



ARES
INDUSTRIAL
MANAGEMENT

WAREHOUSE/OFFICE SPACE

3649 E. POST ROAD, LAS VEGAS, NV 89120

FOR LEASE | ±20,079 SF Available | Airport Submarket



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Property FEATURES

- Situated on ±1.54 Acres
- Built in 2004
- Zoning: IP (Industrial Park)
- Airport Submarket
- Dock and Grade Level Loading
- ±18' Clear Height
- Fire Sprinklered
- Evaporative Cooled Warehouse
- APN: 161-31-411-013



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For illustration purposes only. Not to scale.



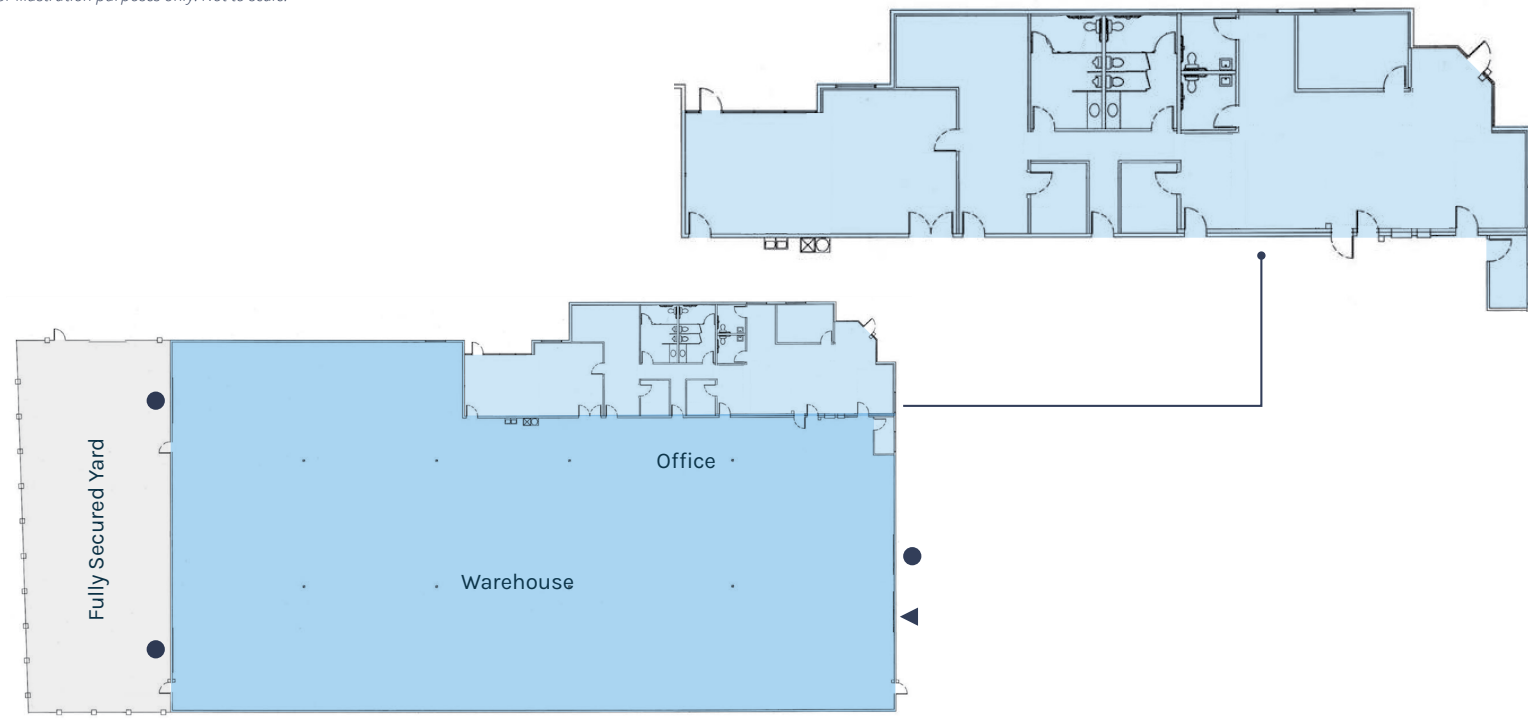
Building FLOOR PLAN

- ±20,079 Total SF
- ±3,000 SF Office
- ±17,079 SF Warehouse
- One (1) ±9' x ±10' Dock Well Loading Door

- Three (3) ±12' x ±14' Grade Loading Doors
- Fully Secured/Covered Yard
- ±52 Parking Stalls
- ±1,600 Amps, 277/480V, 3-Phase Power
- *To be verified by Tenant



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▲ = Dock Loading Door with Leveler

● = Grade Loading Door



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Property
LOCATION

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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



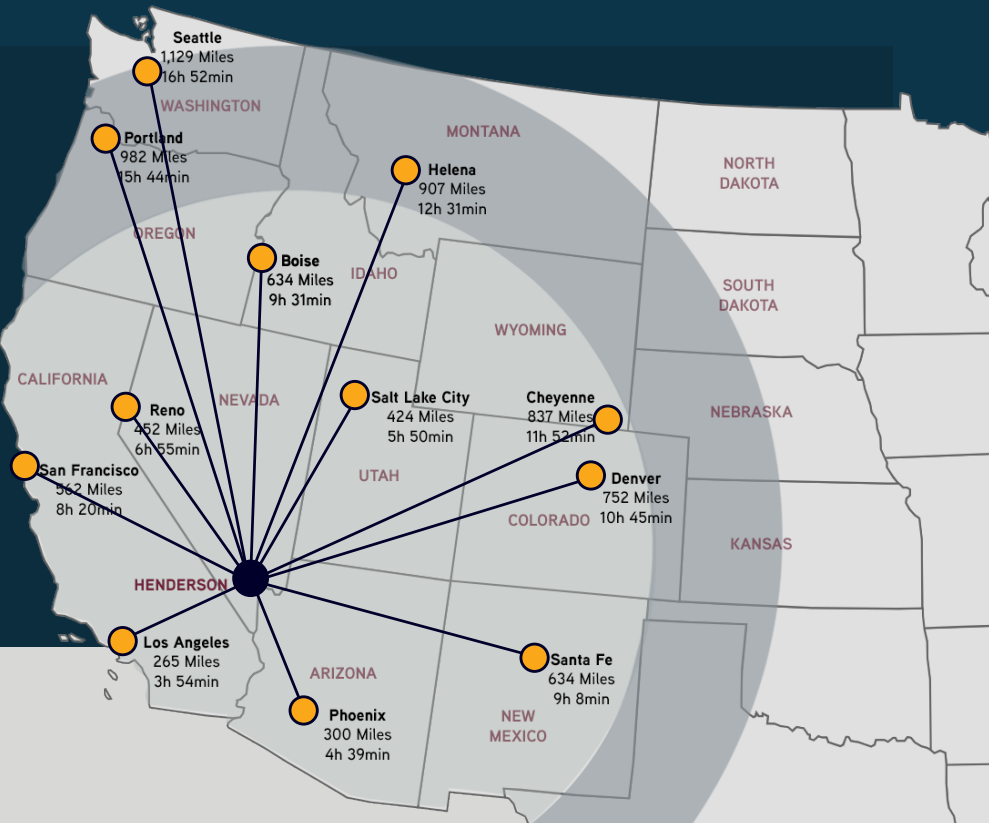
LAS VEGAS BUSINESS STATS

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

ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgt.com.



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