

For Sale or Lease

Wigwam Jones Industrial Park

5995 Wigwam Ave, Las Vegas, NV 89139

www.cbre.com/lasvegas



9,652 SF FREESTANDING INDUSTRIAL BUILDING AVAILABLE

Contact Us

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Marketed by

CBRE

Managed by

Beedie

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LOCATION HIGHLIGHTS

- + With close connectivity to the I-215 and I-15 freeways and close proximity to the Las Vegas Strip, Harry Reid International Airport, and an abundance of nearby amenities, this property is the ideal location for industrial users.
- + Clark County Jurisdiction



ZONING
Designed
Manufacturing (M-D)



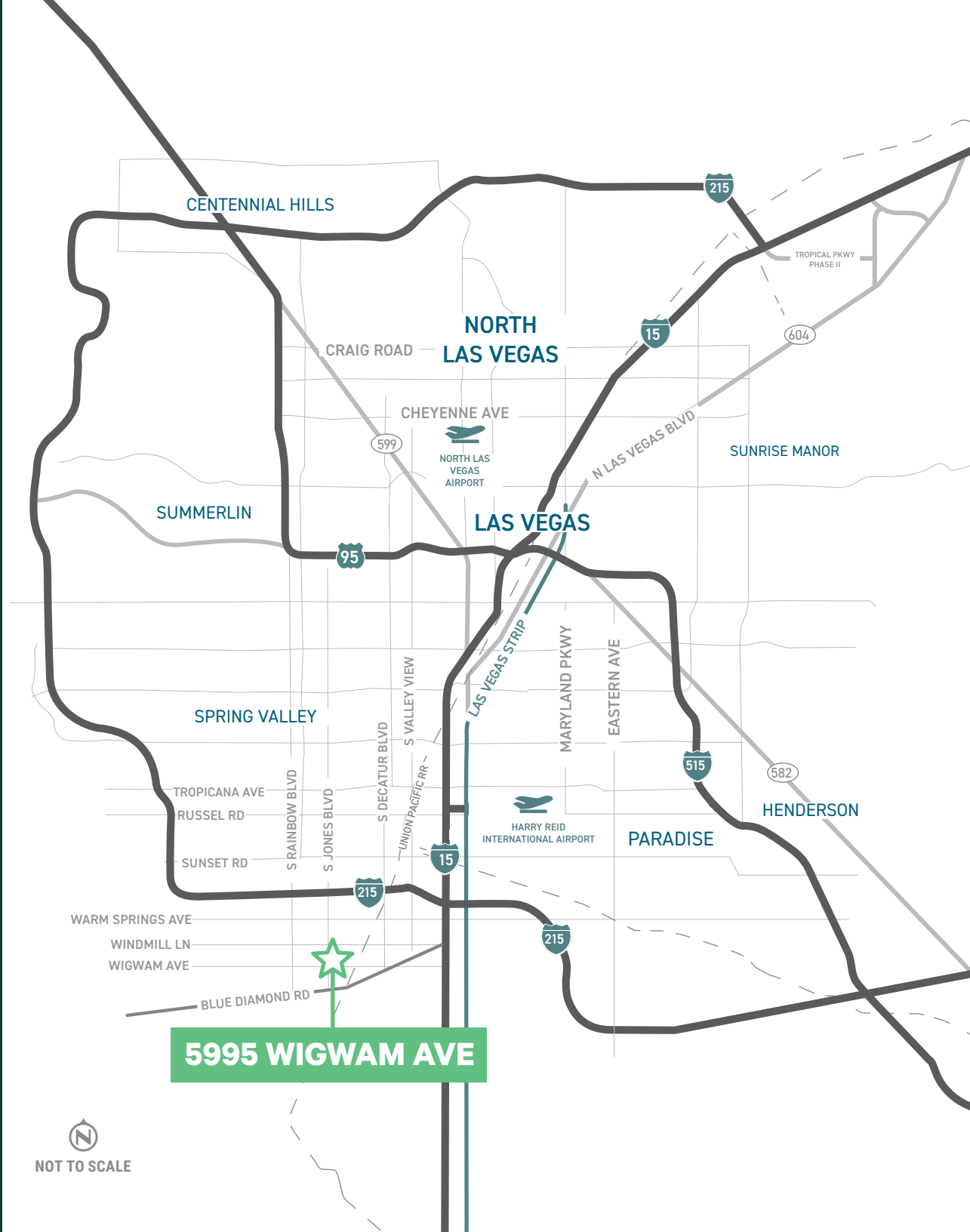
AVAILABILITY
February 2023



ABOUT THE PROPERTY MANAGER

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial developers and property managers, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of over 12 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support. As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

Beedie Built for good





BUILDING FEATURES

+ Freestanding building totaling ±9,652 SF.

