

FOR SALE / LEASE | INDUSTRIAL BUILDINGS WITH YARD

SPRING MOUNTAIN HIGHLANDS

FOR SALE or LEASE | Individual Sites or Entire Site



Potential NBA
Expansion Team Arena

3:30 HIGHLAND
DRIVE

7,520 SF Industrial Bldg.
on 2.03 Acres

3:40 HIGHLAND
DRIVE

7,520 SF Industrial Bldg.
on 1.51 Acres

3:80 HIGHLAND
DRIVE

5,500 SF Industrial Bldg.
on 1.45 Acres

HIGHLAND DRIVE

NEWMARK

■ = Future Demo



EXECUTIVE SUMMARY

Newmark is pleased to present a rare opportunity to acquire an industrial property with excess land in the Central/Southwest Las Vegas submarket. The offering is comprised of eight separate parcels totaling 4.99 acres, providing exceptional flexibility for buyers to acquire individual parcels, select combinations, or the entire site. The location delivers unmatched access to both the Las Vegas Strip corridor and the I-15 Freeway.

The Seller has commenced the Special Use Permit (SUP) application process for all parcels, which will authorize outdoor storage and introduce additional industrial uses.

Positioned within a high-growth area of the city, the site also offers the optionality of redevelopment into alternative uses. The subject properties reside in the heart of the Chinatown redevelopment district and is adjacent to several major planned or ongoing projects, including The Boring Company's proposed Chinatown Loop Station, Fore Property Co.'s mixed-use commercial development, and the potential future site of an NBA expansion arena.

INVESTMENT HIGHLIGHTS



Rare opportunity to purchase building with large yard component in Central / Southwest submarket



Located in the heart of the Chinatown redevelopment district and adjacent to strip corridor



Special Use Permit application in process



Immediate access to I-15 and Spring Mountain Interchange



Future redevelopment potential



Adjacent to potential NBA expansion team arena





Flexible Sale / Lease Options

- Individually
- Combinations
- Entire Site



HIGHLAND DRIVE

= Future Demo

#	Property Address	Size (SF)	Office (SF)	Warehouse	Acreage	Sale Price	Monthly Lease Rate NNN
1	3630 Highland Drive	± 7,520	± 2,520	± 5,000	2.03 Acres	\$5,983,000	\$33,000
2	3640 Highland Drive	± 7,520	± 3,190	± 4,330	1.51 Acres	\$4,963,000	\$26,000
3	3680 Highland Drive	± 5,500	± 1,200	± 4,306	1.45 Acres	\$4,308,000	\$24,000

3:30 HIGHLAND DRIVE

TOTAL SF ±7,520

OFFICE/SHOWROOM SF ±2,520

WAREHOUSE SF ±5,000

ACRES 2.03 Acres

GRADE DOORS 4

CLEAR HEIGHT 18'

