



FOR SALE  
206 ACRES

NORTH LAS VEGAS, NV

APEX INDUSTRIAL LAND



**CORNERSTONE**  
COMMERCIAL REAL ESTATE SERVICES



# 150 ACRES



The site provides the buyer the opportunity to locate near the California Edison Power Plant, the Nevada Energy Plant, and Farraday Future's 3 million square foot facility. The property provides easy access to I-15 from US-93. With the State of Nevada allocating to improve the infrastructure in Apex, this site will be ready for development in the near future. This site can accommodate up to 2 Million Square Feet of Building.

**Assessor's Parcel Numbers (APN's)**

084-33-010-009	103-04-010-012
084-33-010-010	103-04-010-013
084-33-010-011	103-04-010-014
084-33-010-012	103-04-010-015
103-04-010-011	103-04-010-016



# 56 ACRES



This site provides a great support site for the 150 acres to the North. The property is between Nevada Energy's Power Plant and Farraday Future's 3 million square foot facility.

**Assessor's Parcel Numbers (APN's)**

103-08-610-001

103-08-510-003



# 206 ACRES

## OVERVIEW

This property is ideally situated in the Apex Industrial Area of North Las Vegas, which gives you easy access to Las Vegas via Interstate 15 and is only a five hour travel time from the Port of Long Beach, CA.

Apex is quickly becoming one of the predominant industrial developments in the western United States. Companies such as Faraday Future (a competitor to Tesla) and Hyperloop Technologies Inc. (based by Elon Musk) are locating in close proximity to the property.

There are several tax benefits that Nevada provides: there is no state corporate income tax or state personal income tax.

The State of Nevada and the City of North Las Vegas, through the Governor and Mayor, respectively, are supportive of are supportive of diversifying the economy. They are eager for new development and the relocation of existing companies to the Apex Industrial Area. In the past two months, Governor Sandoval and the state legislature secured tax incentives of approximately \$400,000,000.00 million dollars for the Apex Industrial Area. This will benefit new development as well as that of existing companies located in the area such as Nevada Energy, Southern Nevada Water Authority, California Edison, and Republic Services, amongst others.

<b>PLANNED USE:</b>	Heavy Industrial
<b>ZONING:</b>	M-2 in the City of North Las Vegas
<b>UTILITIES:</b>	Utilities are planned for close proximity to the site. See the City of North Las Vegas Apex Utility Map.
<b>PROPERTY TAXES:</b>	150 Acres: \$ 28,148.88, 56 Acres: \$3,095.37 Total Property Taxes: \$31,244.25
<b>PARCEL NUMBERS:</b>	150 Acre Site - 084-33-010-009, 084-33-010-010, 084-33-010-011, 084-33-010-012, 103-04-010-011, 103-04-010-012, 103-04-010-013, 103-04-010-014, 103-04-010-015, 103-04-010-016 56 Acre Site - 103-08-610-001, 103-08-510-003
<b>ASKING PRICE:</b>	\$20,995,000

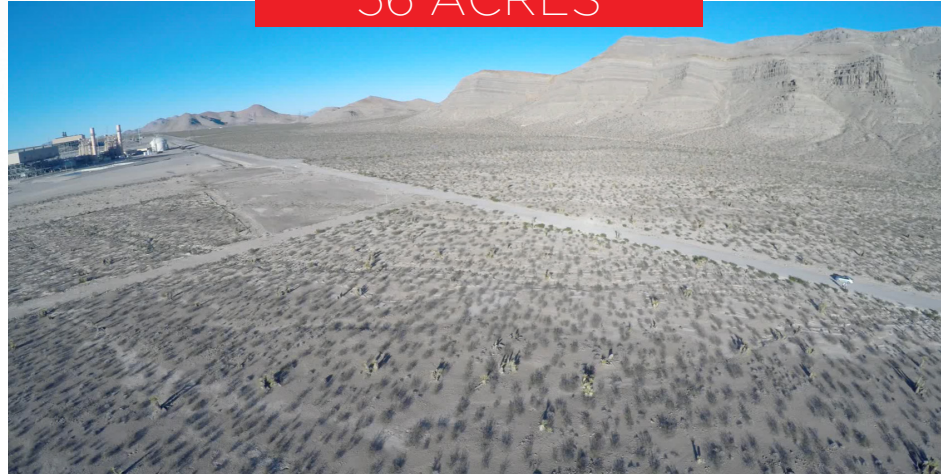
# AERIALS





# AERIALS

56 ACRES



NORTH



EAST



# SURROUNDING AREAS

This site provides excellent access to not only Las Vegas, but the entire Southwest via Interstate 15. In addition, with the development of the Interstate 11, this site will have improved access to Phoenix, AZ and Tucson, AZ to the south, and Reno, NV and Portland, OR to the north.

DESTINATION	DISTANCE	TRAVEL TIME
Las Vegas Strip	32.8 Miles	35 Mins
Los Angeles, CA	296 Miles	4 Hours 21 Mins
Port of Long Beach, CA	312 Miles	4 Hours 47 Mins
Phoenix, AZ	327 Miles	5 Hours 3 Mins
Salt Lake City, UT	404 Miles	5 Hours 37 Mins
Reno, NV	468 Miles	7 Hours
Denver, CO	732 Miles	10 Hours 33 Mins



# CORNERSTONE

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