

FOR SALE

# 2015 EAST HELM AVE

LAS VEGAS, NV 89119

*±26,460 SF Two-Story Office/Warehouse  
with Yard Available Now in Airport - Las  
Vegas Submarket*

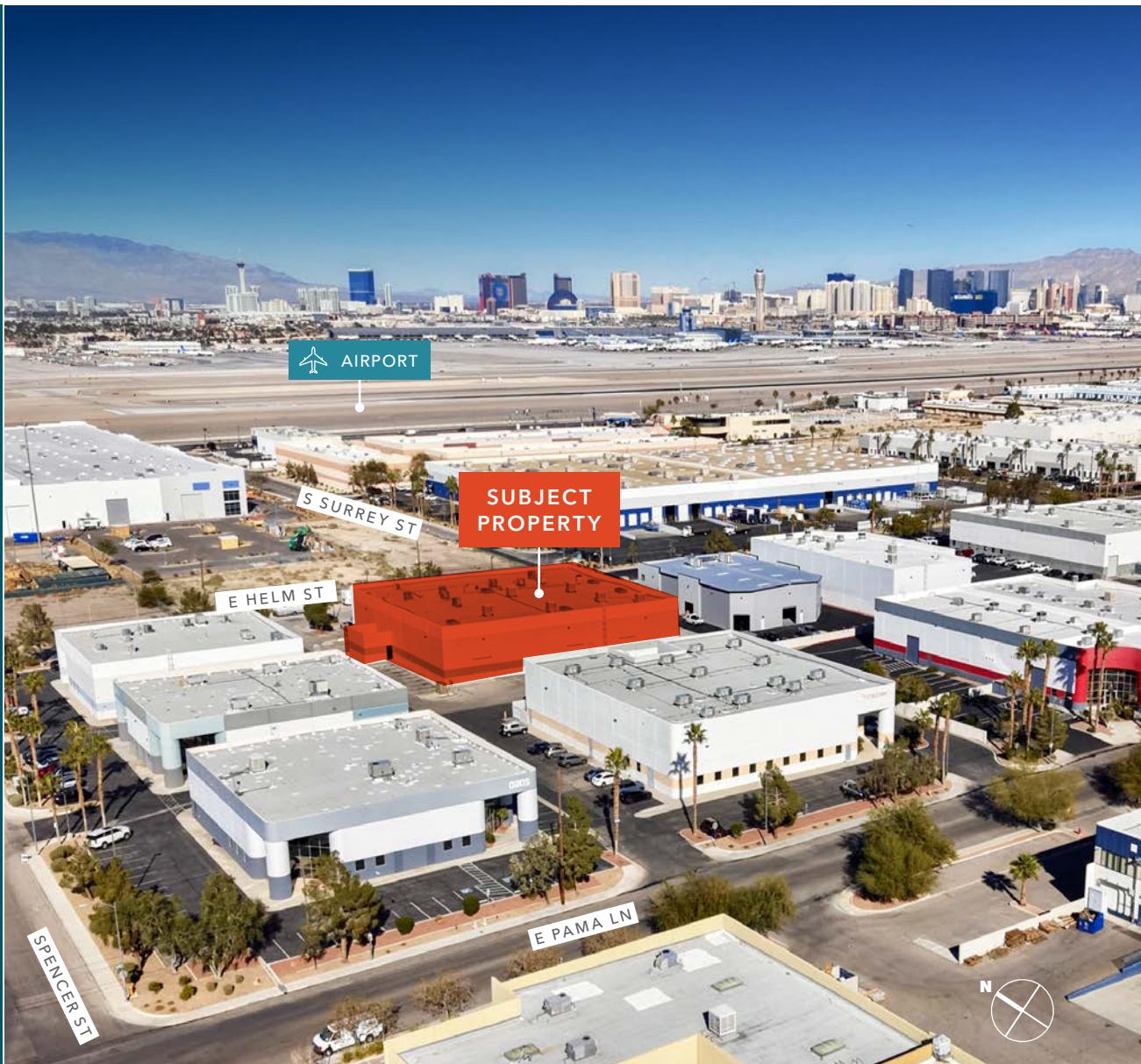


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## Property Overview

|                        |   |
|------------------------|---|
| ADDRESS                | 2015 East Helm Ave,<br>Las Vegas, NV 89119  |
| SUBMARKET              | Airport Sub-Market                          |
| BUILDING SIZE          | ±26,460 SF                                  |
| LAND AREA              | ±1.31 Acres                                 |
| TENANCY                | Single-Tenant                               |
| CONSTRUCTION           | Reinforced Concrete                         |
| CLEAR HEIGHT           | 25'   |
| POWER                  | 2,000 Amps 120/208 3-Phase<br>Power Service |
| STORIES                | 2   |
| FREE STANDING          | Yes   |
| GRADE-LEVEL DOORS      | 3 (10'x12')                                 |
| APN NUMBER             | 177-02-612-003                              |
| YEAR BUILT             | 2000  |
| SECURED YARD           | 20' x 125' (2,500 SF)                       |
| PARKING                | 48 Spaces                                   |
| BUILDING COMPOSITION   | 66% Warehouse, 34% Office                   |
| ZONING                 | Industrial Park (IP)<br>Opportunity Zone    |
| CROSS STREETS          | E Sunset Rd & S Surrey St                   |
| SEVEN MINUTES FROM     | Harry Reid Intl. Airport                    |
| 12 MINUTES (4.5 MILES) | To Brightline West Las<br>Vegas Station     |





