Sunset & Wagon Trail

100% HVAC | SINGLE TENANT | OWNER/USER OPPORTUNITY

4265 W. SUNSET ROAD AND 4270 W. WAGON TRAIL AVENUE

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CBRE

CONTENTS

PROPERTY HIGHLIGHTS

LOCATED IN THE HEART OF THE SOUTHWEST SUBMARKET, SUNSET AND WAGON TRAIL FEATURES A ±89,476 SF FREE-STANDING INDUSTRIAL BUILDING LOCATED ON APPROXIMATELY 2.61 ACRES OF IP ZONED LAND. THE PROPERTY HAS IMMEDIATE ACCESS TO THE LAS VEGAS STRIP, ALLEGIANT STADIUM, HARRY REID INTERNATIONAL AIRPORT, THE MARNELL AIR CARGO HUB, AND IS MINUTES AWAY FROM THE I-15 AND I-215 INTERCHANGE ENSURING EXEMPLARY EASE OF ACCESS FOR ANY POTENTIAL USE. THE PROPERTY FEATURES A FULLY BUILT OUT STATE OF ART OFFICE AND WAREHOUSE WITH FULL HVAC AND AMPLE POWER THROUGHOUT THE FACILITY.

±0.89 miles to I-15 Freeway

±0.80 miles to I-215 Freeway

±1.40 miles to the Las Vegas “Strip”

±6.60 miles to Harry Reid Int’l Airport & Marnell Air Cargo Hub

SALE PRICE
$25,053,280

ZONED
IP (Industrial Park)
Clark County

100%
HVAC

PROPERTY DESCRIPTION

BUILDING HIGHLIGHTS

- **Submarket:** Southwest
- **Zoning:** IP (Industrial Park)
- **APNs:** 177-06-501-007
  177-06-515-002
- **Site Size:** ±2.61 Acres
- **Year Built:** 2000
- **Construction:** Concrete Tilt-Up Single-Tenant Building
- Three (3) Access points – Two (2) via Sunset Road
  One (1) via Wagon Trail Ave

SIZE & CONFIGURATION

- **Total / Available SF:** ±89,476 SF
- **Office:** ±19,782 SF
- **Mezzanine:** ±17,000 SF
- **Warehouse:** ±52,694 SF

BUILDING FEATURES

- **Clear Height:** 24' (Warehouse)
  11.5' (Mezzanine)
- **Loading:**
  One (1) – 14' x 11' Grade Level
  One (1) – 10' x 10' Grade Level Doors
  Four (4) – 10'x10' Dock High Doors
- **Power:** ±3,600 Amps, 3-Phase (*to be verified)
- 100% HVAC
- ADA Compliant with Elevator Access
- **Utilities:** Natural Gas Available
- **Fire Protection:** Wet Sprinkler System
- **Column Spacing:** Varies with Mezzanine
- **Parking:** 0.91 / 1,000 SF (with Six (6) covered parking stalls

