

LEGACY TRANSPORTATION SERVICES BUILDING

5220 Cameron Street, Las Vegas, Nevada 89118

AVAILABLE
For Sublease



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5220 CAMERON STREET

+ Parcel ID	162-30-202-029
+ Zoning	Light Industrial (I-L)
+ Year Built	1996
+ Property Size	±54,000 SF
+ Lot Size	±3.45 AC
+ Cross Streets	Russell Road & Arville Street
+ Traffic Counts	Russell Rd ±24,300 VPD Arville St ±7,650 VPD

Property Details



\$1.62 PSF MG

All-in Sublease Rate
(CAM Charge & Utilities
Fee included)



Up to ±15,000 SF

Available Space



Southwest

Submarket

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±13,836	±108,033	±367,876
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$86,041	\$83,752	\$93,924

Property Highlights

- **Sublease Term:** Immediate occupancy through **February 28, 2028**
- **All-in Rate Breakdown:** Base Rent : **\$1.15 PSF Modified Gross** | CAM Charges: **\$0.24 PSF** | Utilities Charges: **\$0.23 PSF**
- Annual Increases: **3%**
- Currently offering up to ±15,000 SF or less within an active warehouse facility. Shared Space includes shared/private access to two loading docks, shared access to grade-level door, restrooms, and shower. Interior warehouse area may be fenced for security if required. Fully fenced yard on site.
- Clear Height: 24' | Power: 120 AC
- Loading: Two shared/private dock-high & one shared grade-level door
- Parking: Up to 7 reserved spaces at the front of the warehouse. Overnight truck parking in the yard may allow 1-2 TRUCKS
- Prime Southwest Las Vegas industrial location, approximately ±4.7 miles from the Harry International airport and close proximity to both the I-15 and I-215 freeways
- Ideal for storage, logistics support, light assembly, or short-term industrial needs



Distance to Landmarks & Freeways

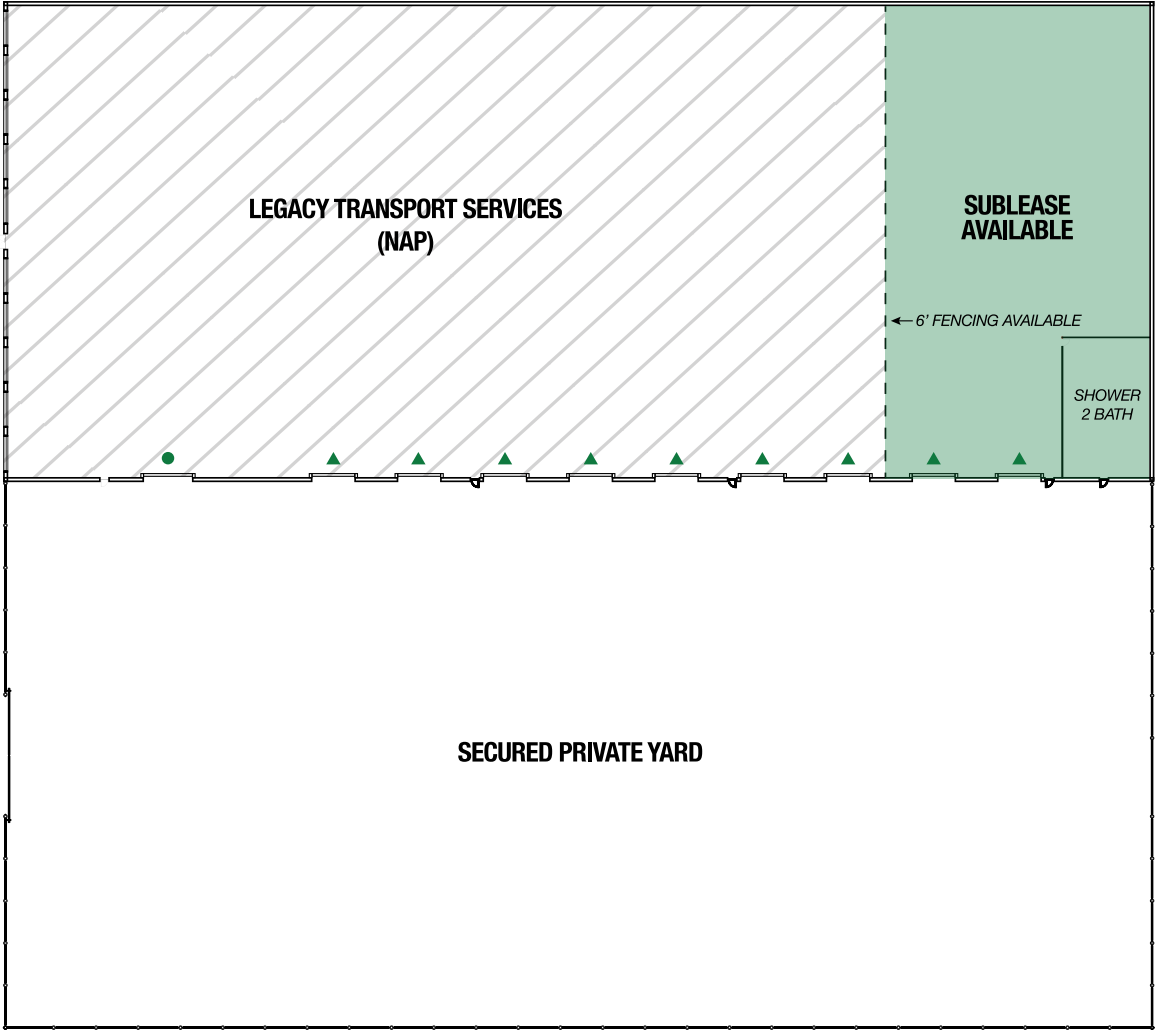
- I-215 FWY: ± 2.1 miles
- Harry Reid Int'l Airport: ± 4.7 miles
- I-15 FWY: ± 1.0 mile
- The Strip: ± 3.7 miles

