

# Investment Opportunity: Functional Industrial Warehouse Condo

4770 W University Ave, Las Vegas, NV 89103

Exclusive Listing – Douglas Elliman of Las Vegas

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**Confidential – For Accredited Investors & Qualified Buyers/Tenants Only**

# Executive Summary

## Property Type

1-Star Industrial Warehouse Condo (Condo unit in multi-tenant park)

## Address

4770 W University Ave, Las Vegas, NV 89103

## Size

±5,280 SF (per Clark County records)

## Zoning

M-1 (Light Industrial) – Flexible for warehousing, distribution, light manufacturing, assembly, service/repair, contractor yards, etc.

## Year Built

1998

## Clear Height

17' to steel (currently installed hang-down lights to 14' 8")

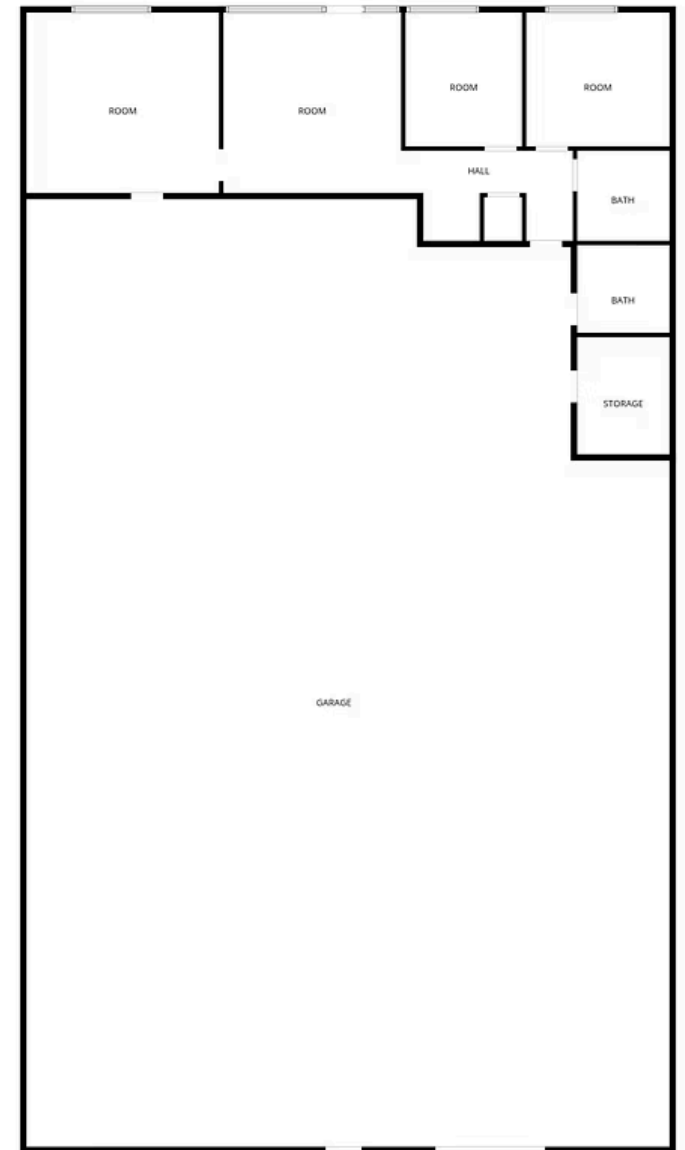
## Location

Prime central Las Vegas at the Decatur Blvd & W University Ave intersection – excellent accessibility to I-15, I-215, the Strip, downtown, and residential/supplier networks.

## Key Appeal

Turnkey office/warehouse combo with built-in security, ideal for owner-user or lease-up in a stabilizing market.

# Floorplan



# Property Highlights



## Warehouse

Spacious high-ceiling area optimized for storage, racking, equipment, or operations. Rear gated access with a **14' x 12' bay door** for secure loading/unloading.



## Parking & Access

6 dedicated parking spots + gated rear bay – ample for employees, fleet, or visitors.

## Exterior / Condition

Functional 1-star condition with clean, professional facade in established Silverado Industrial Park setting (note: distinct from other "Silverado" parks; this is a central, multi-tenant complex with proven occupancy).



## Office Component

Generous front office suite with 3 private offices, 2 bathrooms, supply closet, and dedicated storage closet – perfect for administrative, client-facing, or staff needs (strong draw for service contractors, distributors, or light industrial users).



## Security Features

Comprehensive suite including automatic roll-up security shutters, full video monitoring system (audio/visual), and installed security system (optional transfer to same provider for immediate activation) – reduces tenant capex and appeals to value-sensitive or secure operations.

## Additional Details & Utilities

**CAMs:** \$710/quarter.

**Utilities/Systems:** Standard for class (assume HVAC in office, basic power; buyer to verify).

# Market Overview & Investment Rationale (Early 2026)

Las Vegas industrial market shows stabilization after 2025 supply pressures:

## Vacancy Rate

Overall vacancy ~9–11% (down in late 2025 with positive absorption).

## Small-Bay Outperformance

Small-bay/micro-flex (<30K–50K SF) outperforms significantly, with rapid leasing driven by local contractors, e-commerce support, entertainment vendors, and population/economic growth.

## Resilient Sector

Longer leases/lower turnover vs. office/retail.

## Investor Benefits

Nevada's no state income tax on rents/capital gains; central location minimizes logistics costs and supports quick tenant placement or owner occupancy.

## Risk / Opportunity Profile

Value-add potential via minor upgrades or lease-up; low capex entry in proven submarket.

# Location, Floor Plan & Next Steps

 Floor plan added here

## → High-Traffic Intersection

Decatur/University intersection – central to city core.

## → Freeway Access

Minutes to major freeways, suppliers, workforce, and growth corridors.

## → Logistics-Friendly

Proximity to residential areas supports employee access; logistics-friendly for deliveries.

This offering presents a rare opportunity for a secure, versatile industrial condo in Las Vegas' competitive small-bay market. Ideal for owner-occupancy, 1031 exchange, or investment.

**Confidentiality & Disclaimer:** This OM is for informational purposes only and does not constitute an offer to sell or lease. All information is deemed reliable but not guaranteed; buyer/tenant to perform independent due diligence. Contact Don Kuhl or Robert McBeath at Douglas Elliman of Las Vegas for full details, tour, financials, or the floor plan.

 READY FOR VIEWING

## Ready for viewing – schedule your private showing today!

Contact: [Rjmcbeath1010@gmail.com](mailto:Rjmcbeath1010@gmail.com)