SALE PRICE : $25,053,280

SITE PLAN

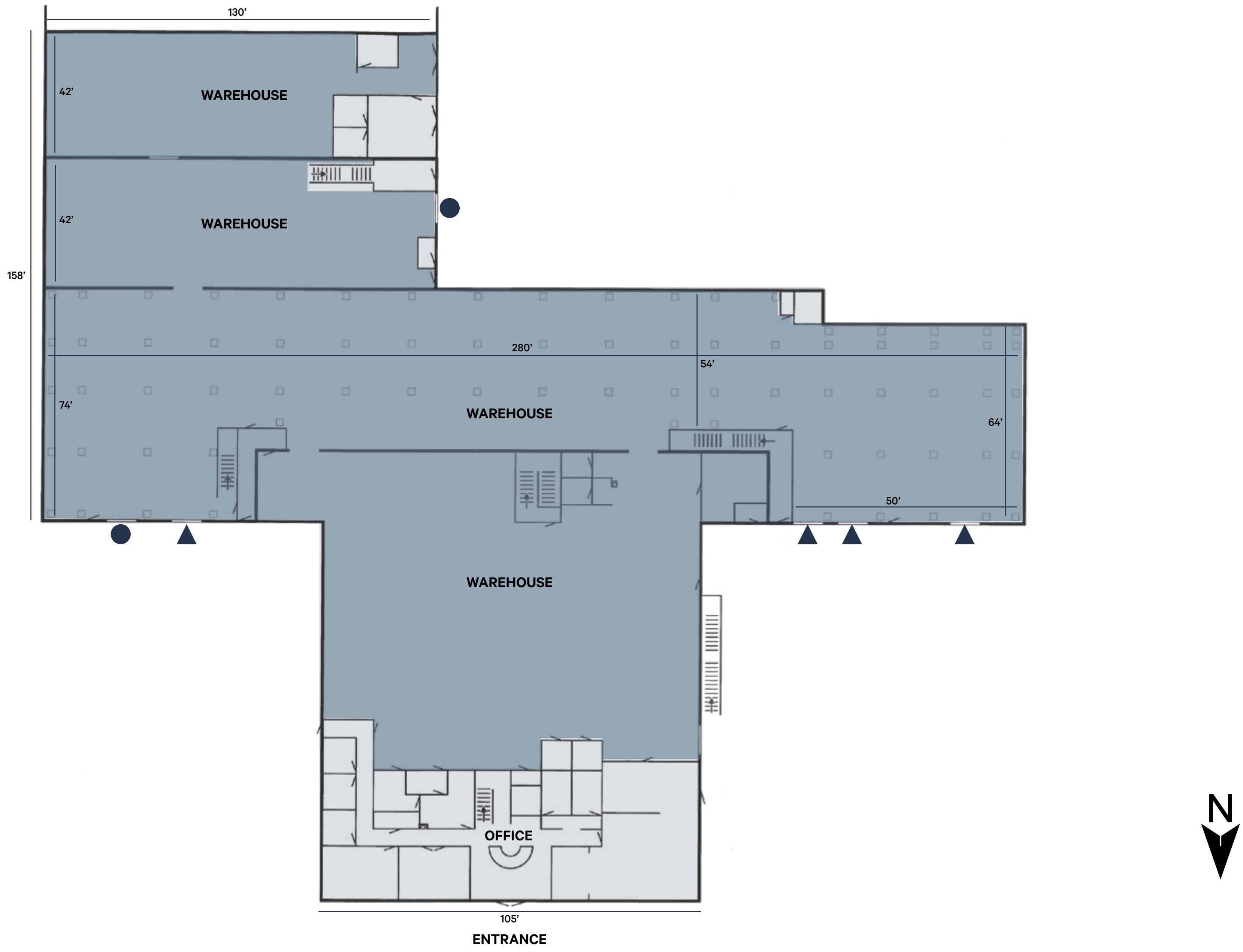
● = GRADE-LEVEL DOOR

▲ = DOCK-HI DOOR

↕ = ACCESS POINTS

FLOOR PLAN

FIRST FLOOR

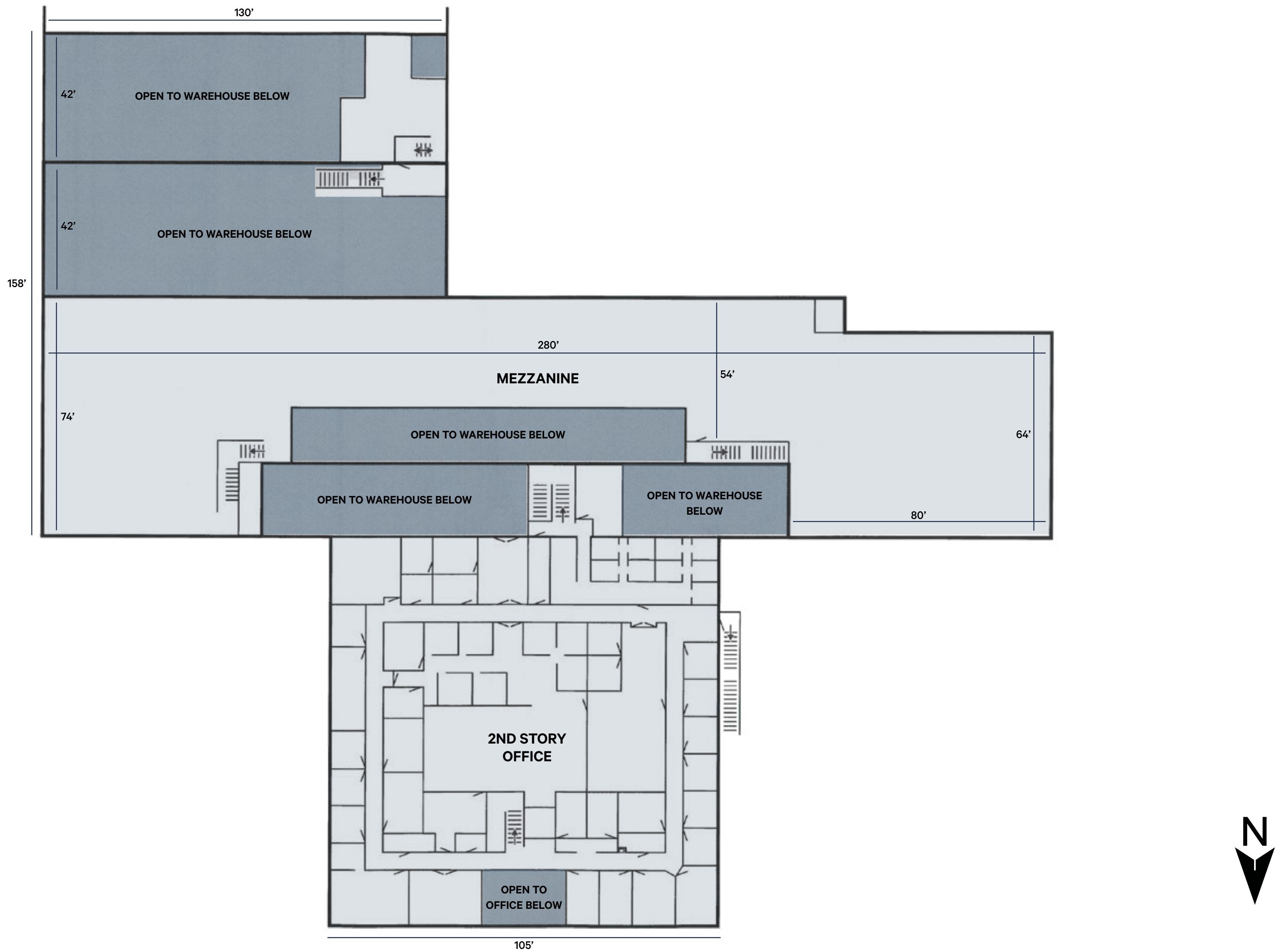


● = GRADE-LEVEL DOOR

