
# Las Vegas industrial market report

Q3 2025

AVISON YOUNG

# Las Vegas industrial market trends

## 3.2 msf

### Big Box Leasing Drives Market Momentum

Small bay leasing remains a key strength of the Las Vegas industrial market, but recent quarters have seen a resurgence in large scale leasing, signaling renewed tenant confidence. Increased activity from major occupiers often creates a trickle-down effect, boosting demand for smaller product types as supporting services and supply chains expand.

In Q3, over 3.2msf of transactions between 100k–500k range accounted for more than 50% of total volume. Key deals included Global Industrial Distribution's 464ksf renewal, Kreate's 337ksf lease, and Welspun's 228ksf commitment, highlighting Las Vegas's growing appeal as a logistics hub.

## 5.9%

### Mid sized product reports the lowest vacancy

Large big-box facilities over 250ksf, which experienced the largest year-over-year vacancy increases from recent deliveries and moderate absorption, are showing signs of recovery, with vacancies down 1.8% since the start of the year. With a slowing development pipeline and improving market conditions, new product has time to be absorbed without oversupply. Mid-bay properties between 20k-50ksf remain tight at 5.9%, reflecting strong demand for right-sized, flexible spaces that support evolving operational and supply chain needs, reinforcing overall market stability.

## 3.5%

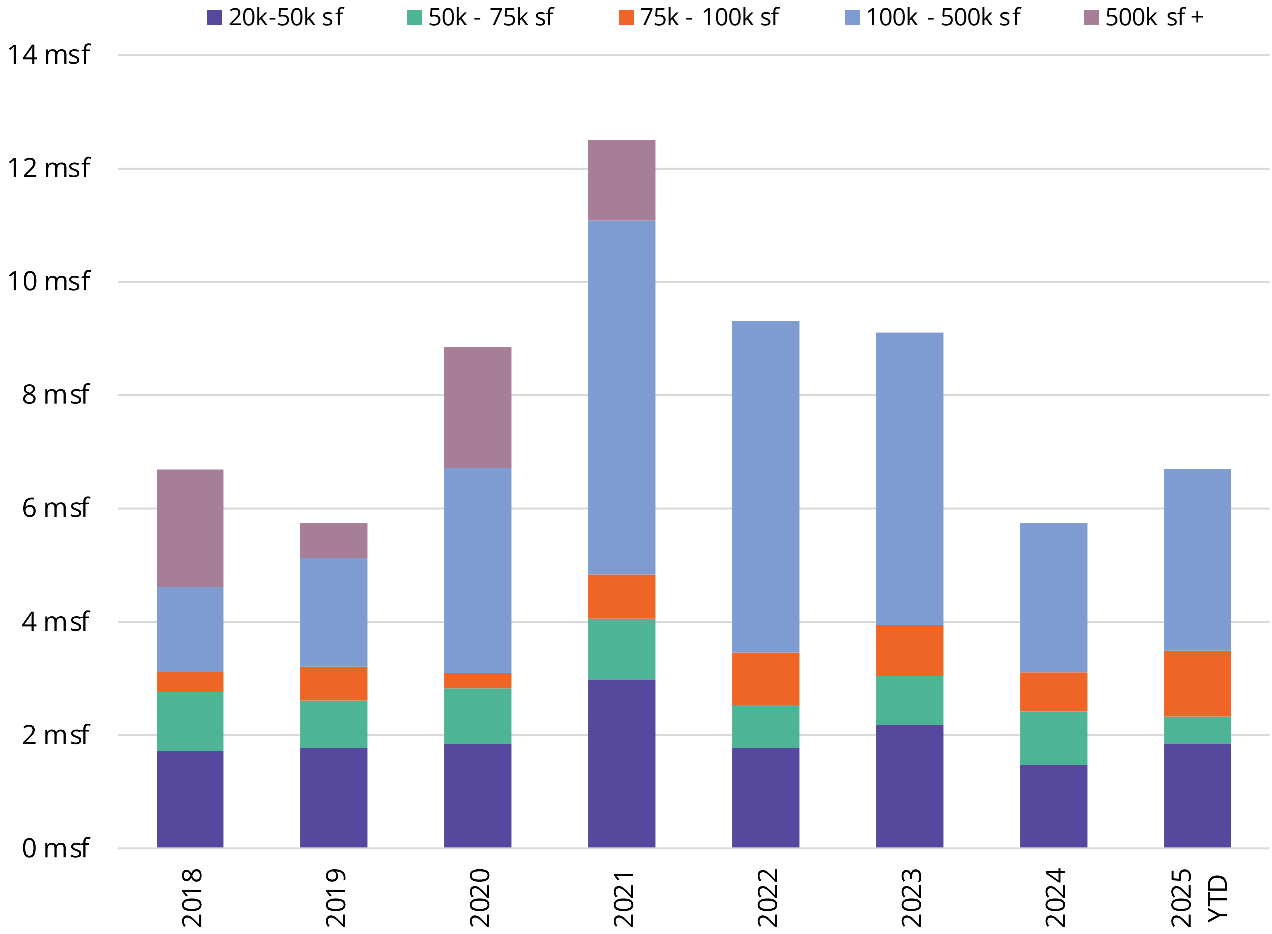
### Construction costs estimated to decline

The Las Vegas industrial market continues to show strong potential as it converts large tracts of land into industrial parks and high-tech hubs. After a surge of new deliveries in 2024, construction activity has slowed, allowing the market to absorb existing supply and reduce the risk of oversaturation.

