



3649 E. Post Road

Las Vegas, NV 89120



±20,079 SF
Available Space



±18'
Clear Height



Dock & Grade Loading



Fire Sprinklered



3649

Leasing By:



Property Features

3649 E. Post Road, Las Vegas, NV 89120



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3649 E. Post Road in Las Vegas offers a rare blend of functionality and location within the highly sought-after Airport Submarket. The property is ideal for a wide range of industrial, distribution, or light manufacturing users.

The building is well-equipped for those seeking additional storage and security with A fully secured covered yard adding valuable outdoor storage or staging capability.

Located minutes from Harry Reid International Airport and with easy access to I-15 and the 215 Beltway, this location offers outstanding connectivity for regional and national distribution, placing tenants within a one-day truck drive of over 61 million people across the Western U.S., Combined with Nevada's business-friendly tax climate and strong industrial fundamentals, 3649 Post Road offers a compelling opportunity for tenants looking to establish or expand their footprint in the Las Vegas Valley.



±1.54 Acres
Land Total



Industrial Park
Zoning



Airport
Submarket



±18'
Clear Height



2004
Year Built



Fire
Sprinklered



Dock & Grade
Loading



Evap-Cooled
Warehouse



161-31-411-013
APN



Floor Plan

3649 E. Post Road, Las Vegas, NV 89120



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⬆ For Illustration Purposes Only. Not To Scale.



±20,079 SF
Available Space



±3,000 SF
Office Space



±17,079 SF
Warehouse Space



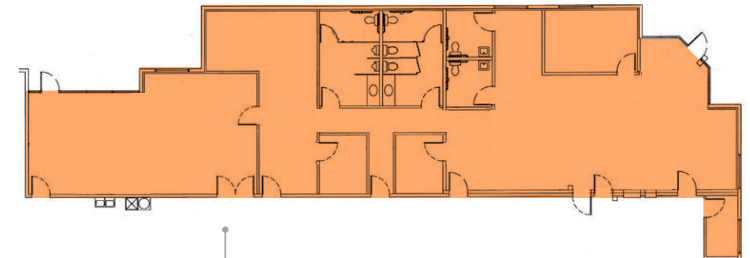
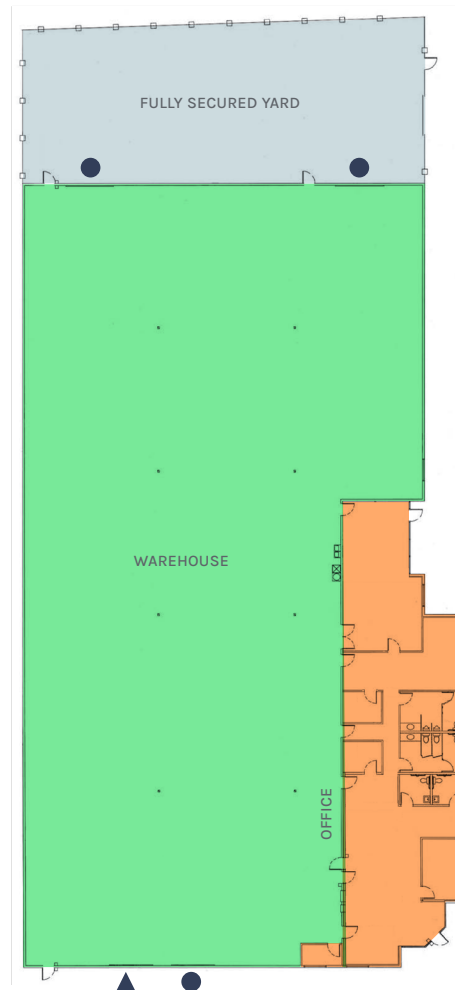
1 (±9' x ±10')
Dock Well Loading



