



For sale

±1.45 to ±3.82 acres

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

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Size

2 Lots
±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

N Lamb Blvd & Nexus Way Site Photos



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. Close proximity 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

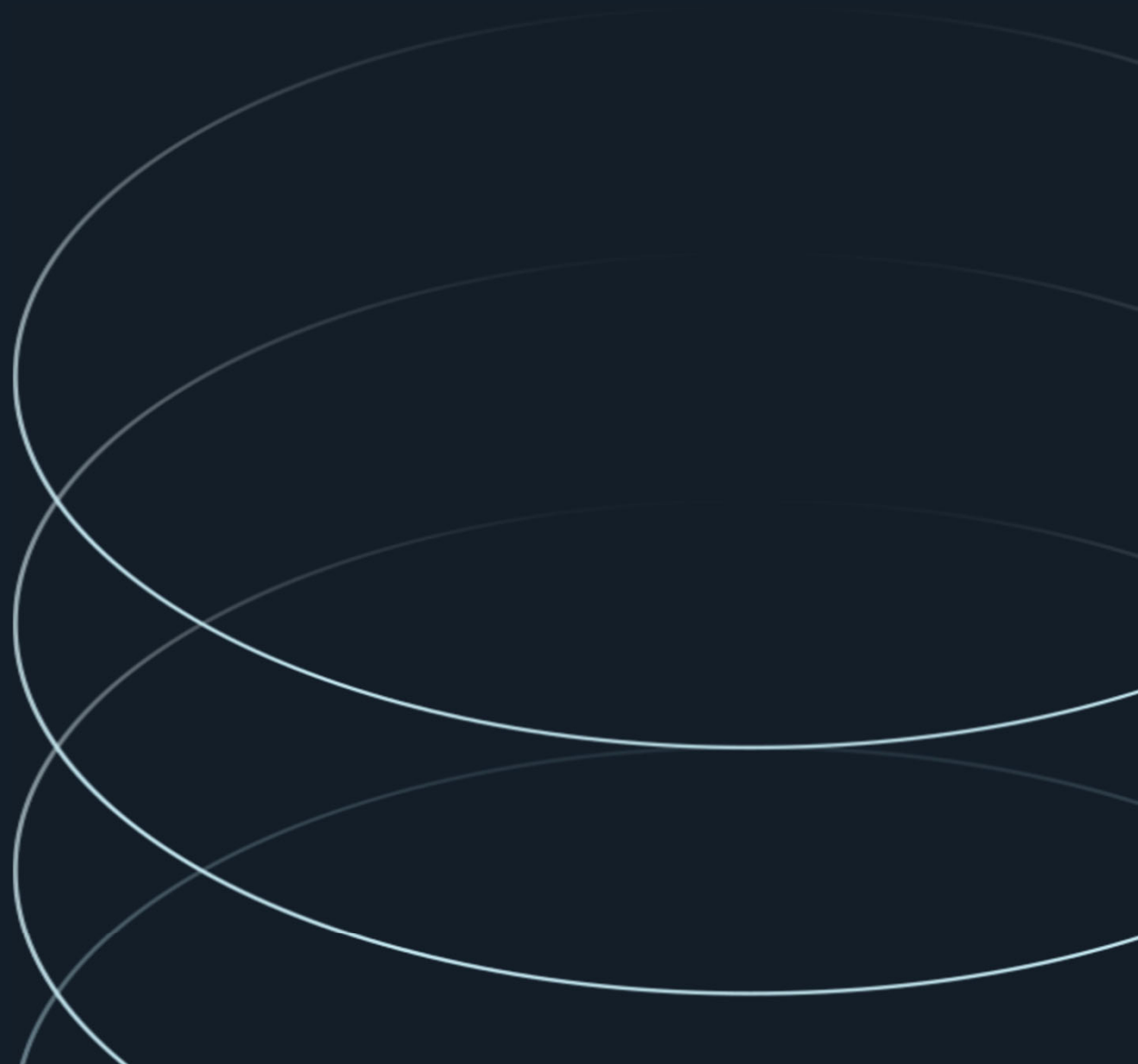


15.5 miles to Harry Reid
International Airport



14.5 miles to the
New Allegiant Stadium





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