Looking ahead, the Infrastructure Investment and Jobs Act will direct over $4 billion to Nevada, supporting projects in roads, public transportation, water infrastructure, and high-speed internet, further bolstering the construction and industrial sectors.

Source: Avison Young Market Intelligence, CoStar, Turner & Townsend

# Leasing activity analysis

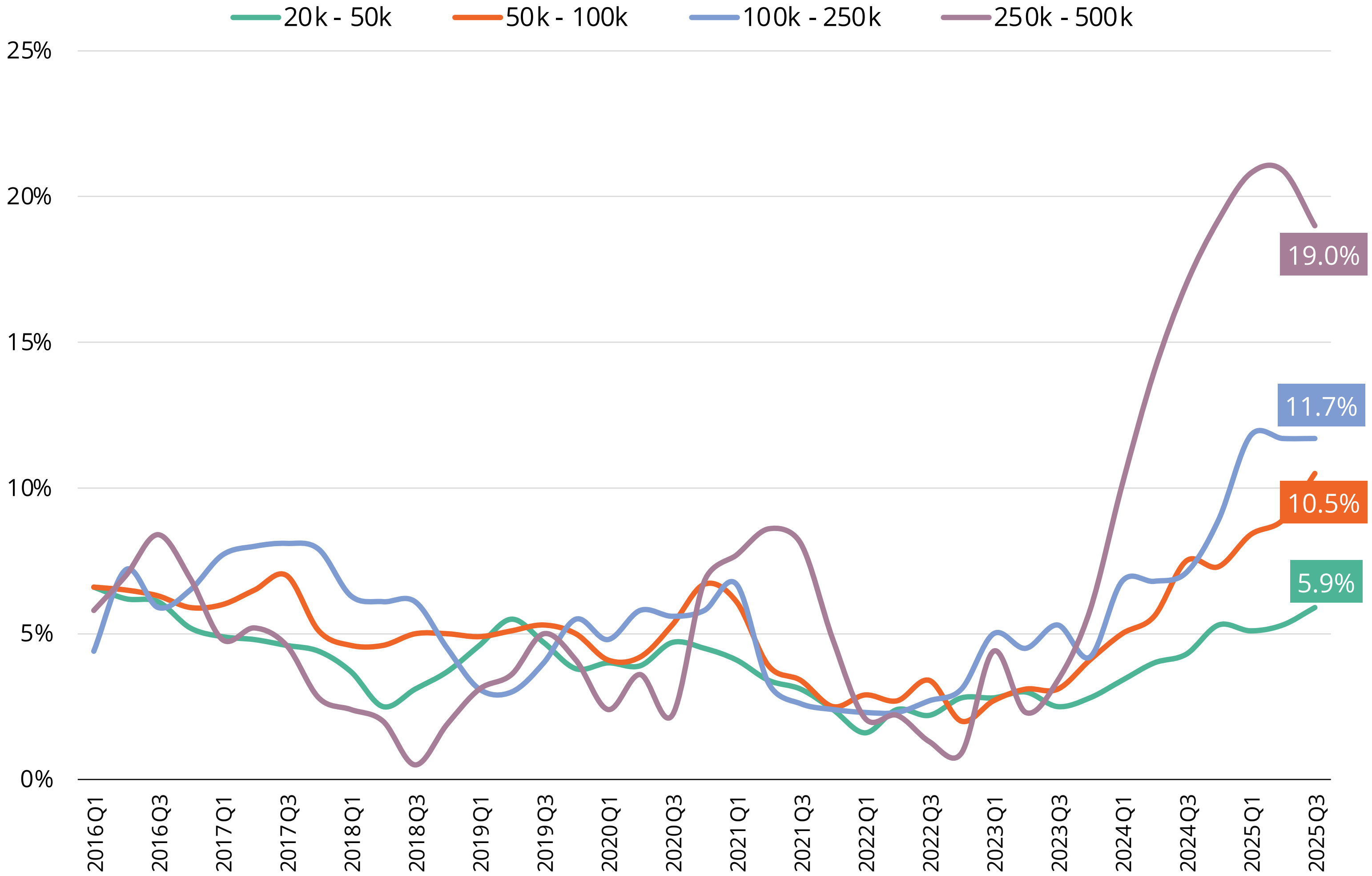



In Q3, Las Vegas industrial saw over 3.2msf of transactions within 100k-500ksf, accounting for over 50% of the total transaction volume for the quarter. While the bulk of leasing was concentrated in smaller footprints, reflecting the ongoing shift toward flexible occupancy strategies, larger commitments also played a role.

