

# INDUSTRIAL SPACE FOR LEASE

±9,750 SF | 0.29 ACRES | M ZONED

3065 SHERIDAN ST, LAS VEGAS, NV 89102



All SVN© offices are independently owned and operated.

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NV #S.0189805



# PROPERTY SUMMARY



*Perfect space for a tenant looking for warehouse space and minimal office! Great space for Window Tinting, Vehicle Wrapping, Equipment/Product Storage and Sales Location.*

*Located in an Opportunity Zone, close to the Spring Mountain Road/ I-15 on-ramp as well as the Las Vegas "Strip", the property provides quick and convenient access to any area of the city.*

*The space features  $\pm 9,750$  SF total, of which  $\pm 530$  SF is office and  $\pm 9,220$  SF is swamp-cooled warehouse. The space is serviced by a single 19'x9' grade level door.*

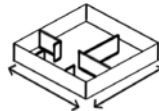
## PROPERTY HIGHLIGHTS

<b>Building Type:</b>	Industrial
<b>Grade Level Doors:</b>	One (1) 19'x9'
<b>Sprinklers:</b>	Yes
<b>Clear Height:</b>	11' minimum
<b>Office SF:</b>	$\pm 530$ SF
<b>Warehouse SF:</b>	$\pm 9,220$ SF
<b>Parking Ratio:</b>	1.08/1000

