



**Two 339.5 (Lot A) & 446.1 ± AC (Lot B)
INDUSTRIAL Opportunity – RAIL SERVERD!
N. LAS VEGAS, NEVADA**



Google

PROPERTY HIGHLIGHTS

For Industrial/Manufacturing/Distribution and R&D Park

- 339.5 ± AC (Lot A) - General Industrial (M-2)
- 446.1 ± AC (Lot B) - Industrial Without Dwelling (M-2)
- Will Consider Selling All or Part - As Small As 10 AC
- Easy Access & Frontage to I-15 Highway
- Serviced by Union Pacific Railroad - Unit Train Capable

SOUTHERN NEVADA OFFER

- ✓ NO CORPORATE INCOME TAX
- ✓ NO PERSONAL INCOME TAX
- ✓ NO INVENTORY TAX
- ✓ EXCELLENT STATE INCENTIVES
- ✓ RELIABLE AND EXPANDING ENERGY BASE
- ✓ EXCEPTIONAL TECHNOLOGY INFRASTRUCTURE
- ✓ MCCARRAN INTERNATIONAL AIRPORT



Brett S. Beck
Investment Sales Specialist
702-237-1811, brett@virtusco.com
1333 N Buffalo Dr, Ste 120, Las Vegas, NV 89128