Property Overview

This industrial sublease opportunity offers flexible warehouse space within a professionally managed transportation and logistics facility in Southwest Las Vegas. The property is well-suited for companies requiring overflow storage, short-term warehousing, light assembly, staging, or logistics support. Legacy Transportation Services is a national transportation and logistics provider capable of accommodating a variety of storage and operational needs. The space is ideal for businesses outgrowing their current footprint, temporary project-based users, trade show or convention storage, and distribution support requiring quick proximity to the Las Vegas Strip or Airport Corridor.

Area Overview

Located in the Southwest Las Vegas industrial corridor near Harry Reid International Airport, the property benefits from proximity to major logistics infrastructure and regional transportation routes. The area is home to a dense concentration of industrial, warehouse, and flex users, making it a highly desirable submarket for distribution, transportation, and service-oriented businesses. The location offers quick connectivity to Interstate 15, (5 minutes to the South Las Vegas Strip and Allegiant Stadium), the 215 Beltway (3 minutes to 215/Decatur) and McCarran-area industrial hubs and Airport Corridor (8 minutes to Harry Reid Airport).



Lease Details



\$1.62 PSF MG

All-in Sublease Rate



Up to ±15,000 SF

Available Space



Up to \$24,300

Monthly Rent

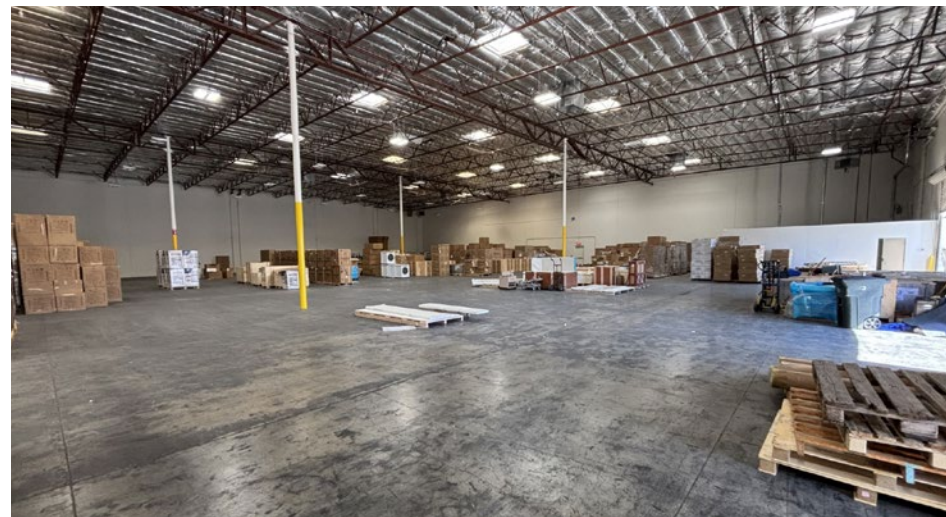
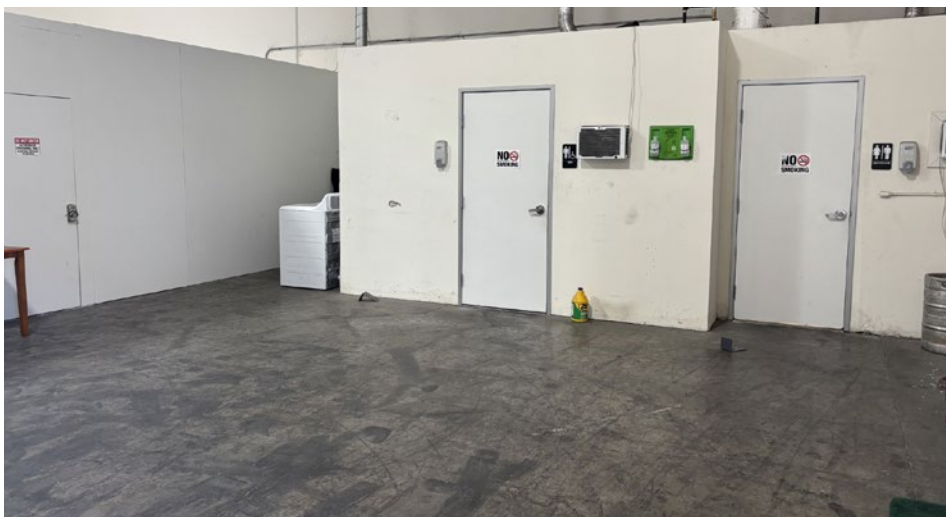
Suite Details