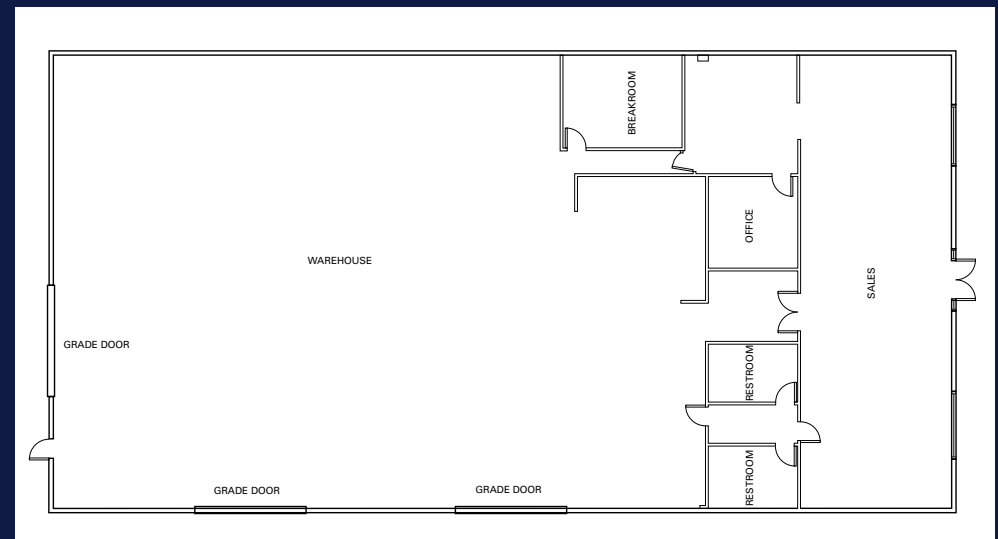
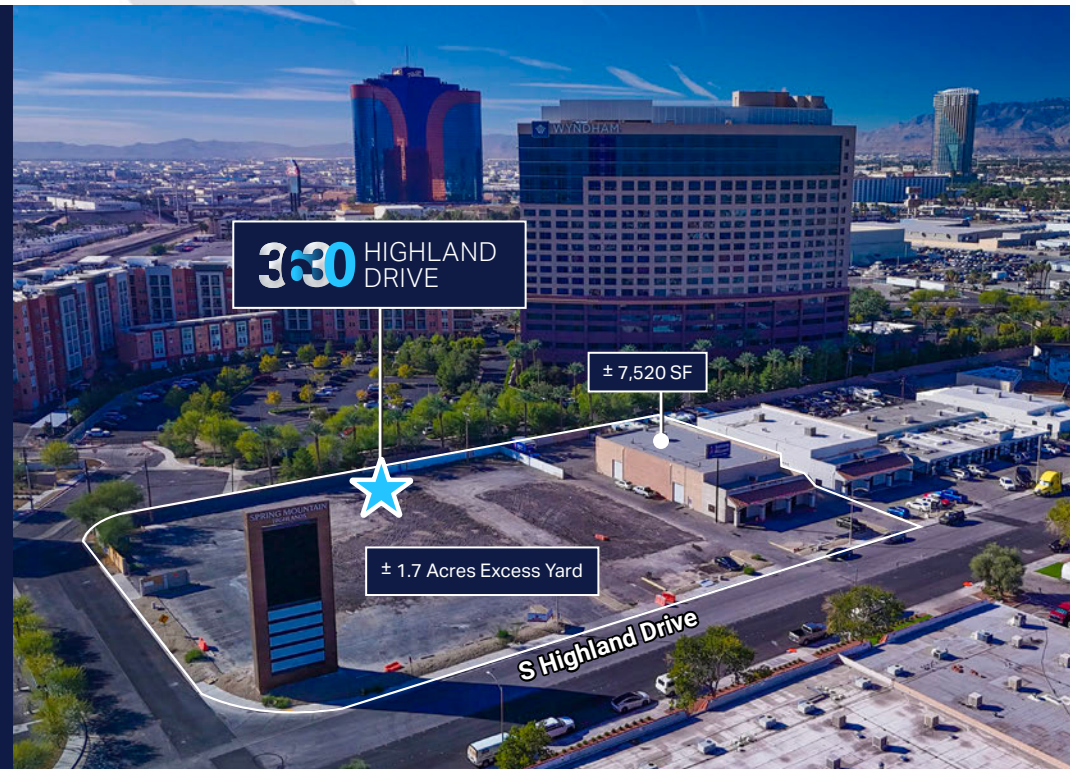
POWER 200 Amps, Single Phase (To Be Verified by Buyer)

APN 162-17-203-006, 007 & 008

JURISDICTION Clark County

SALE PRICE \$5,983,000

MONTHLY LEASE RATE \$33,000



3:40 HIGHLAND DRIVE

TOTAL SF ±7,520

OFFICE/SHOWROOM SF ±3,190

WAREHOUSE SF ±4,330

ACRES 1.51 Acres

GRADE DOORS 2

CLEAR HEIGHT 18'