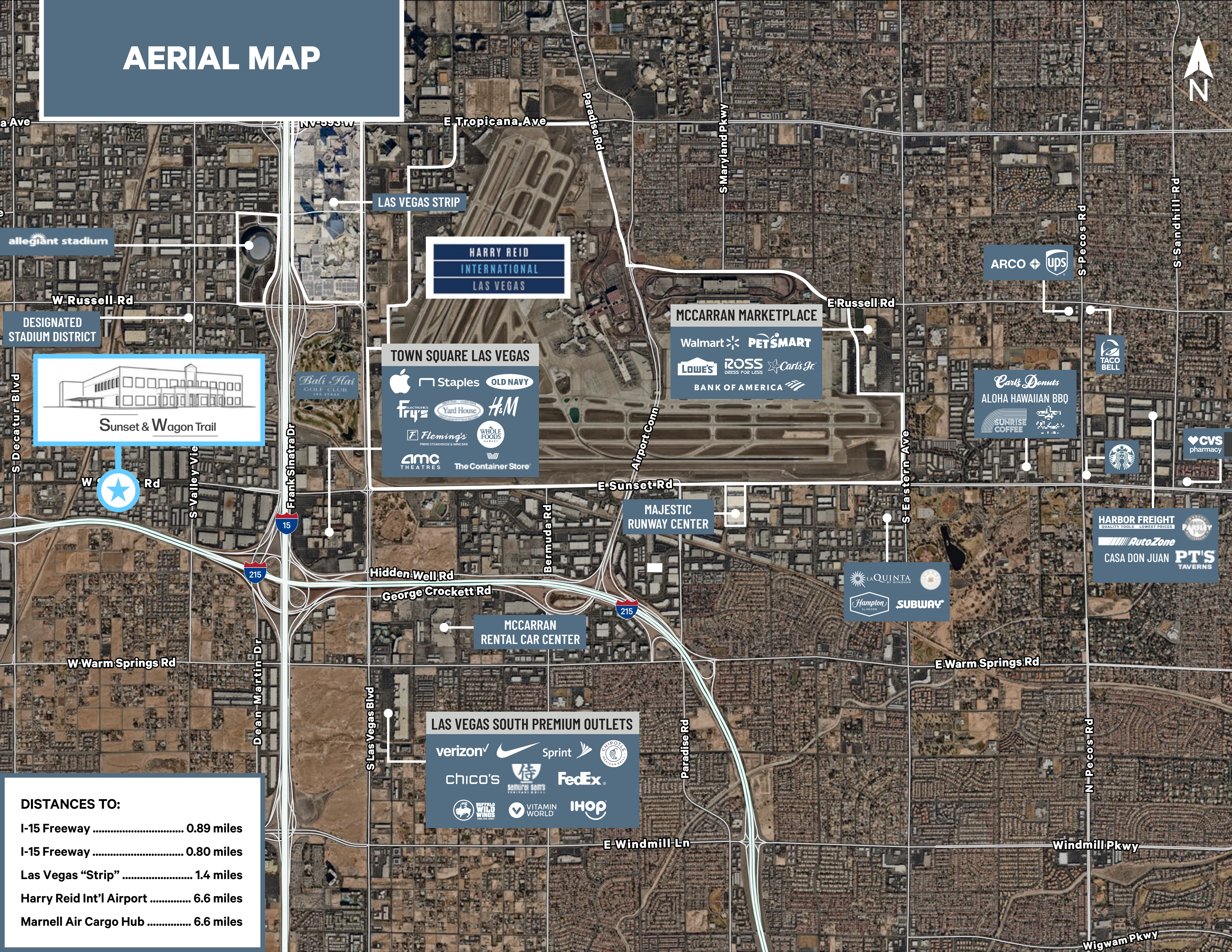
▲ = DOCK-HI DOOR

FLOOR PLAN

SECOND FLOOR



AERIAL MAP



DISTANCES TO:

I-15 Freeway	0.89 miles
I-15 Freeway	0.80 miles
Las Vegas "Strip"	1.4 miles
Harry Reid Int'l Airport	6.6 miles