## KEY POINTS



**\$1.05/SF NNN**  
Lease Rate



**$\pm 9,750$  SF**  
Rentable SF

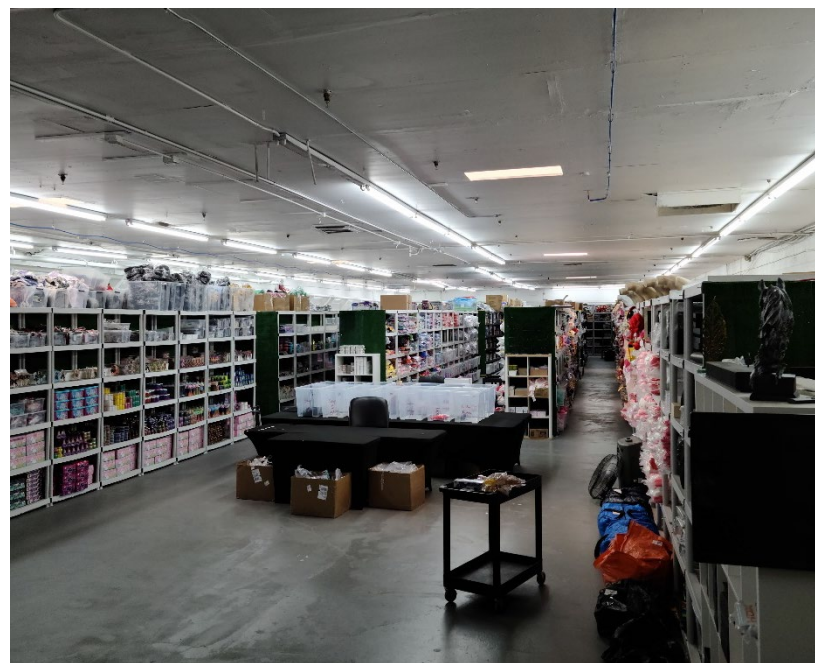


**162-08-302-016**  
Parcel Number (APN)

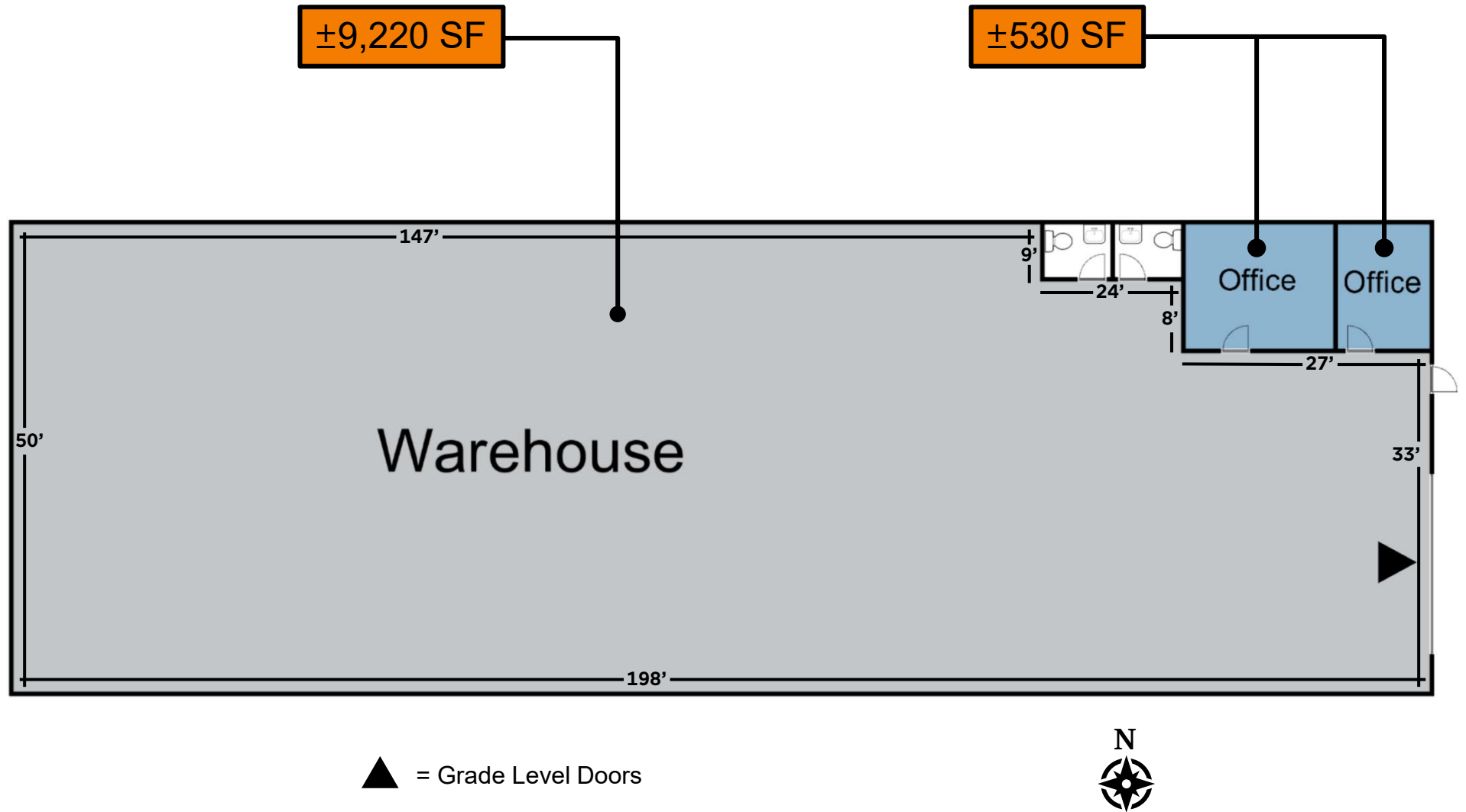
- Located in an Opportunity Zone
- Centrally positioned, just off W Desert Inn Road
- Only 1.2 miles from Spring Mountain Road/ I-15 on ramp
- Independent parking area for property
- Fire sprinklered