3 (±12' x ±14')
Grade Loading



Now
Availability Date



LEGEND

Office

Warehouse

▲ Dock Loading

● Grade Loading

Location Map

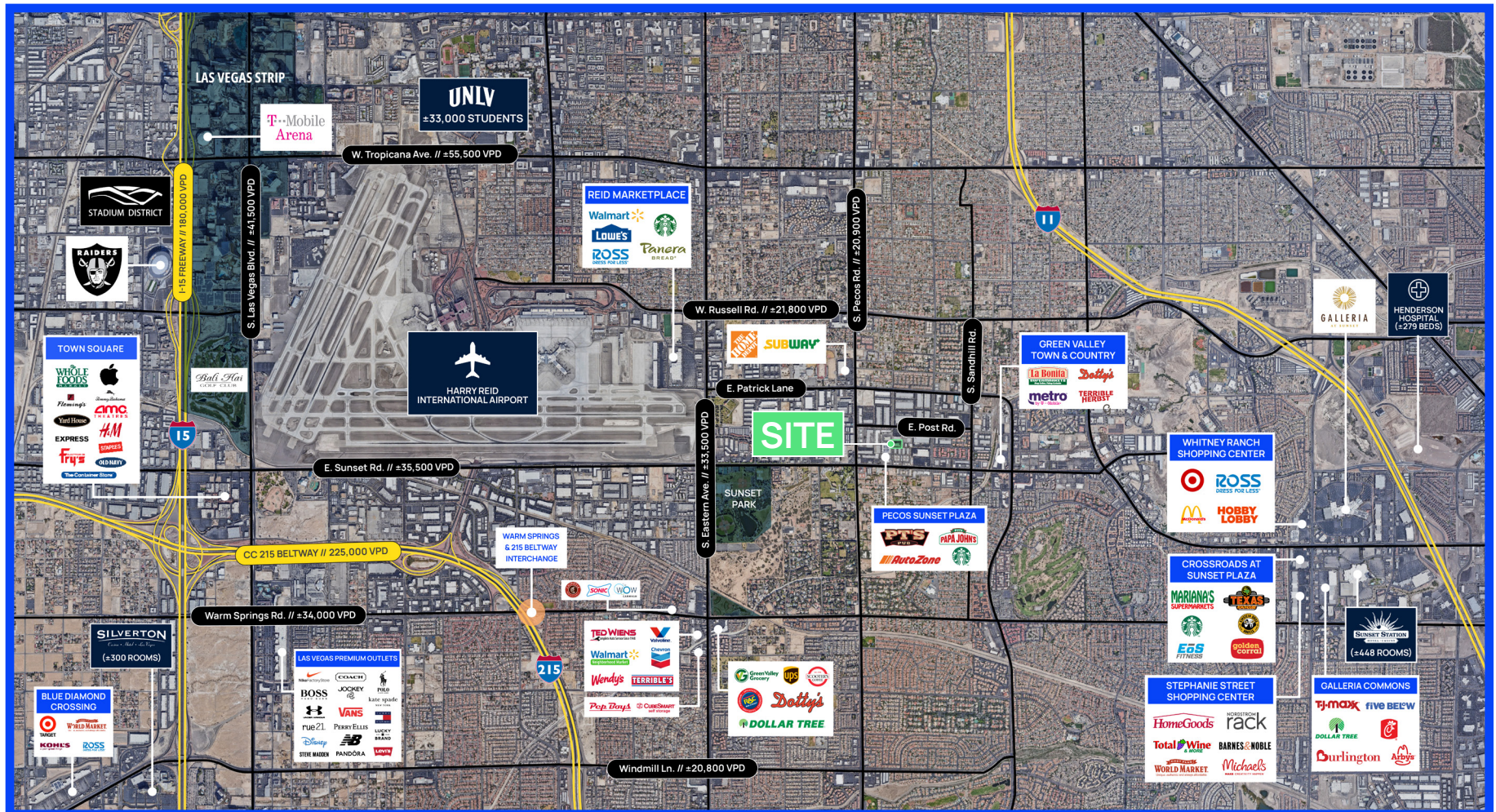
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LAS VEGAS IS CENTRALLY LOCATED