Q3's largest leases consisted of Global Industrial Distribution's renewal of 464,203 sf at 3700 Bay Lake Trail, Kreate's 337,008 sf lease at 3310 N Commerce St, and Welspun's lease of 228,760 sf at 5210 E Carey.

Source: Avison Young Market Intelligence, CoStar
Survey criteria: Industrial properties sized 20k square feet and greater.

# Industrial Vacancy Trends Highlight Balanced Market Recovery




Large big-box properties have seen renewed demand, with vacancies steadily declining since the start of the year.

Mid-bay units under 50ksf remain highly sought after, offering occupiers flexibility, operational efficiency, and scalable space to meet evolving supply chain and growth needs.

Source: Avison Young Market Intelligence, CoStar

# Construction costs analysis

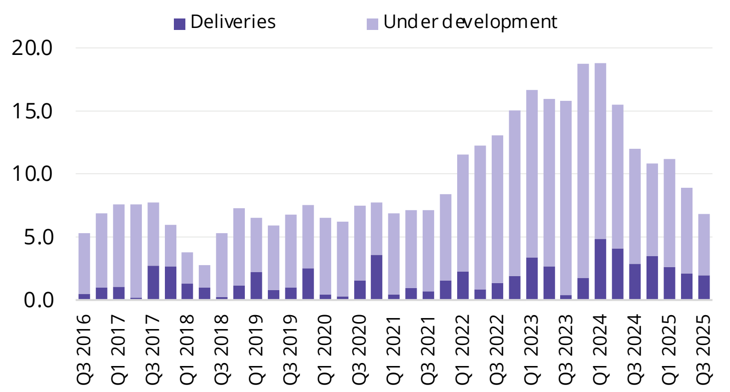

Las Vegas mirrors national trends as tight lending and economic headwinds have slowed construction following peak deliveries in late 2024. New trade tariffs are expected to raise material costs, while ongoing labor shortages continue to push up wages.

Despite higher input costs, rising demand and stronger market conditions are expected to boost profit margins, leading to higher bid price inflation across upcoming mixed-use and infrastructure projects.

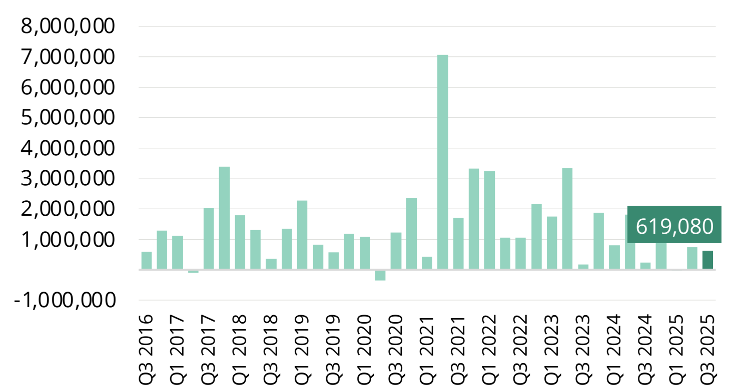
Source: Avison Young Market Intelligence, CoStar, Turner & Townsend

# Las Vegas industrial market indicators

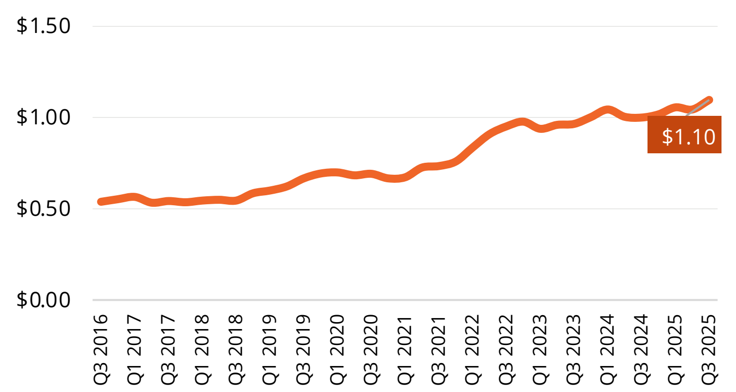
## Development (msf)