# INTERIOR PHOTOS



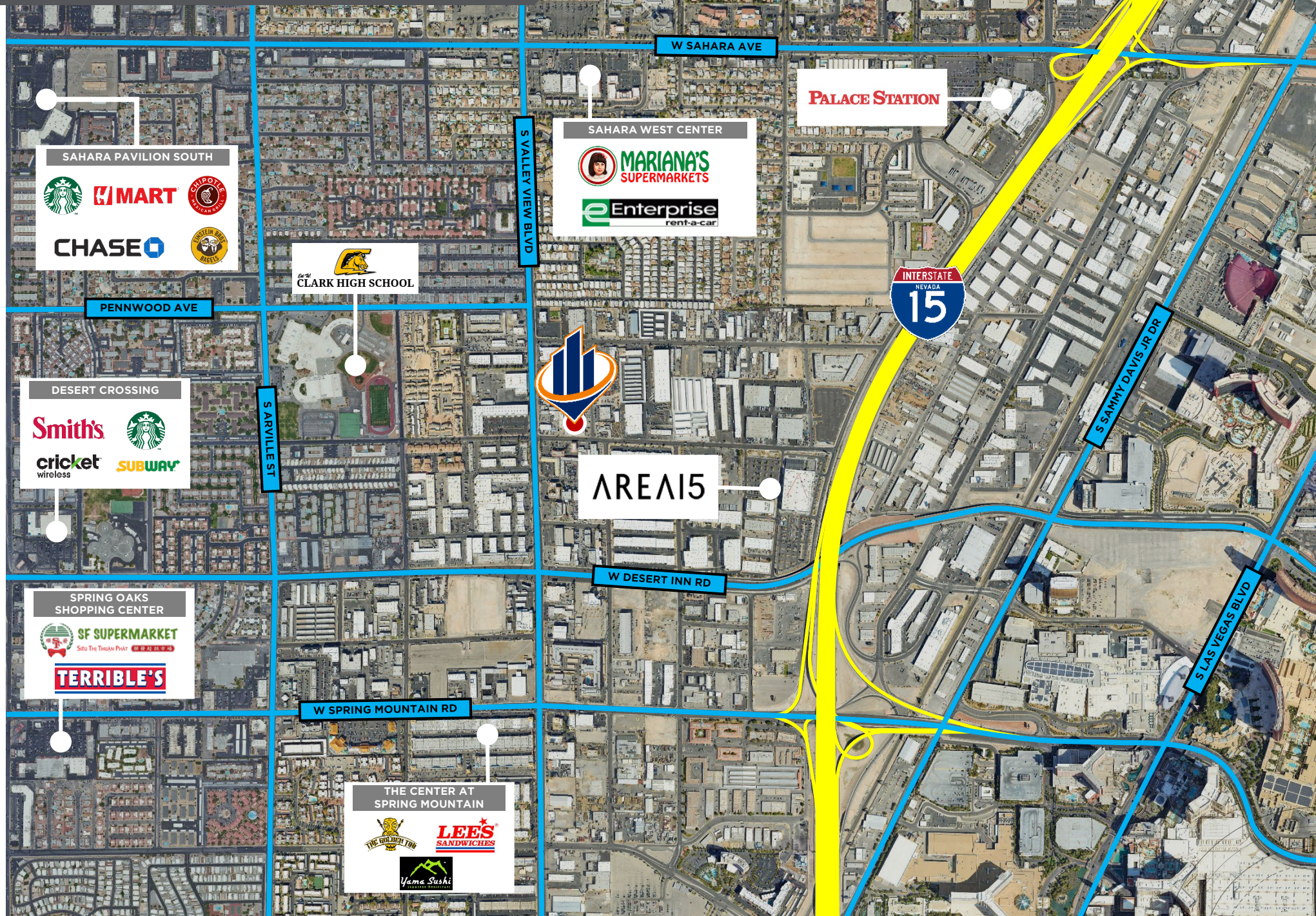
# FLOOR PLAN



\*Not to scale, for reference only. Measurements are not exact\*



# RETAILER MAP





# LAS VEGAS TRANSIT

**2.9 M RESIDENTS**  
In Southern Nevada

## Why Should You Move Your Business To Nevada?

### NEVADA TAX INCENTIVES

- ⊘ Personal Income Tax
- ⊘ Franchise Tax
- ⊘ Unitary Tax
- ⊘ Inventory Tax
- ⊘ Inheritance Tax
- ⊘ Estate Tax
- ⊘ Corporate Income Tax
- ⊘ Admissions Tax

### NEVADA BUSINESS ASSISTANCE PROGRAMS

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



## One Day Truck Service

23.1% of U.S. Population within a one-day truck drive.

	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
① LOS ANGELES	270 MI	4 HRS, 13 MIN	⑦ BOISE	624 MI	9 HRS, 36 MIN
② PHOENIX	302 MI	4 HRS, 36 MIN	⑧ DENVER	748 MI	11 HRS, 6 MIN
③ SALT LAKE CITY	420 MI	5 HRS, 58 MIN	⑨ CHEYENNE	851 MI	12 HRS, 25 MIN
④ RENO	439 MI	6 HRS, 58 MIN	⑩ HELENA	902 MI	13 HRS, 9 MIN
⑤ SAN FRANCISCO	569 MI	8 HRS, 54 MIN	⑪ PORTLAND	971 MI	15 HRS, 22 MIN
⑥ ALBUQUERQUE	576 MI	8 HRS, 20 MIN	⑫ SEATTLE	1,114 MI	17 HRS, 15 MIN

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