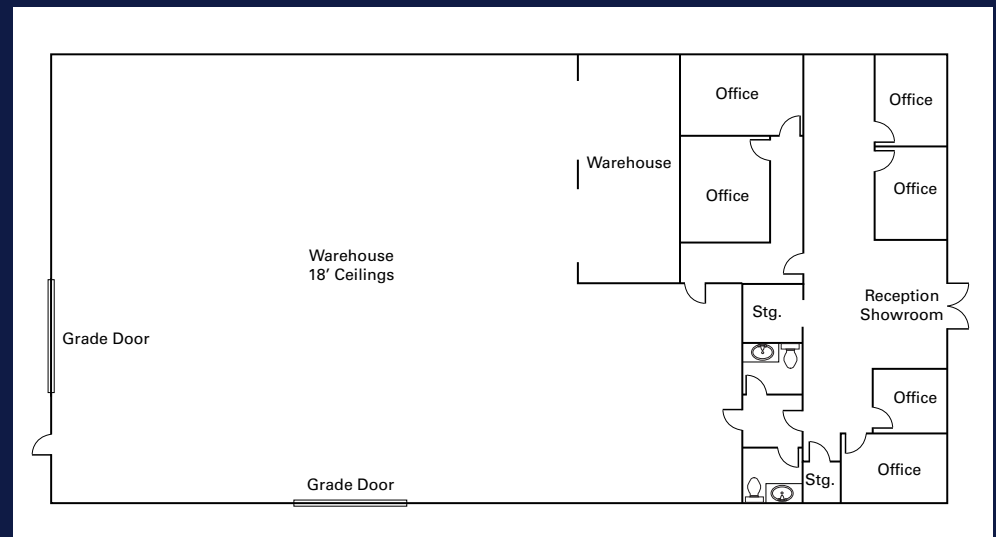
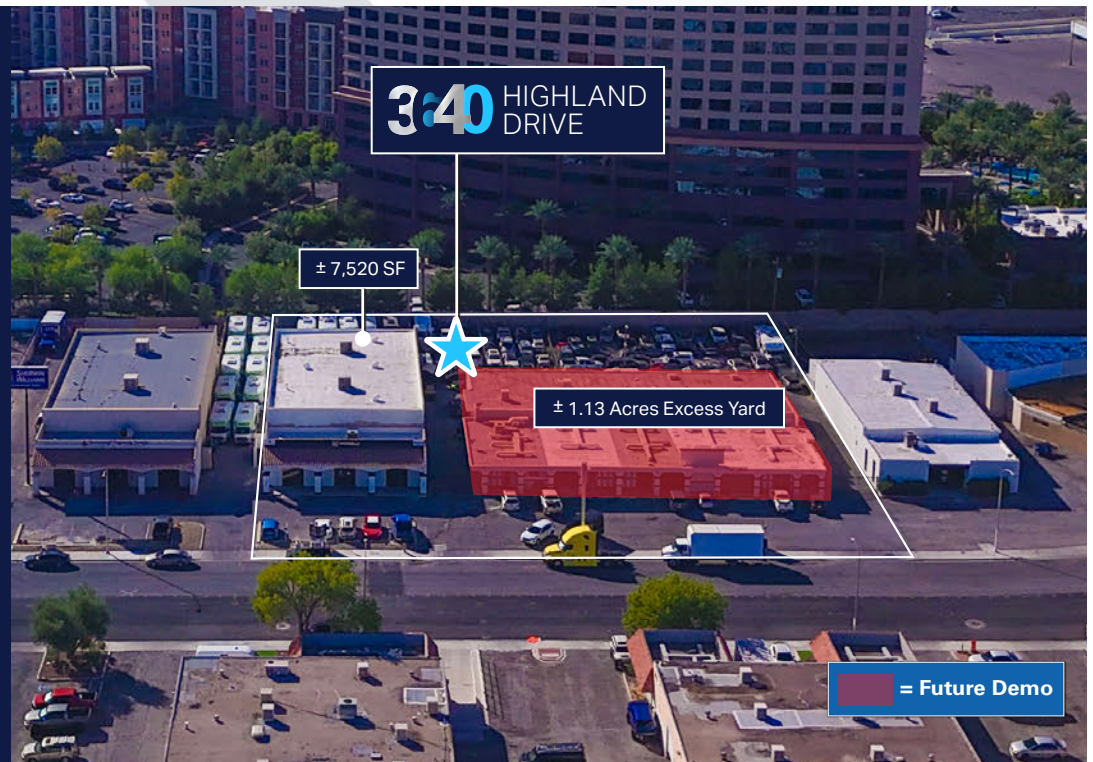
POWER 200 Amps,
Single Phase (To Be
Verified by Buyer)

APN 162-17-203-004
& 005

JURISDICTION Clark County

SALE PRICE \$4,963,000

MONTHLY LEASE RATE \$26,000



380 HIGHLAND DRIVE

TOTAL SF ±5,500

OFFICE/SHOWROOM SF ±1,200

WAREHOUSE SF ±4,306

ACRES 1.45 Acres

GRADE DOORS 3

CLEAR HEIGHT 19'

