



- ▶ **NEW PRICING:** \$45,000,000.00 (\$128,000.00±/acre)
- ▶ 351± ac For Industrial/Manufacturing/Distribution and R&D Park
- ▶ Vacant Industrial Land Conceptually Planned for:
 - 5.34+ Million sf of buildings
 - 5,200'+ of industry rail spur – 78+ car spots
 - 21,150'+ of industrial & switching leads – 273+ car spots
- ▶ Will Consider Selling All Or Part - Or a J/V With A Seasoned Developer
- ▶ Easy Access & Frontage To I-15/Cana-Mex Highway
- ▶ Serviced By Union Pacific Railroad – Unit Train Capable



CITY VIEW BUSINESS PARK & 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 (7th busiest in the U.S.A.)
- ▶ Foreign Trade Zone #89



FOR MORE INFORMATION, CLICK ON THE LINKS BELOW,
VISIT OUR WEBSITE OR CONTACT:

[351±ac COMMERCIAL LISTING](#)

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