

For sale

1.45 to 3.82 acres

N Lamb Blvd & Nexus Way
North Las Vegas, NV 89115

N Lamb Blvd & Nexus Way



N Lamb Blvd & Nexus Way



Size

±7.29 Acres available,
Divisible to
±1.45 - 3.82 Acres



APN

123-30-813-001



M-2

zoning
(General Industrial)



North Las Vegas
submarket



Number of households

1-mile	3-miles	5-miles
4,022	30,651	74,211

Median household income

1-mile	3-miles	5-miles
\$83,039	\$58,665	\$57,066

Estimated population

1-mile	3-miles	5-miles
13,459	97,113	241,303

Per capita income

1-mile	3-miles	5-miles
\$33,274	\$25,223	\$23,572

Aerial Overview



Project & location

Highlights

Conveniently located in the North Las Vegas submarket, surrounded by millions of SF of industrial users, with immediate access to I-15 freeway via Lamb Blvd. Proximate to Harry Reid International Airport, I-15 & 215 freeways & less than a 20-minute drive to the Las Vegas Strip!



12.9 miles to the
Las Vegas Strip



Less than a 20-minute drive
to the Las Vegas Strip

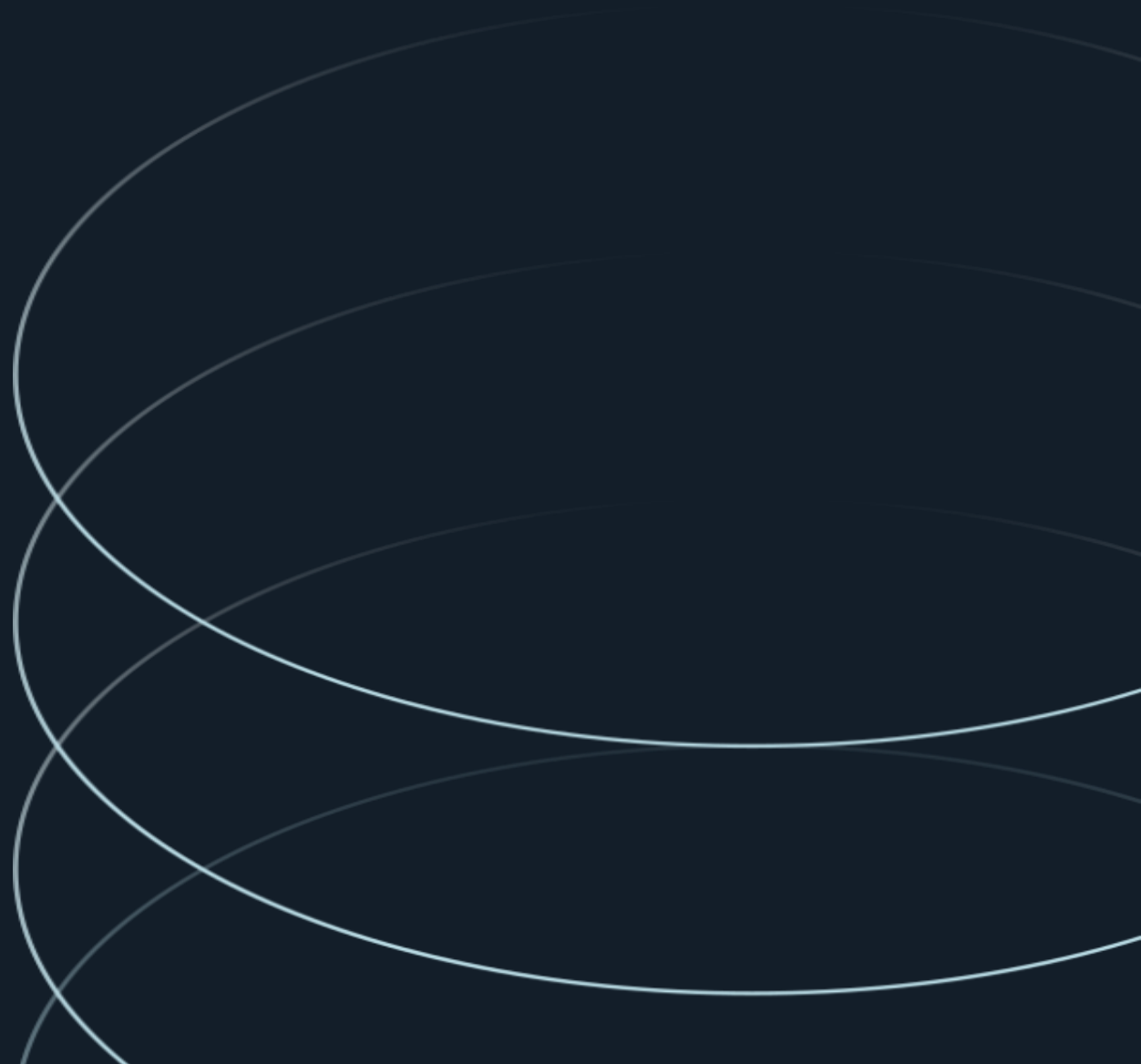


15.5 miles to Harry Reid
International Airport



14.5 miles to the
New Allegiant Stadium





Rob Lujan, SIOR, CCIM

Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.51018

jll.com

Jason Simon, SIOR

Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.45593

Danny Leanos

Associate

+1 702 522 5009

danny.leanos@jll.com

NV Lic. #S.191773