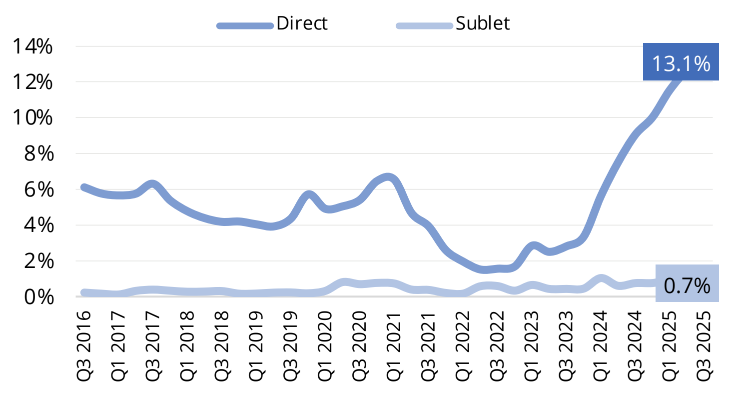

## Net absorption (sf)



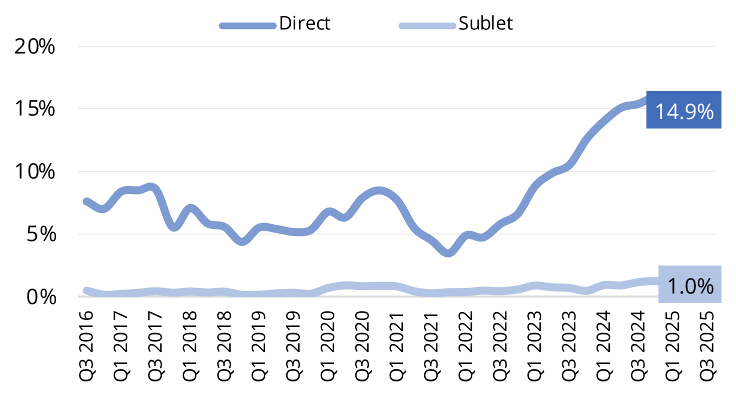

## Direct asking rents (psf/NNN)



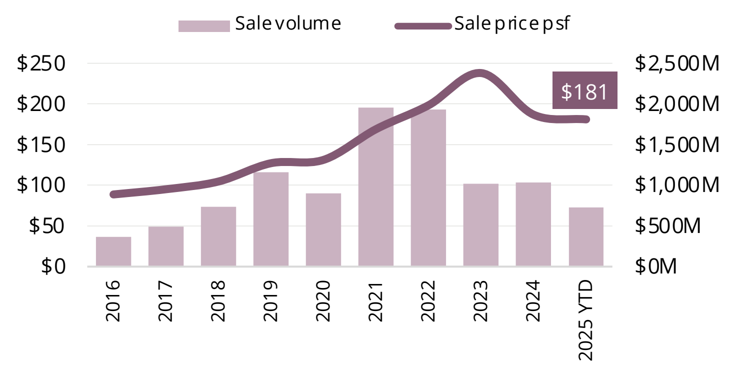

## Vacancy




## Availability




## Investment sales






Source: Avison Young Market Intelligence, CoStar
Survey criteria: Industrial properties sized 20k square feet and greater.

# Las Vegas industrial market activity

## Recent leasing activity

| Tenant | Address | Submarket | Sign date | Size (sf) | Transaction type | Lease type |
|---|---|---|---|---|---|---|
| Findlay Machine & Tool/Kreate | 3310 N Commerce St | North Las Vegas | Aug 2025 | 337,008 | Direct | Expansion |
| Welspun USA | 5210 E Carey Ave | North Las Vegas | Aug 2025 | 228,760 | Direct | New |
| Venetian Las Vegas Gaming | 4325 Aldebaran & 4288 Polaris | West Las Vegas | Jul 2025 | 105,000 | Direct | Renewal |
| Flat Fee Shipping | 6590 Bermuda Rd | Airport | Sept 2025 | 80,000 | Direct | New |

## Recent sales activity

| Buyer | Address | Sale date | Building size (sf) | Sale price | Sale price psf | Seller |
|---|---|---|---|---|---|---|
| Intermountain Healthcare | 8451 W Badura Ave | Jul 2025 | 82,094 | $25,859,610 | $315 | Phelan Development Company |
| LC Industries | 3130 N Lamb Blvd | Sept 2025 | 104,440 | $23,500,000 | $225 | Rockefeller Group |
| RCG Group | Strongbox Bermuda Industrial Center | Jul 2025 | 85,947 | $20,330,000 | $236 | Strongbox Development Company |
| GID Investment Advisors | 7160 Amigo St | Aug 2025 | 89,584 | $17,000,000 | $189 | Thomas & Mack Company |

## Top projects under development

| Address | Submarket | Delivery date | Building size sf | % Preleased | Developer |
|---|---|---|---|---|---|
| 2055 Via Inspirada | SE LV/Henderson | Q4 2026 | 2,400,000 | 100% | Haas Automation |
| Peak Distribution Center Bldg 1 | Speedway | Q4 2025 | 450,241 | 0% | MDH Partners |
| 6455 Tropical Pkwy – Bldg B | Speedway | Q4 2025 | 376,656 | 0% | Schnitzer Properties |

