

CLARK COUNTY REDEVELOPMENT AGENCY

AGENDA ITEM

Petitioner: Shani Coleman, Director of Community and Economic Development

Recommendation:

Approve and authorize the County Manager or his designee to sign a lease agreement between M I 3 Industrial LLC (MI3) and Clark County Real Property Management (RPM) for the lease of Assessor's Parcel Numbers 162-18-505-002 and 003 addressed as 4200 and 4195 Pioneer Avenue, Las Vegas, NV; and sign any other documents to complete the transaction and management of the lease. (For possible action)

FISCAL IMPACT:

Fund #:	2350.000	Fund Name:	N/A
Fund Center:	2000999000	Funded PGM/Grant:	N/A
Amount:	\$976,500 for one (1) year		
Description:	Lease and Operating Expense payments		
Additional Comments:	N/A		

BACKGROUND:

The proposed lease agreement (Lease) between RPM and MI3 shall be for the lease of Assessor's Parcel Numbers 162-18-505-002 and 003 addressed as 4200 and 4195 Pioneer Avenue, Las Vegas, NV (Property) for the purpose of feasibility studies for future development opportunities. The term of the Lease shall be for a period of one (1) year with the option to purchase the Property. The monthly base rent for the Property is \$68,375 and estimated Property operating expenses and utilities of \$13,000 for a total monthly expenditure of \$81,375. RPM shall pay for or complete all maintenance and repairs of the Property.

This item was presented to the County's Long Range Planning Committee on November 26, 2025.

Cleared for Agenda

12/17/2025

File ID#

25-3280