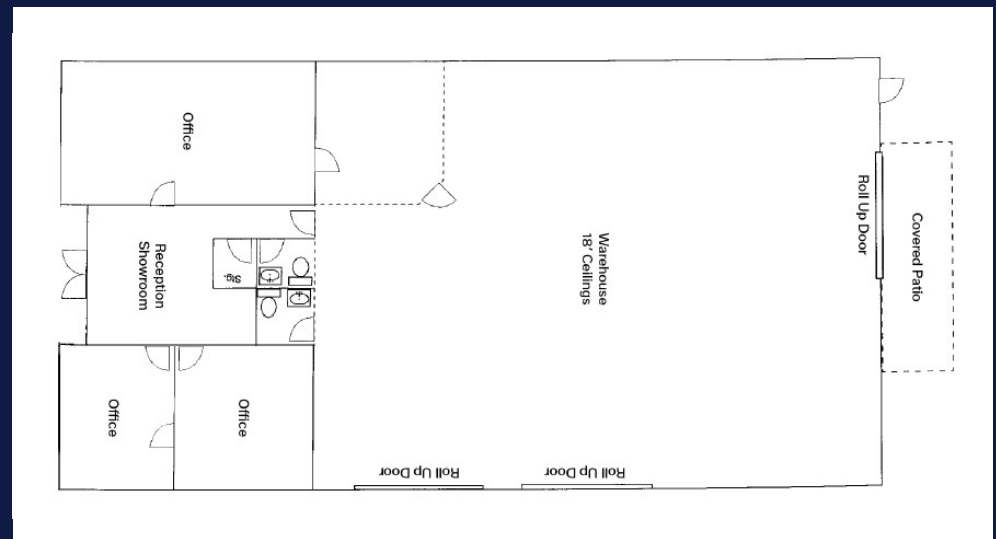
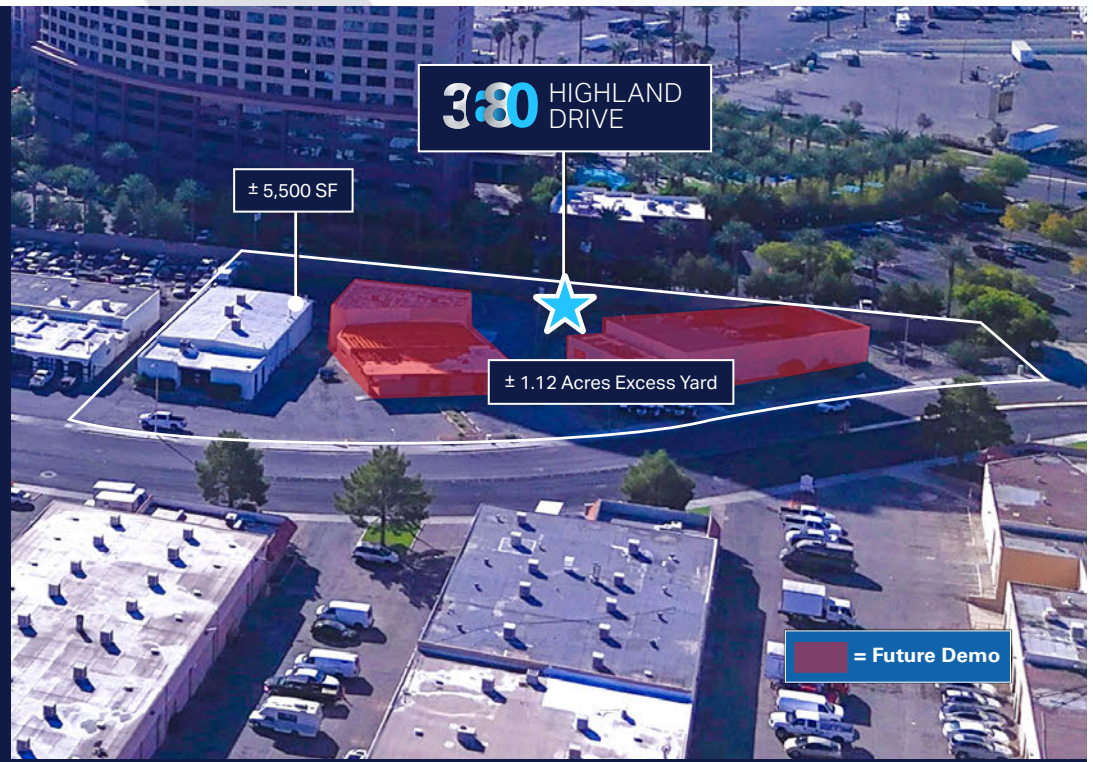
POWER 200 Amps,
Single Phase (To Be
Verified by Buyer)