Marnell Air Cargo Hub	6.6 miles

Why Southern Nevada?

#1 Best States for Transportation, U.S. News & World Report (2022)

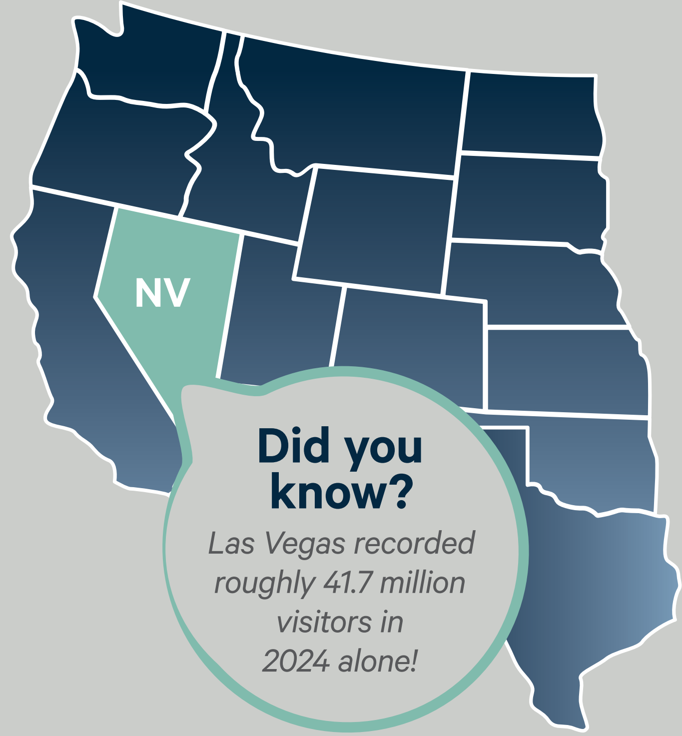
Las Vegas Has One Of The Most Business Friendly Environments In The U.S.