# Las Vegas industrial market stats

| | Existing inventory sf | Deliveries sf (YTD) | Under development sf | Direct vacancy | Sublet vacancy | Total vacancy | Net absorption sf (YTD) | Net absorption % of inventory (YTD) | Monthly direct asking rent psf NNN |
|---|---|---|---|---|---|---|---|---|---|
| Airport/E Las Vegas | 12,067,400 | | | 6.2% | 1.1% | 7.3% | (177,473) | (1.5%) | $1.20 |
| Central Las Vegas | 4,888,194 | - | - | 5.0% | - | 5.0% | (58,713) | (1.2%) | $1.08 |
| North Las Vegas | 54,388,303 | 2,875,282 | 327,842 | 16.0% | 0.9% | 17.0% | (280,144) | (0.5%) | $0.85 |
| Northwest Las Vegas | 380,288 | - | - | 4.3% | 0.4% | 4.7% | (12,943) | (3.4%) | $1.35 |
| SE LV/Henderson | 21,552,395 | 990,475 | 2,645,972 | 13.8% | 0.8% | 14.6% | (154,579) | (0.7%) | $1.15 |
| SW Las Vegas | 29,068,793 | 1,280,828 | 744,714 | 4.2% | 0.7% | 5.0% | 1,159,646 | 4.0% | $1.29 |
| Speedway | 22,737,849 | 1,322,692 | 1,171,405 | 23.8% | - | 23.8% | 1,191,708 | 5.2% | $0.86 |
| West Las Vegas | 6,102,415 | 152,370 | - | 8.7% | 1.4% | 10.1% | (247,228) | (4.1%) | $1.05 |
| **Market total** | **151,185,637** | **6,621,647** | **4,889,933** | **13.1%** | **0.7%** | **13.9%** | **1,420,274** | **0.9%** | **$1.10** |

Source: Avison Young Market Intelligence, CoStar
Survey criteria: Industrial properties sized 20k square feet and greater.

# Las Vegas industrial market stats by property subtype

| | Existing inventory sf | Deliveries sf (YTD) | Under development sf | Direct vacancy | Sublet vacancy | Total vacancy | Net absorption sf (YTD) | Net absorption % of inventory (YTD) | Monthly direct asking rent psf NNN |
|---|---|---|---|---|---|---|---|---|---|
| General Warehouse | 81,158,894 | 4,300,523 | 1,858,022 | 14.8% | 0.6% | 15.5% | 1,235,720 | 1.5% | $11.20 |
| Distribution | 54,030,651 | 2,321,124 | 631,911 | 12.4% | 1.1% | 13.5% | 261,752 | 0.5% | $10.49 |
| Manufacturing | 15,996,092 | - | 2,400,000 | 7.0% | 0.2% | 7.2% | (77,198) | (0.5%) | $11.72 |
| **Market total** | **151,185,637** | **6,621,647** | **4,889,933** | **13.1%** | **0.7%** | **13.9%** | **1,420,274** | **0.9%** | **$1.10** |



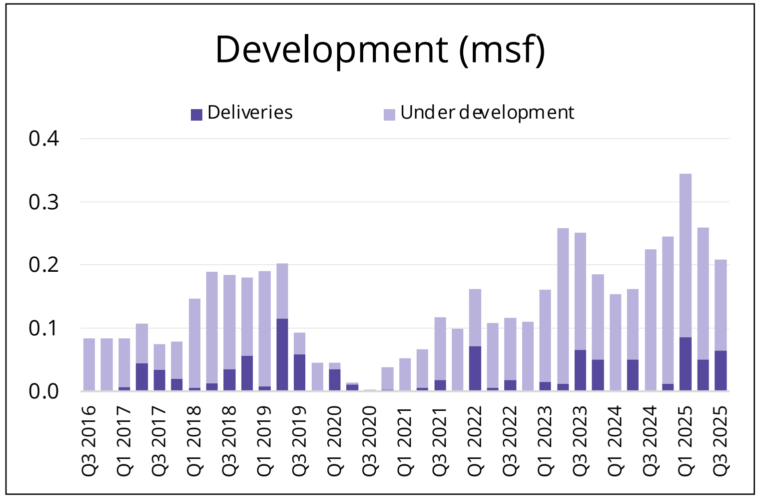
Source: Avison Young Market Intelligence, CoStar
Survey criteria: Industrial properties sized 20k square feet and greater.