+ CAM Charges	\$0.24 PSF <i>(included in All-in Rate)</i>
+ Utilities	\$0.23 PSF <i>(included in All-in Rate)</i>
+ Dock-High Doors	Two (2) (shared / private)
+ Fire Safety	ESFR Sprinklers
+ Lighting	T-5 & Skylights
+ Cooling	Evaporative
+ Power	120 AC <i>(to be verified by tenant)</i>
+ Sublease Term	Through February 28, 2028
+ Availability	Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

▲ Dock-High Door ● Grade Level Door

Property Photos



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

±7,892

Land Area
(Square Miles)

2,265,461

Population

298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Nevada Tax Advantages

NEVADA

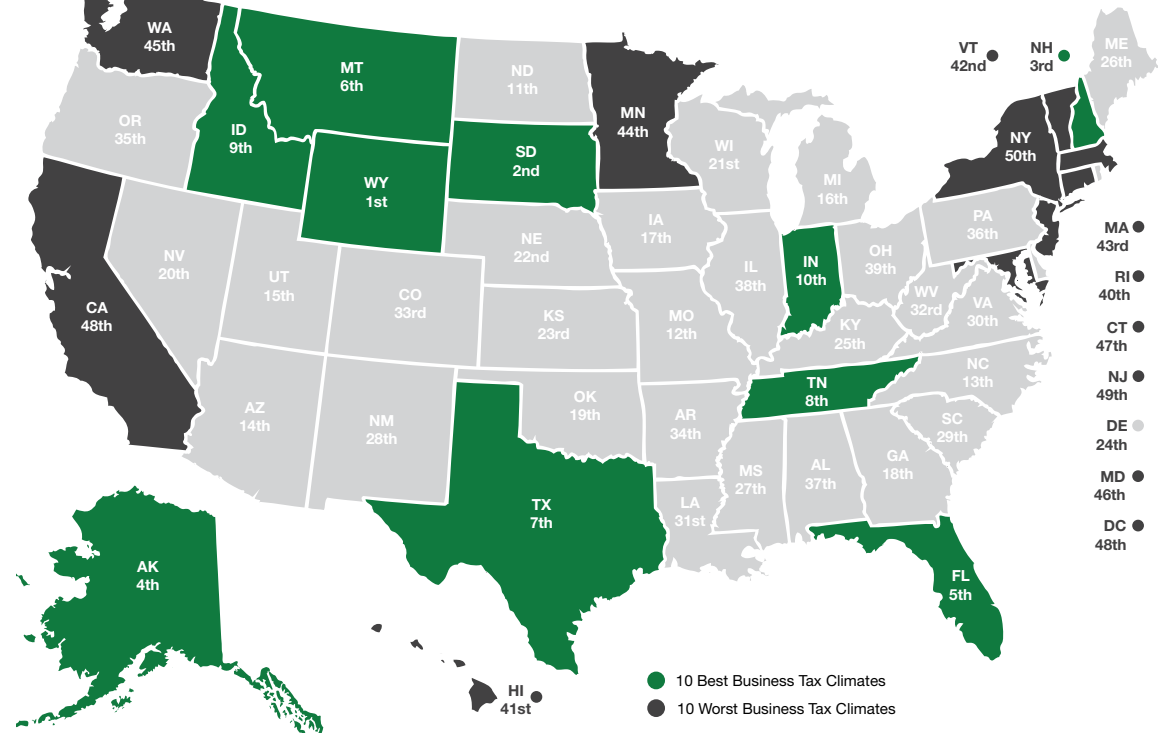
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



Service you deserve. People you trust.



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Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)