### *Property Description*

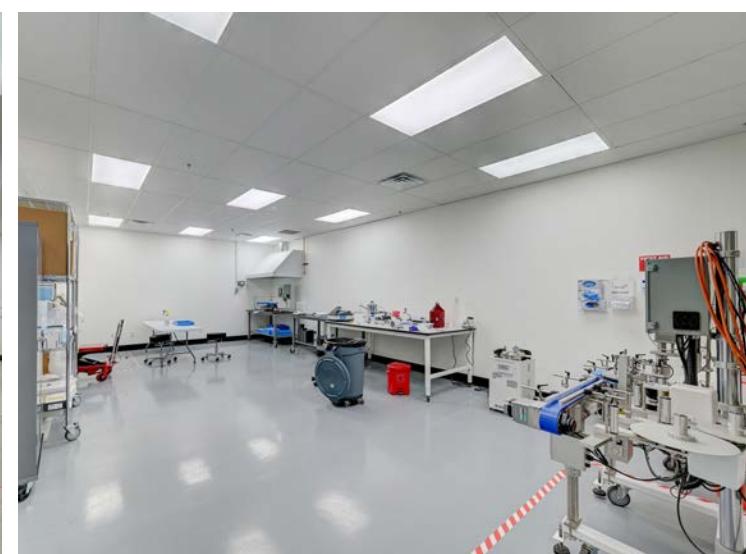
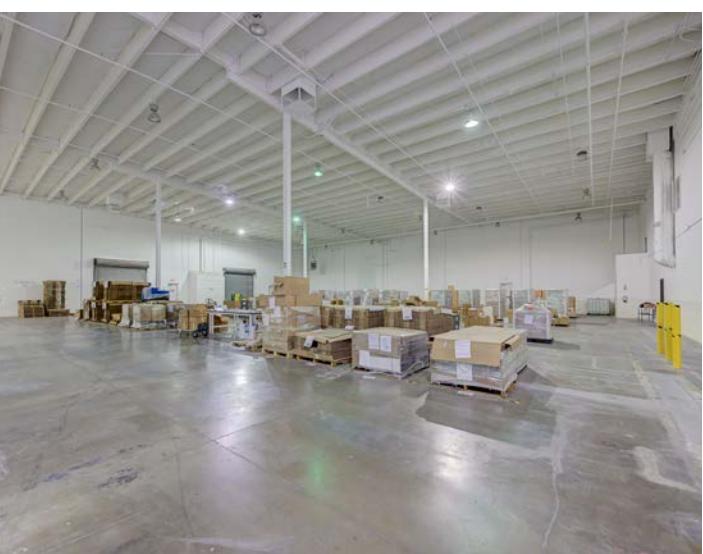
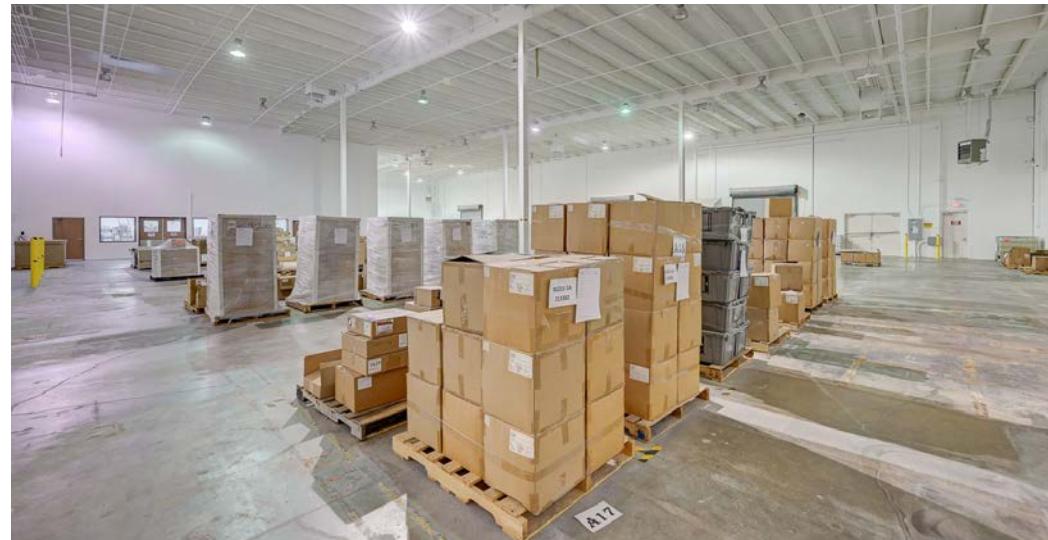
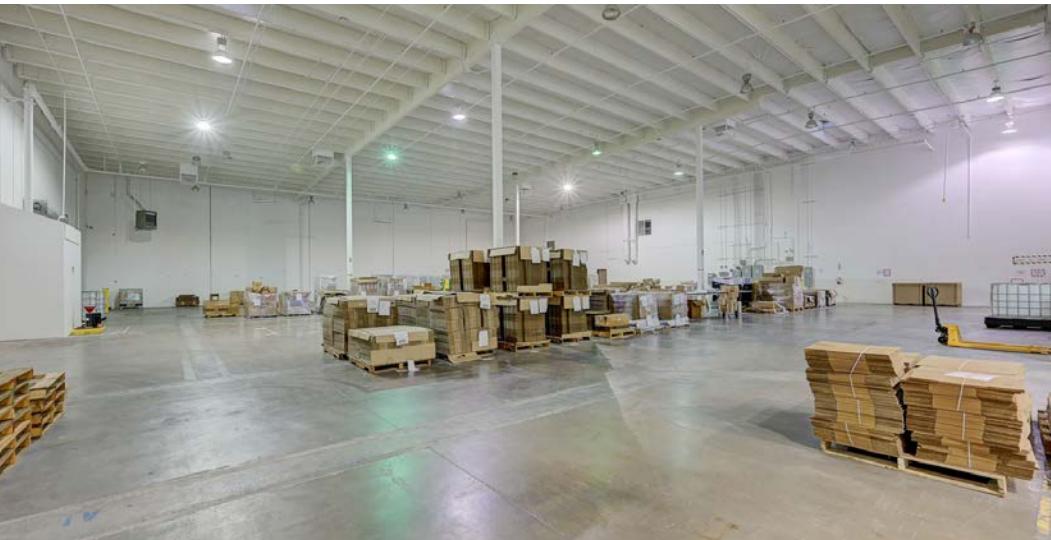
*This single-tenant ±26,460 SF industrial building is located within the Spencer Airport Center in the Airport submarket. The property offers 25' clear height, Secured yard area, and a substantial office component, making it well-suited for both owner-users and investors seeking a centrally located industrial asset near Harry Reid International Airport and the Brightline West Station now under Construction.*

*Constructed in 2000, the building is comprised of approximately 66% warehouse and 34% office space, featuring three 10' x 12' grade-level doors, 25' clear height, 2,000 Amps of 3-phase power, and durable reinforced concrete construction. The site is zoned Industrial Park (IP) and is located within an Opportunity Zone, providing additional long-term investment advantages.*