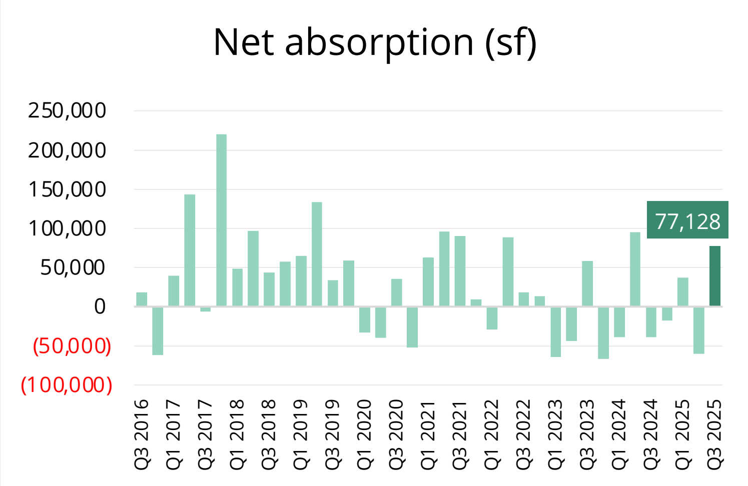
# Las Vegas

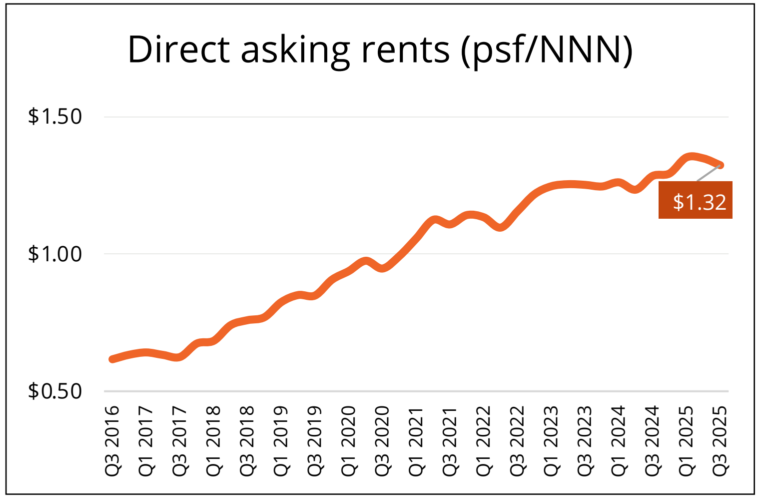
## Industrial inventory below 20k square feet

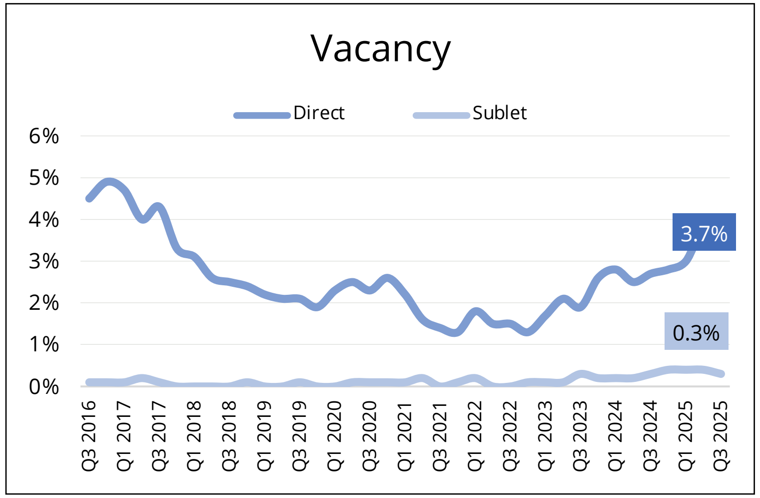
## Q3 2025

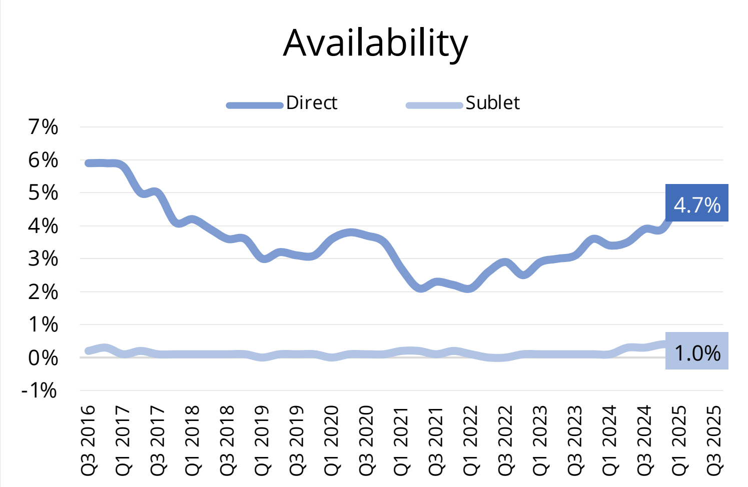
# Las Vegas industrial market indicators
# Below 20k square feet