An ideal Las Vegas distribution hub. Conveniently located within a one day truck drive to five major markets (Los Angeles, Phoenix, Salt Lake, San Diego and San Francisco), as well as international ports

 ONE DAY TRUCK SERVICE 61,049,148 People (19.4% of US Population)	 TWO DAY TRUCK SERVICE 73,462,494 People (23.3% of US Population)
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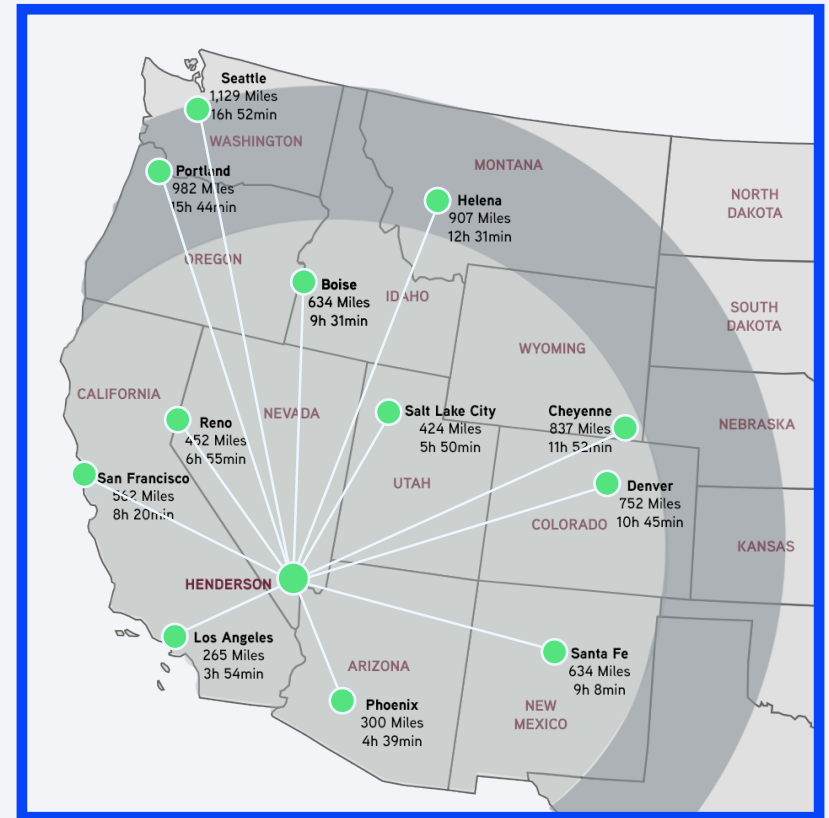
Las Vegas Business Stats

Nevada is at the forefront of the nation with one of the most favorable tax climates for businesses and employees

- No personal income tax
- No corporate income tax
- No franchise tax
- No unitary tax
- No inventory tax
- No inheritance tax
- No estate tax

Nevada was Ranked #1 in the nation for Employment Growth from 2024-2025

- Labor costs in Nevada are one of the lowest in the region
- Approximately 69,000 students are currently enrolled in higher education in Las Vegas
- Employment in Las Vegas continues to grow with over 211,000 employees in the trade, transportation, utilities and manufacturing industries



Nevada provides generous state incentive programs

- Sales & Use, Modified Business and Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling, Aviation parts abatement and Data Center abatement
- Intellectual Property Development and Train
- Nevada Train Employees Now (TEN) assists new and expanding companies achieve high productivity by delivering skills-based intensive job training
- Silver State Works Employee Hiring Incentive
- Nevada Catalyst Fund- Incentivizes the expansion or relocation of businesses

Proven track record

of Marq Logistics



Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com.



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