

**FOR SALE**

LAS VEGAS, NV 89106



**±65,000 SF Industrial Facility on ±6.58 acres**

**740 MARTIN LUTHER KING BLVD.**

**CBRE**

# Location Highlights

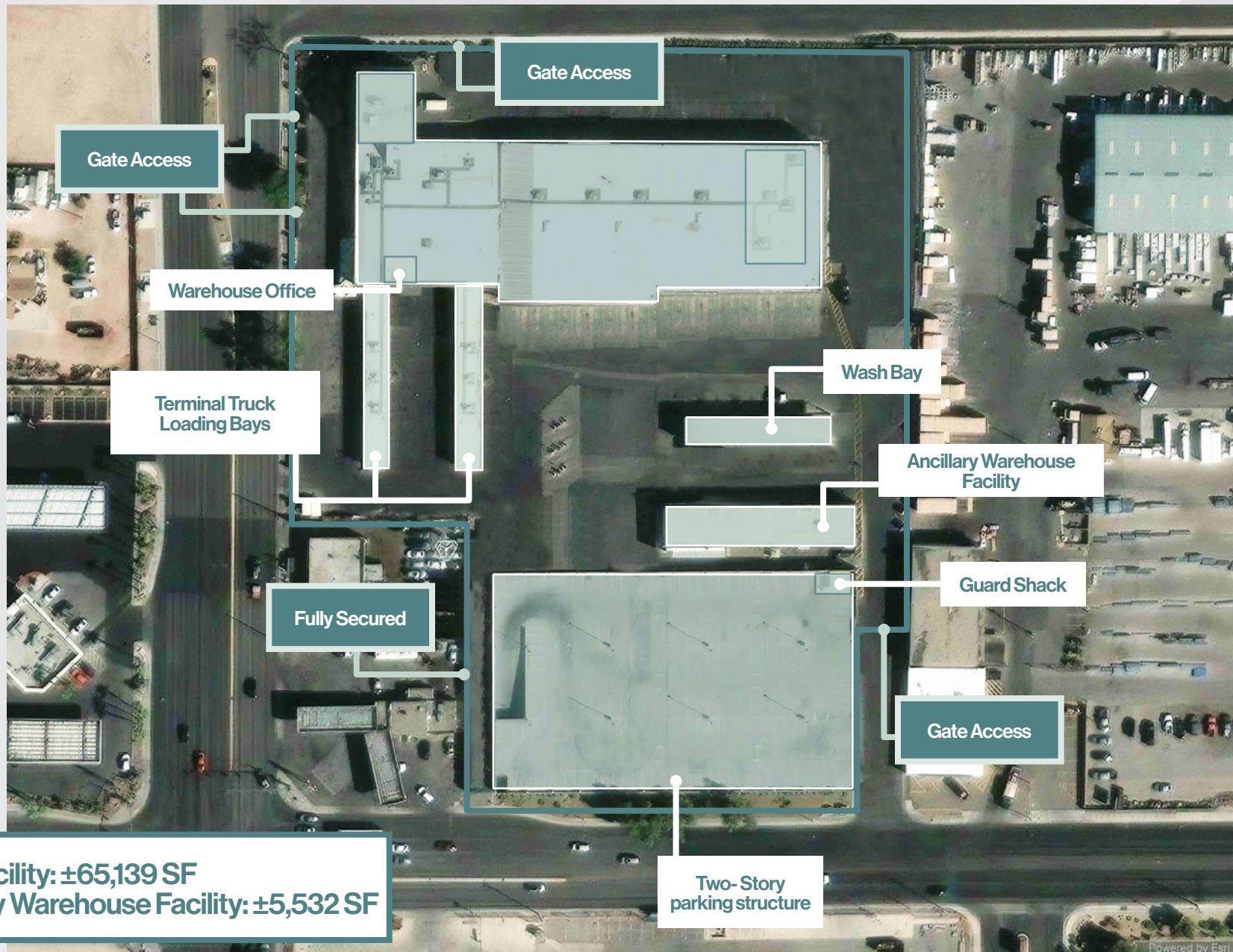
- Irreplaceable infill location at the center of the Las Vegas Valley
- Immediate access to I-11 and I-15 provides unmatched connectivity to the greater Las Vegas Metro
- Legacy industrial site with infrastructure that is difficult to replicate in today's land constraint environment