#1 Best Job Creation Index in the United States (Gallup 2022)

Great Location For Logistics, Manufacturing And Exporting—Making Las Vegas An Essential Part Of Any Global Business Economic Plan.

One Of The Most Digitally Connected Cities In The World Thanks To Switch Communications —the region contains 7,453 miles of fiber optic cable.

Lower Cost Of Living And A Lower Cost Of Business Operation Than California While Having Easy Access To Its Markets And Ports.



Did you know?

Las Vegas recorded roughly 41.7 million visitors in 2024 alone!

CURRENT STATE INCENTIVES

50% Elimination of payroll tax for 4 years

50% elimination of personal property taxes for 10 years

Training Grants $1,000 to $4,000 per employee

6.1% Elimination Of Sales Tax when purchasing capital equipment (you pay only 2% down from 8.1%)

50% to 90% subsidy for up to 6 months
(State will give businesses 50-90% of the new employee's hourly wage for up to 6 months)

LAS VEGAS AREA OVERVIEW

Las Vegas is home to more than 3 million residents. The city of Las Vegas sits at the heart of Clark County and is internationally renowned as the world capital of entertainment. Las Vegas' gaming, dining, shopping, and business conventions are major attractions for national and international visitors. Las Vegas had more than 41.7 million visitors in 2024 and a record high of $85.2B in visitor spending.*

Las Vegas is on the tail end of significant long-term growth. The region has benefited from billions of dollars of public and private investment, large-scale infrastructure projects, new casino and venue developments, and record-breaking visitation levels. In addition to the recently completed expansions of the Mandalay Bay Convention Center and the Las Vegas Convention Center, Harry Reid International Airport recently underwent a $2.4 billion expansion to increase the airport's annual capacity, ranked the 7th Busiest Airport by AFAR.com. *

The T-Mobile Arena is home to the NHL Vegas Golden Knights and hosts over 150 events annually, including hockey games, concerts, boxing, UFC matches, and major award shows. The T-Mobile Arena is the highest grossing arena in the world. The Allegiant Arena is a 72,000-seat stadium completed in August of 2020, is the home of the NFL's Raiders, and the UNLV Football team. The venue will also host many other world-class events and concerts throughout the year.

#1
Convention Destination in US
(Exhibit City News, 2023)

#2
State for Business Growth
IBIS World, (2025)

#7
State Business Climate Index
The Tax Foundation (2023)

#7
Most Tax Friendly State
The Tax Foundation (2023)

#8
Best State for Infrastructure
U.S. News & World Report (2023)

ALLEGIANT STADIUM

Opened August 2020, the relocation of the Oakland Raiders is anticipated to make a $600M+ economic impact, add 450,000+ incremental visitors, and host 45+ events annually.

MSG SPHERE

Revolutionary new $2.1B, 19k seat venue for concerts, sports and live entertainment that opened in 2023.

T-MOBILE ARENA

20K Seats, a multi-use indoor arena on the Las Vegas Strip opened in April 2016. It's the highest grossing arena in the world.

FONTAINEBLEAU

New $3B Hotel and Casino with 3,700 – 3,800 rooms. Opened December 2023.

LAS VEGAS CONVENTION CENTER EXPANSION

Recently completed 800,000 square foot expansion with a $2.5B budget that included renovation of previous meeting spaces.

LAS VEGAS ACES

Women's professional basketball team based in Las Vegas and part of the WNBA.

RESORTS WORLD

Globally inspired cuisine & mixology, star-studded residency performances and engagements with 5k capacity theatre and retail boutiques. Opened June 2021.

LAS VEGAS BALLPARK

Hosts this Triple-A professional baseball team in Summerlin.

AFFILIATED BUSINESS DISCLOSURE

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Sunset & Wagon Trail

SQUARE FOOTAGE: ±89,476
ACRES: ±2.61
SUBMARKET: SOUTHWEST
ADDRESS: 4265 W. SUNSET ROAD & 4270 W. WAGON TRAIL AVE
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