■ CONSTRUCTION

Tilt-up concrete panels

■ LOADING

Dock & grade level loading

■ CEILING HEIGHT

18' clear

■ WAREHOUSE COOLING

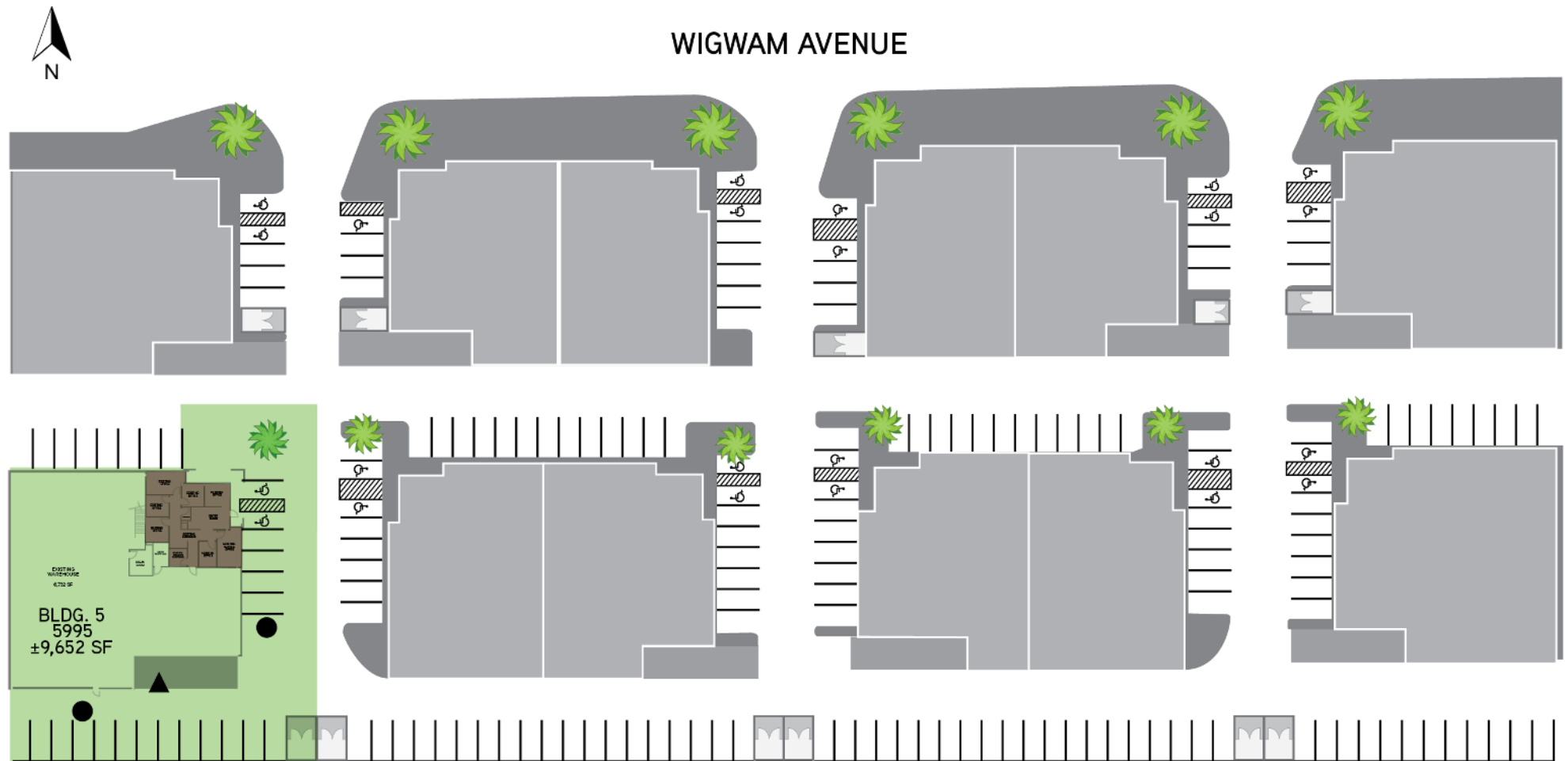
Evaporative Coolers

BUILDING DETAILS

- + ±9,652 SF total
- + ±1,588 SF office
- + ±6,577 SF warehouse
- + ±1,487 SF mezzanine
- + 18' Clear height
- + Two (2) Grade level doors
- + One (1) Dock high door
- + Secured parking area