# Project Highlights

- ±65,000 SF Industrial Facility supported by multiple ancillary structures, designed for logistics- and fleet-oriented users
- Low Site Coverage offering expansive secured yard, superior circulation, and operational flexibility not achievable in modern infill developments
- Fully Enclosed & Secured Site with perimeter fencing and dedicated guard shack, ideal for controlled-access operations
- Two-Story Parking Structure—a highly uncommon feature for industrial facilities—maximizing ground-level operational space
- Purpose-Built Truck Infrastructure including wash bay, repair bay, and two terminal truck loading bays

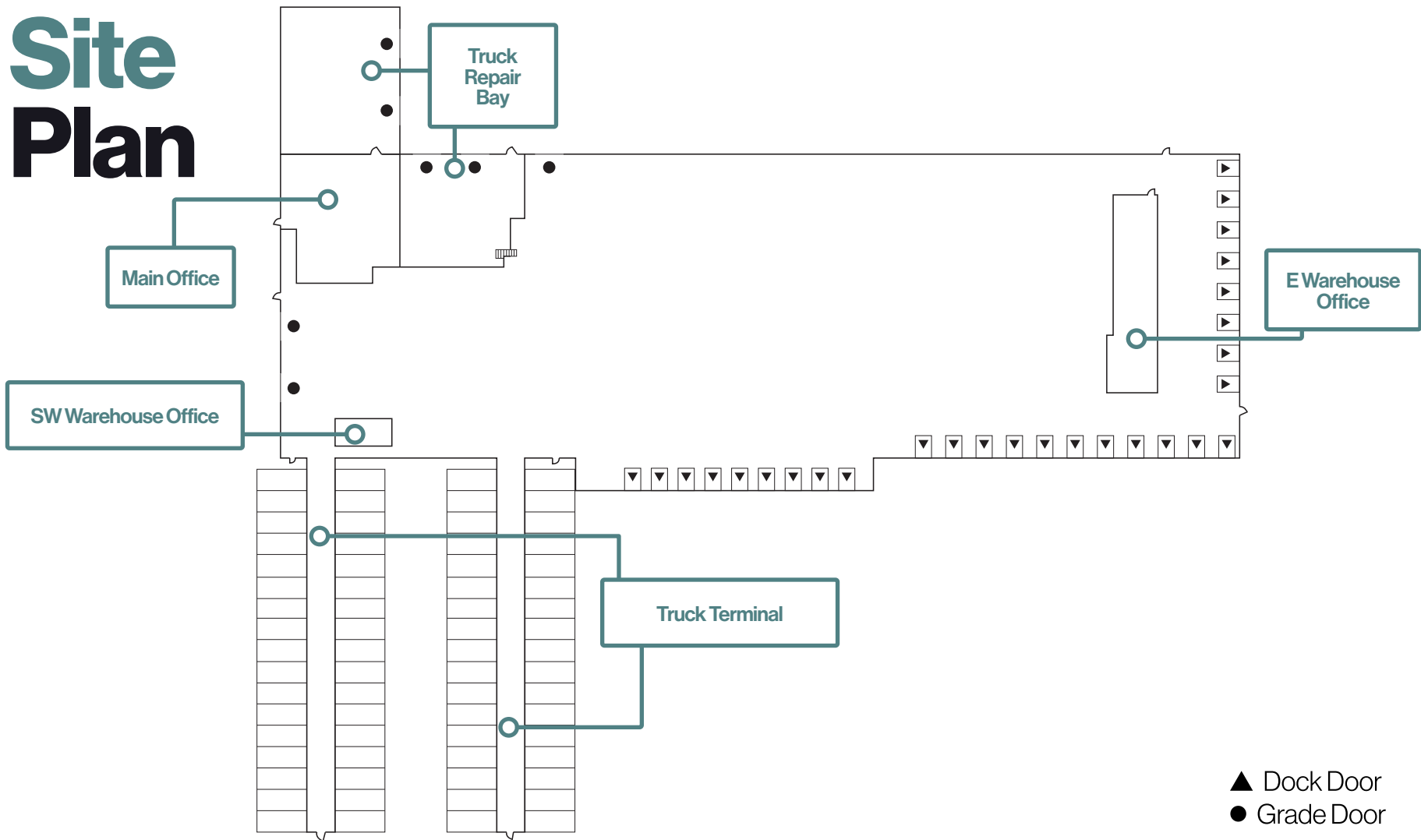


# Overall Site Plan



**Main Facility: ±65,139 SF**  
**Ancillary Warehouse Facility: ±5,532 SF**

# Site Plan



|                               |             |
|-------------------------------|-------------|
| <b>Site Area</b>              | ±6.58 acres |
| <b>Total SF</b>               | ±65,139 SF  |
| <b>Main Office SF</b>         | ±5,837 SF   |
| <b>SW Warehouse Office SF</b> | TBD         |
| <b>E Warehouse Office SF</b>  | ±2,500 SF   |

|  |  |
|--|--|
| <b>Ancillary Warehouse Facility SF</b> | ±5,532 SF with ±1,000 SF office                |
| <b>Clear Height</b>                    | TBD  |
| <b>Dock Doors</b>                      | 29 doors                                       |
| <b>Dock Equipment</b>                  | All dock positions equipped with dock levelers |

|                          |                            |
|--------------------------|----------------------------|
| <b>Grade Doors</b>       | 7 doors                    |
| <b>Sprinklers</b>        | TBD                        |
| <b>Power</b>             | TBD                        |
| <b>Lighting</b>          | TBD                        |
| <b>Warehouse Cooling</b> | Evaporative Cooling System |