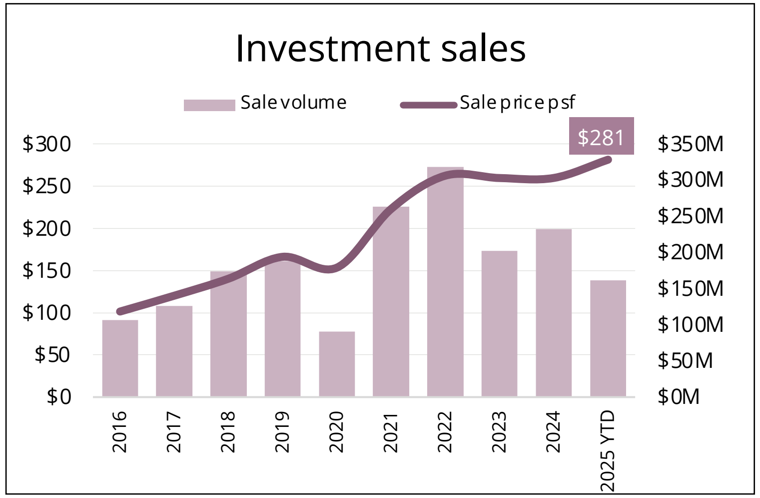





Source: Avison Young Market Intelligence, CoStar
Survey criteria: Industrial properties sized 19.9k square feet and below.

# Las Vegas industrial market stats
# Below 20k square feet

| | Existing inventory sf | Deliveries sf (YTD) | Under development sf | Direct vacancy | Sublet vacancy | Total vacancy | Net absorption sf (YTD) | Net absorption % of inventory (YTD) | Monthly direct asking rent psf NNN |
|---|---|---|---|---|---|---|---|---|---|
| Airport/ E Las Vegas | 1,870,794 | - | - | 4.1% | - | 4.1% | 46,052 | 0.2% | $1.35 |
| Central Las Vegas | 2,267,545 | - | - | 3.2% | - | 3.2% | (18,776) | (0.1%) | $1.17 |
| North Las Vegas | 5,197,893 | - | - | 3.7% | 0.4% | 4.1% | (69,717) | (0.01) | $1.25 |
| Northwest Las Vegas | 121,120 | - | - | - | - | - | - | - | $1.48 |
| SE LV/Henderson | 2,780,974 | 81,006 | - | 4.8% | - | 4.8% | 33,041 | 0.01% | $1.33 |
| SW Las Vegas | 4,679,068 | 82,725 | 144,449 | 3.5% | 0.5% | 4.0% | 51,558 | 0.01% | $1.42 |
| Speedway | 79,220 | - | - | - | - | - | - | - | $1.15 |
| West Las Vegas | 1,706,095 | - | - | 2.7% | 0.3% | 3.0% | 11,503 | 0.01% | $1.42 |
| **Market total** | **18,702,709** | **163,731** | **144,449** | **3.7%** | **0.3%** | **4.0%** | **53,661** | **(0.2%)** | **$1.32** |



Source: Avison Young Market Intelligence, CoStar
Survey criteria: Industrial properties sized 19.9k square feet and below.

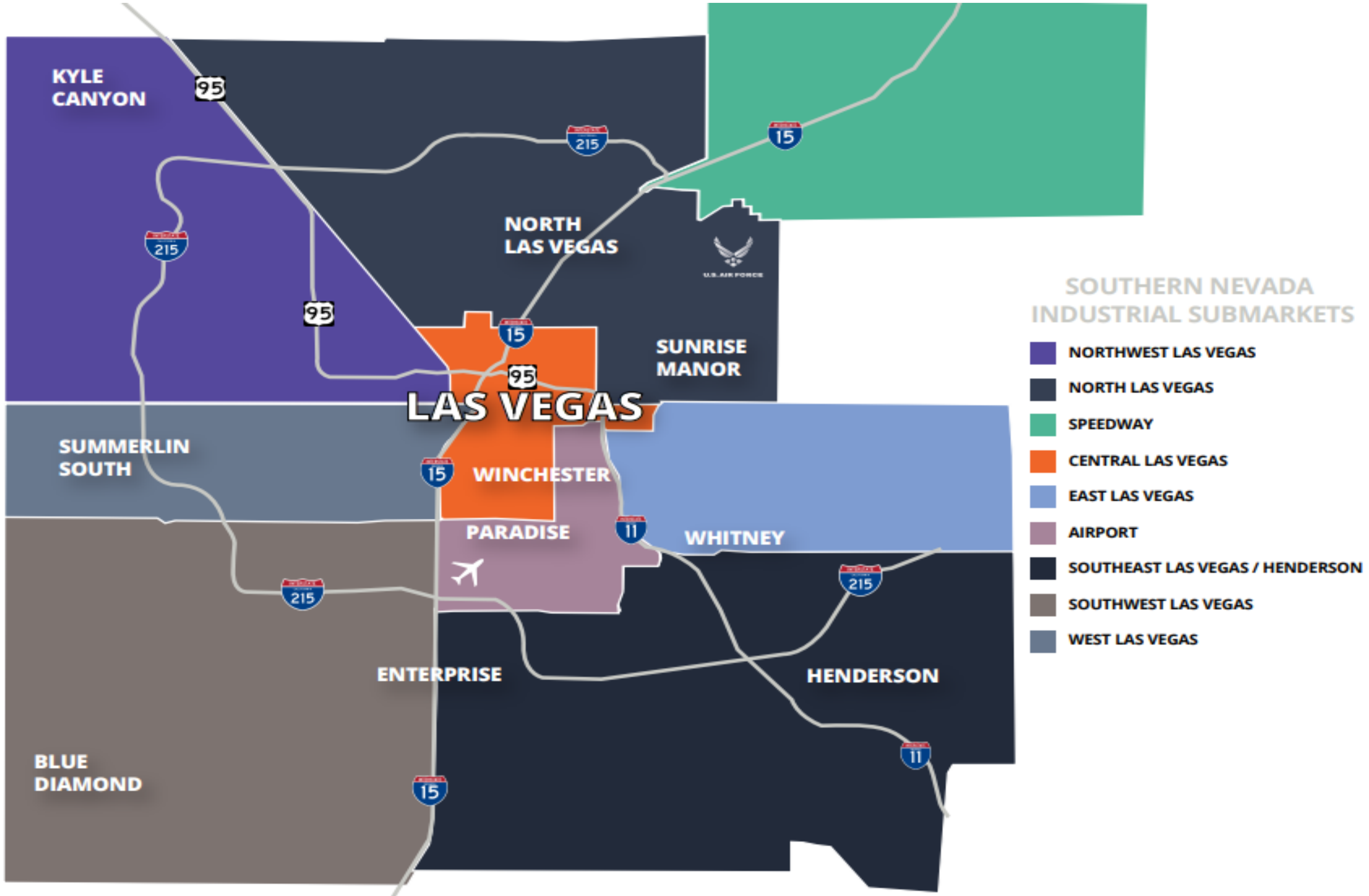
# Las Vegas industrial market stats by property subtype
# Below 20k square feet