Sale Price: \$300 PSF
Lease Rate: \$1.40 SF/Mo/NNN
CAM Rate: TBD SF/Mo





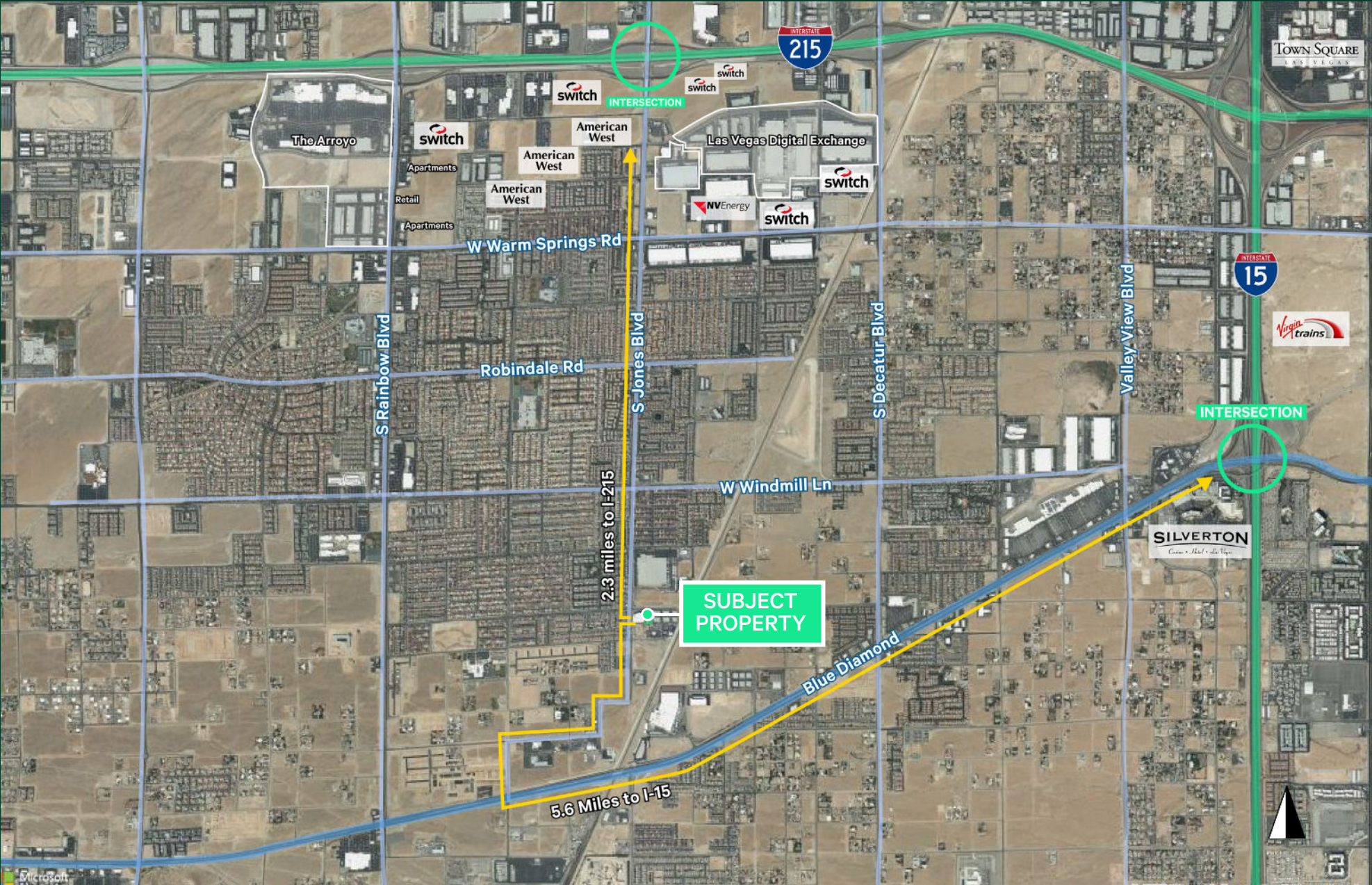
LEGEND

- Site
- Mezzanine
- Dock High Loading Door
- Grade Level Loading Door

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Location Map



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 Estate Tax

Labor

- + Nevada has one of the lowest labor costs in the region
- + The metro Las Vegas area has more than 80,400 workers in the distribution and manufacturing industries
- + Nearly 72,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- + According to CBRE-EA, in the next 5 years, manufacturing jobs, are expected to grow by 9.2% and distribution by 1.9%
- + Year-to-date employment growth in Southern Nevada is 9.5% compared to the National Average of 5.3%



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