# Photo Gallery



Warehouse Interior



Wash Bay



Two Story Parking Structure

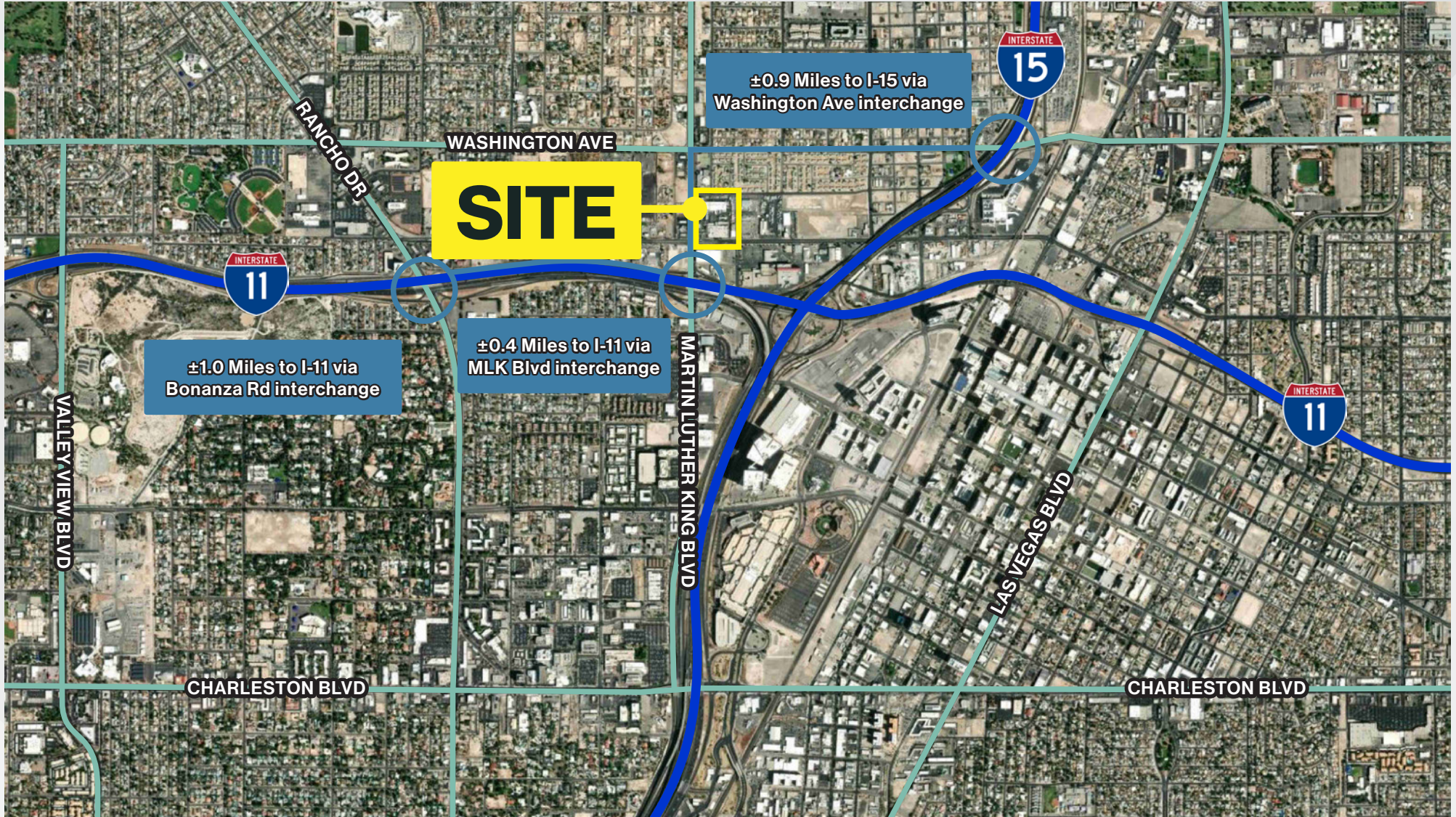


Truck Repair Bay

# Proximity Map

**±8.1 miles**  
to Harry Reid  
International Airport

**±5.9 miles**  
to the Las Vegas Strip



# Connectivity Map

**±8.1 miles**  
to Harry Reid  
International Airport

**±5.9 miles**  
to the Las Vegas Strip

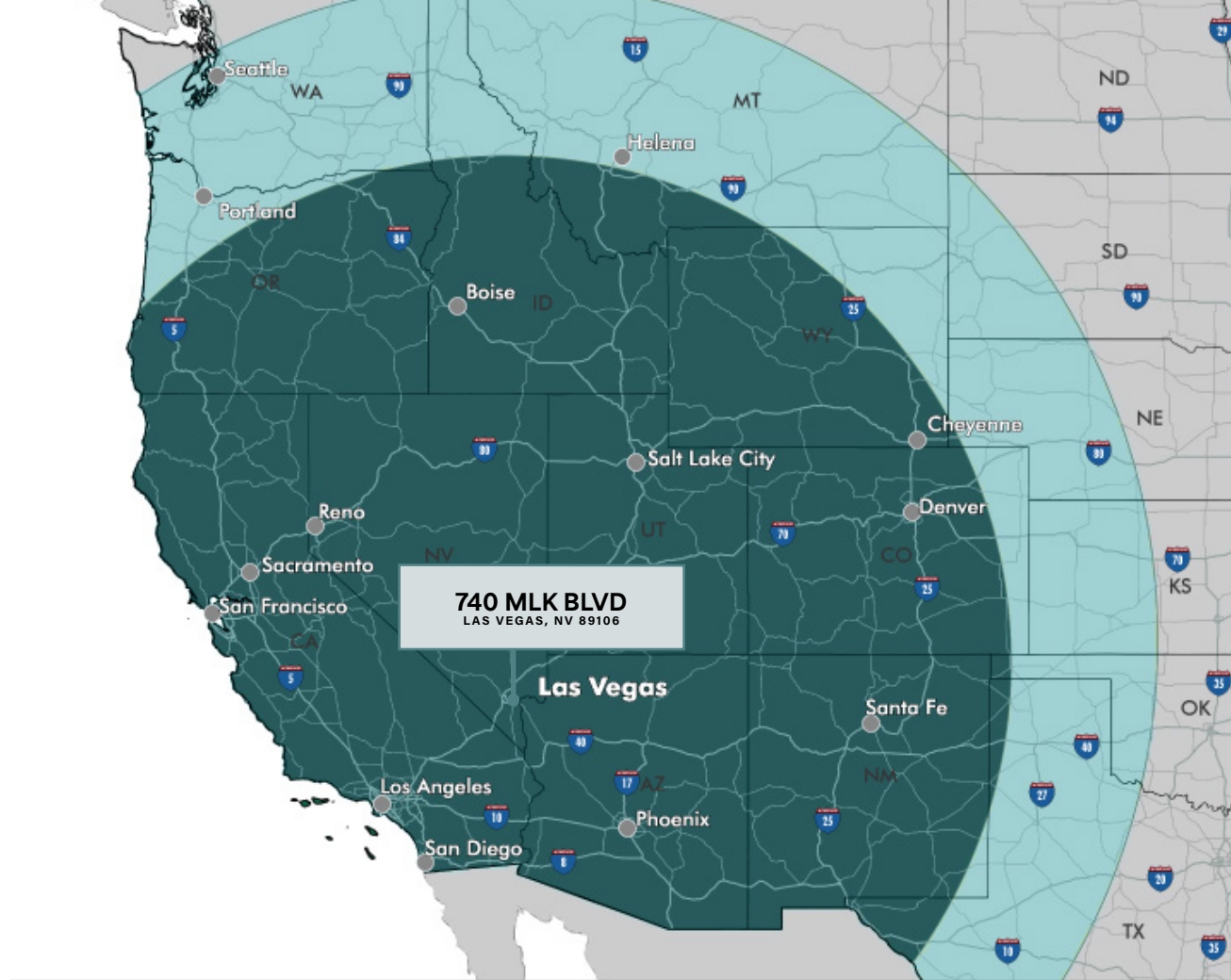


# Location & Transportation

- I-15 Interchange is ±3.3 miles from site
- Harry Reid International Airport is ±12.9 miles from site
- The Las Vegas Strip is ±12.4 miles from site

- FedEx Freight - 3 miles
- FedEx Ship Center - 5.3 miles
- FedEx Air Cargo - 12.9 miles
- FedEx Ground - 18.4 miles
- UPS Freight Service Center - 3.1 miles
- UPS Customer Center - 6.7 miles
- UPS Air Cargo - 12.9 miles
- US Post Office - 16.5 miles

- Port of Long Beach - 292 miles