| | Existing inventory sf | Deliveries sf (YTD) | Under development sf | Direct vacancy | Sublet vacancy | Total vacancy | Net absorption sf (YTD) | Net absorption % of inventory (YTD) | Monthly direct asking rent psf NNN |
|---|---|---|---|---|---|---|---|---|---|
| General Warehouse | 16,996,351 | 163,731 | 144,449 | 3.5% | 0.3% | 3.8% | 66,328 | 0.002% | $1.27 |
| Manufacturing | 1,706,358 | - | - | 4.3% | 0.6% | 4.9% | (12,667) | (0.3%) | $1.39 |
| **Market total** | **18,702,709** | **163,731** | **144,449** | **3.7%** | **0.3%** | **4.0%** | **53,661** | **(0.2%)** | **$1.32** |



Source: Avison Young Market Intelligence, CoStar
Survey criteria: Industrial properties sized 19.9k square feet and below.

# Las Vegas submarket map




Source: Avison Young Market Intelligence

# Industrial insights glossary of terms

## Demand

- **Leasing activity:** total square footage of relocations, renewals, expansions and subleases expressed when the leases are signed, not when tenants take physical occupancy of the space
- **Absorption:** period-over-period change in occupied square footage

## Supply

- **Direct vacancy rate:** space operated by landlords that is ready for immediate occupancy
- **Sublease vacancy rate:** space operated by sublandlords that is ready for immediate occupancy
- **Total vacancy rate:** sum of direct vacancy rate and sublease vacancy rate
- **Availability rate:** space that is vacant plus space that will become vacant over an indefinite time horizon, including spaces that are occupied by vacating tenants and under-construction properties

## Industrial rents and concessions

- **Triple net rents:** tenant is responsible for paying rent, utilities, taxes, operating expenses and common area maintenance
- **Asking rents:** pricing guidance provided by landlords to tenants for available space expressed as triple net (NNN)
- **Base rents:** fair market value of market-level lease pricing based on representative executed leases, expressed as triple net (NNN)
- **Free rent period:** months of free rent that are typically provided upfront by landlords to tenants as a concession to offset the total cost of a lease and/or the construction timeline of an industrial suite
- **Tenant improvement allowance:** an allowance expressed in dollars per square foot provided from landlords to tenants to offset build-out, engineering, space planning and related permit costs
- **Net effective rent:** base rents discounted by the dollar values of tenant improvement allowance and free rent concessions expressed as full service (FS)

## Property subtypes

- **Distribution:** properties used primarily to ship goods with higher proportions of dock doors and taller clear heights
- **General Warehouse:** properties used to store goods and materials
- **Manufacturing:** properties where goods are produced and assembled with heavier power and stronger floor loads for equipment

## Capital markets

- **Investment volume:** industrial sales dollars expressed when the transactions close and based on inventory thresholds; partial-interest sale dollar amounts are not grossed-up to reflect the 100% value of the sale
- **Asset pricing:** unweighted average per-square-foot asset pricing of market-level closed sales
- **Cap rate:** net operating income divided by sale price; this measurement of market-level investment returns is calculated as an unweighted average based on closed investment sales

## For more market insights and information visit **avisonyoung.com**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