, and long-term value within one of the region's most established industrial hubs.

Positioned in the heart of the highly sought-after Airport Submarket, 6744 Spencer Street presents a rare opportunity to acquire a 100% HVAC'd ±19,540 SF light industrial facility in one of Southern Nevada's most supply-constrained and strategically connected industrial corridors.

Zoned I-P (Industrial Park, Clark County), the property offers exceptional accessibility to Harry Reid International Airport, Las Vegas Strip, I-15, and the I-215 Beltway, making it ideally positioned for distribution, service, manufacturing, or showroom-related operations.

As Las Vegas' industrial market continues to experience historically low vacancy rates and sustained demand for functional infill product, assets of this size and location remain highly desirable among both investors and owner/users.



Property Details

Building Sf:	±19,540 sf
Office Sf:	±11,550 sf (2 story)
Clear Height:	24'
Year Built:	1999 (Renovated 2017)
Zoning:	Industrial Park (IP)
APN:	177-02-610-010
HVAC:	100% HVAC'd < 5 years old
Doors:	(1) 8'x10' Dock with Well (2) 10'x12' Grade Level
Power:	800A, 3-Phase, 4-Wire
Floors:	6" thickness
Sprinklers:	ESFR
Submarket:	Airport

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

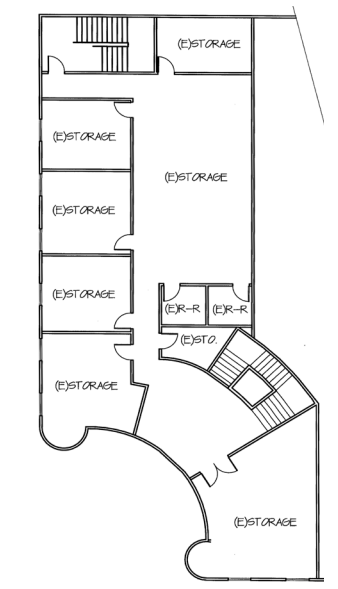


Purchase Price
\$5,500,000

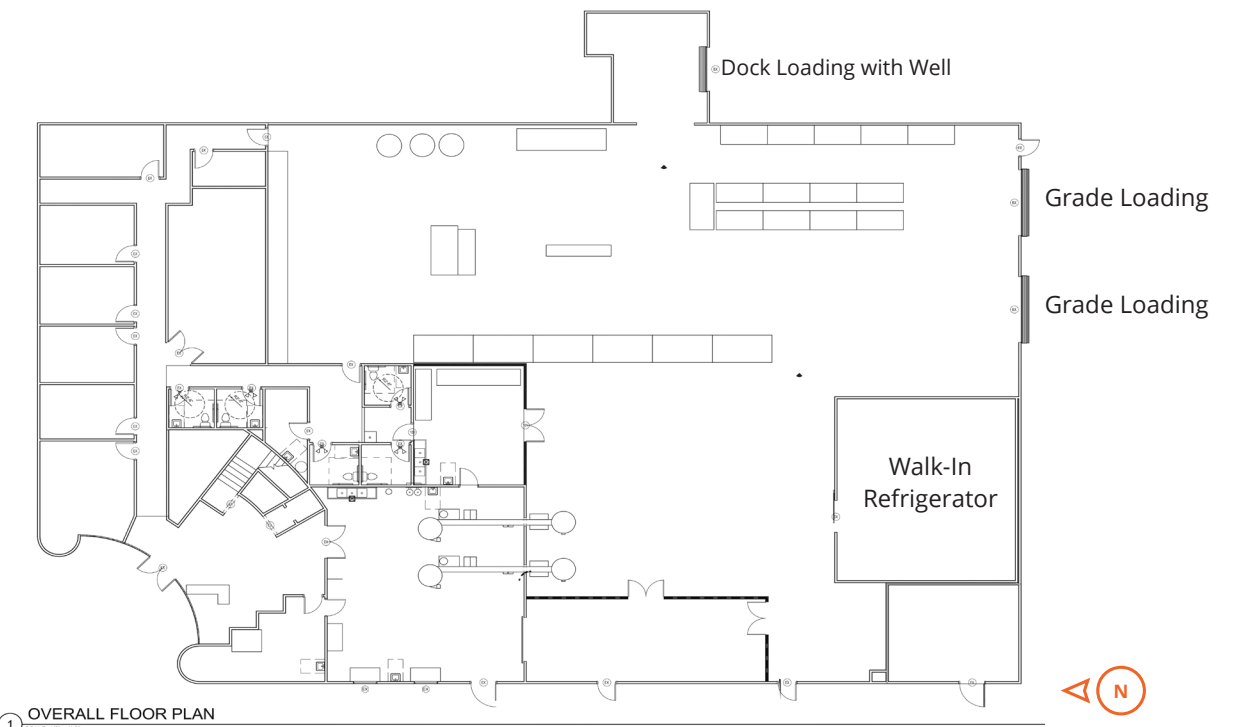


Price per Square Foot
±\$281.50 psf

Floor Plan



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

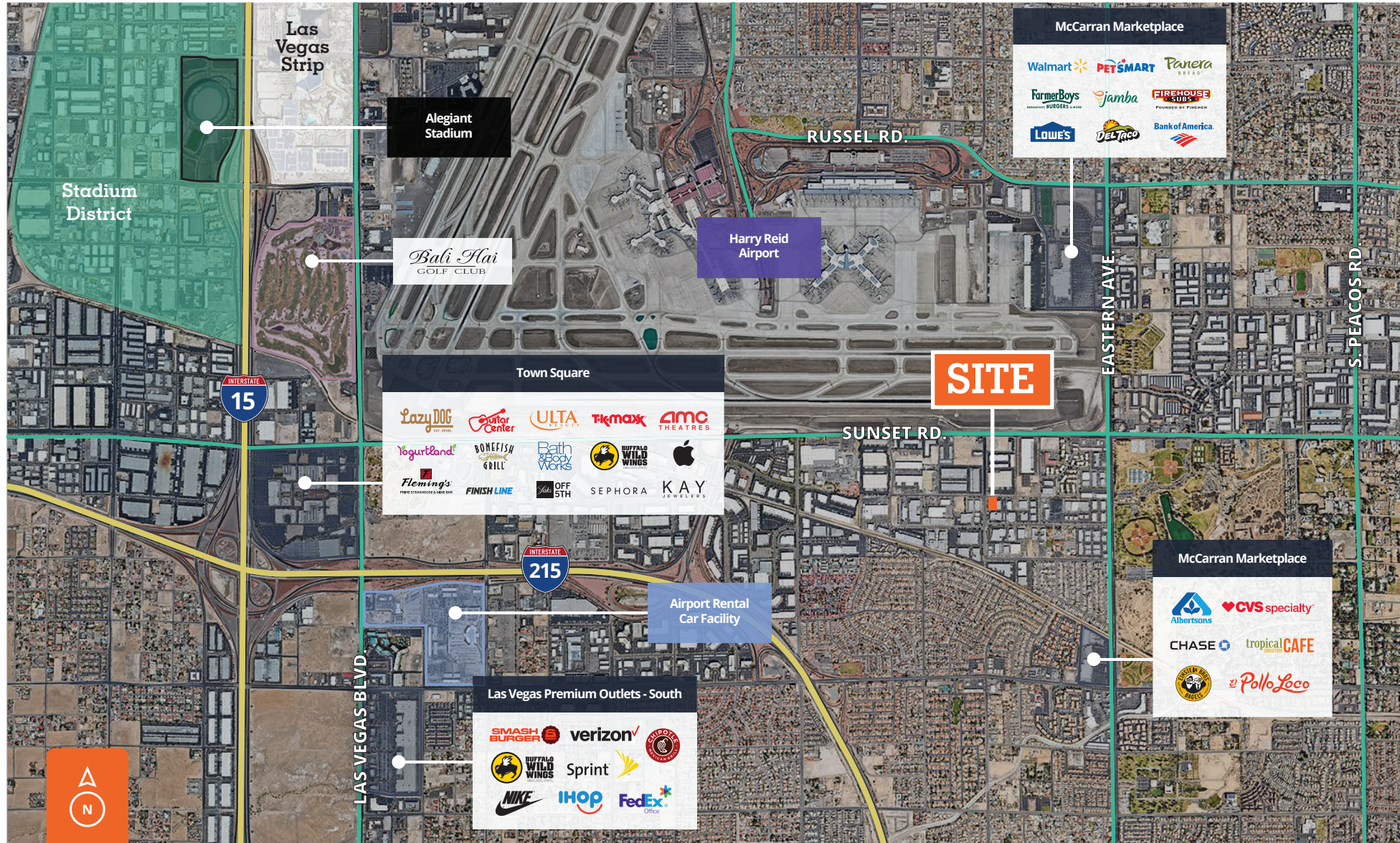


1 OVERALL FLOOR PLAN
SCALE 1/8" = 1'-0"



±19,540 SF Industrial - Owner/User or Investment

6744 Spencer Street, Las Vegas, NV 89119



Let's talk.

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

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