- Port of Los Angeles - 293 miles
- Port of San Diego - 345 miles
- Port of San Francisco - 573 miles



One-Day Truck Service
  Two-Day Truck Service

| City                      | Miles | Time (est.)    |
|---------------------------|-------|----------------|
| <b>Los Angeles, CA</b>    | 265   | 3 hrs, 54 min  |
| <b>Phoenix, AZ</b>        | 300   | 4 hrs, 39 min  |
| <b>San Diego, CA</b>      | 327   | 4 hrs, 46 min  |
| <b>Salt Lake City, UT</b> | 424   | 5 hrs, 50 min  |
| <b>Reno, NV</b>           | 452   | 6 hrs, 55 min  |
| <b>San Francisco, CA</b>  | 562   | 8 hrs, 2h0 min |
| <b>Sacramento, CA</b>     | 565   | 8 hrs, 14 min  |

| City                | Miles | Time (est.)    |
|---------------------|-------|----------------|
| <b>Boise, ID</b>    | 634   | 9 hrs, 31 min  |
| <b>Santa Fe, NM</b> | 634   | 9 hrs, 8 min   |
| <b>Denver, CO</b>   | 752   | 10 hrs, 45 min |
| <b>Cheyenne, WY</b> | 837   | 11 hrs, 52 min |
| <b>Helena, MT</b>   | 907   | 12 hrs, 31 min |
| <b>Portland, OR</b> | 982   | 15 hrs, 44 min |
| <b>Seattle, WA</b>  | 1,129 | 16 hrs, 52 min |

# Las Vegas Business Facts



## Business Assistance Programs

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive



## Nevada Tax Climate

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



## Labor Overview

- Nevada has one of the lowest labor costs in the region
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 63,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



FOR SALE

LAS VEGAS, NV 89106



# 740 Martin Luther King Blvd.

## ±65,000 SF Industrial Facility on ±6.58 acres

**Sean Zaher, SIOR**

Executive Vice President

702.369.4863

sean.zaher@cbre.com

Lic. S.0175473

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.