APN 162-17-203-001, 002
& 003

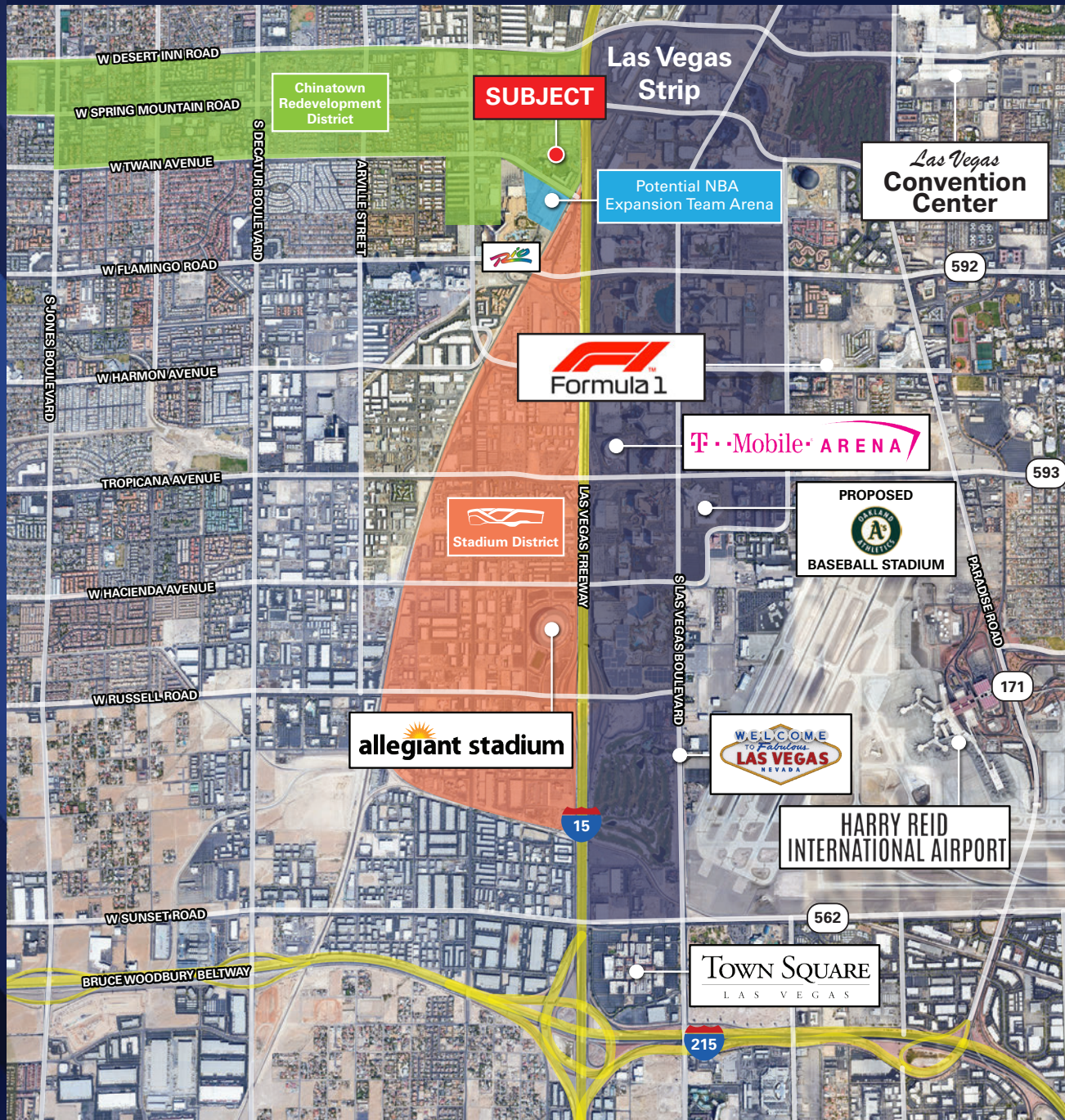
JURISDICTION Clark County

SALE PRICE \$4,308,000

MONTHLY LEASE RATE \$24,000



LOCATION HIGHLIGHTS



Prime central location



.5 miles to I-15 via Spring Mountain Rd.



Adjacent to the Las Vegas resort corridor



Heart of Chinatown / Redevelopment District



Adjacent to potential NBA expansion team arena



Adjacent to the Las Vegas stadium district



10 minutes to Harry Reid International Airport



FOR SALE / LEASE

Spring Mountain Highlands LAS VEGAS, NV 89103

For more information:

ZAC ZAHER, SIOR

Managing Director

t 702-405-1720

zac.zaher@nrmk.com

NV RE Lic. #BS.0143683

THOMAS OLSEN

Associate

t 702-405-1714

thomas.olsen@nrmk.com

NV RE Lic. #S.0200270

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