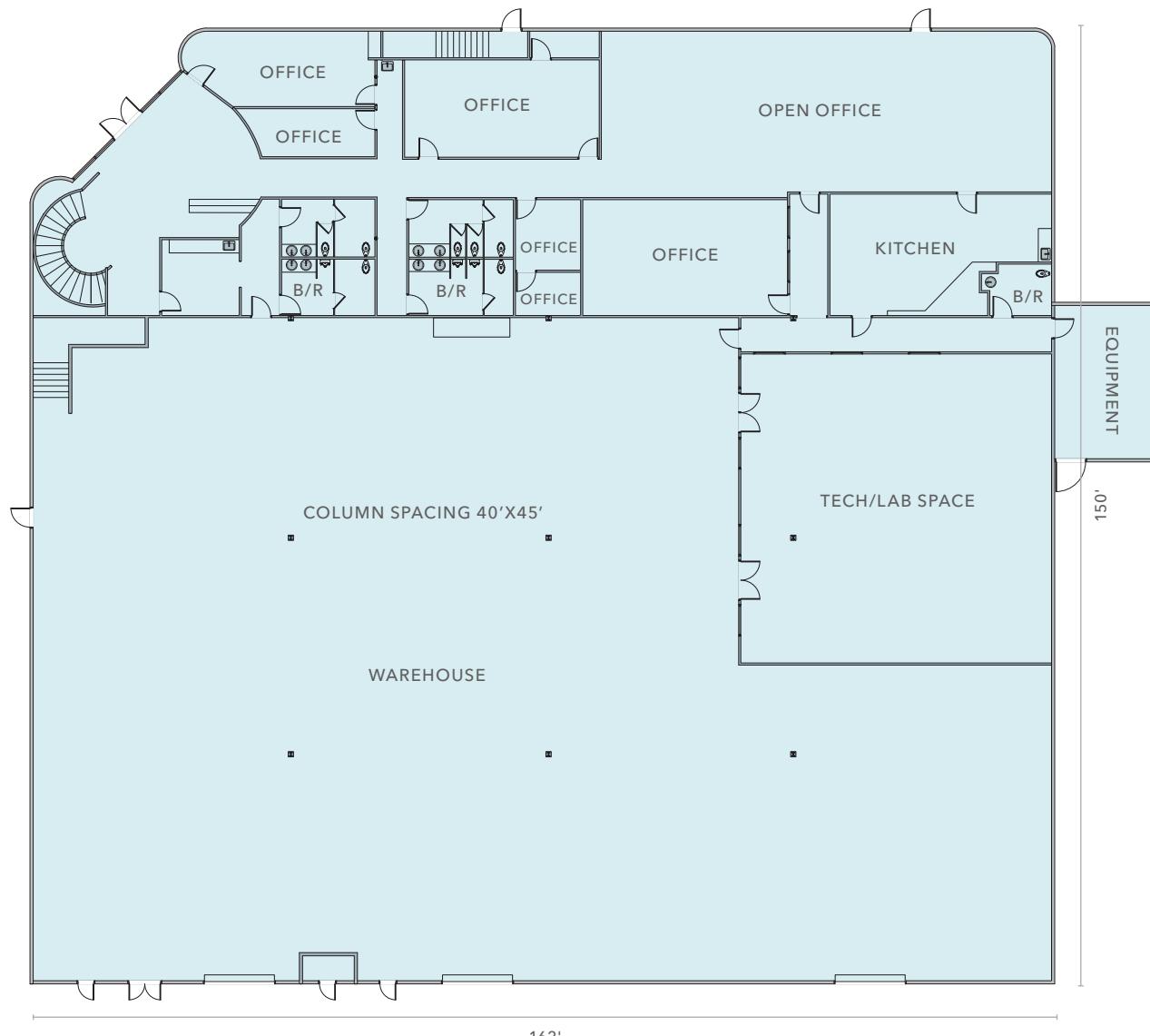
## INTERIOR OFFICE PHOTOS



## INTERIOR WAREHOUSE PHOTOS



## FIRST FLOOR PLAN

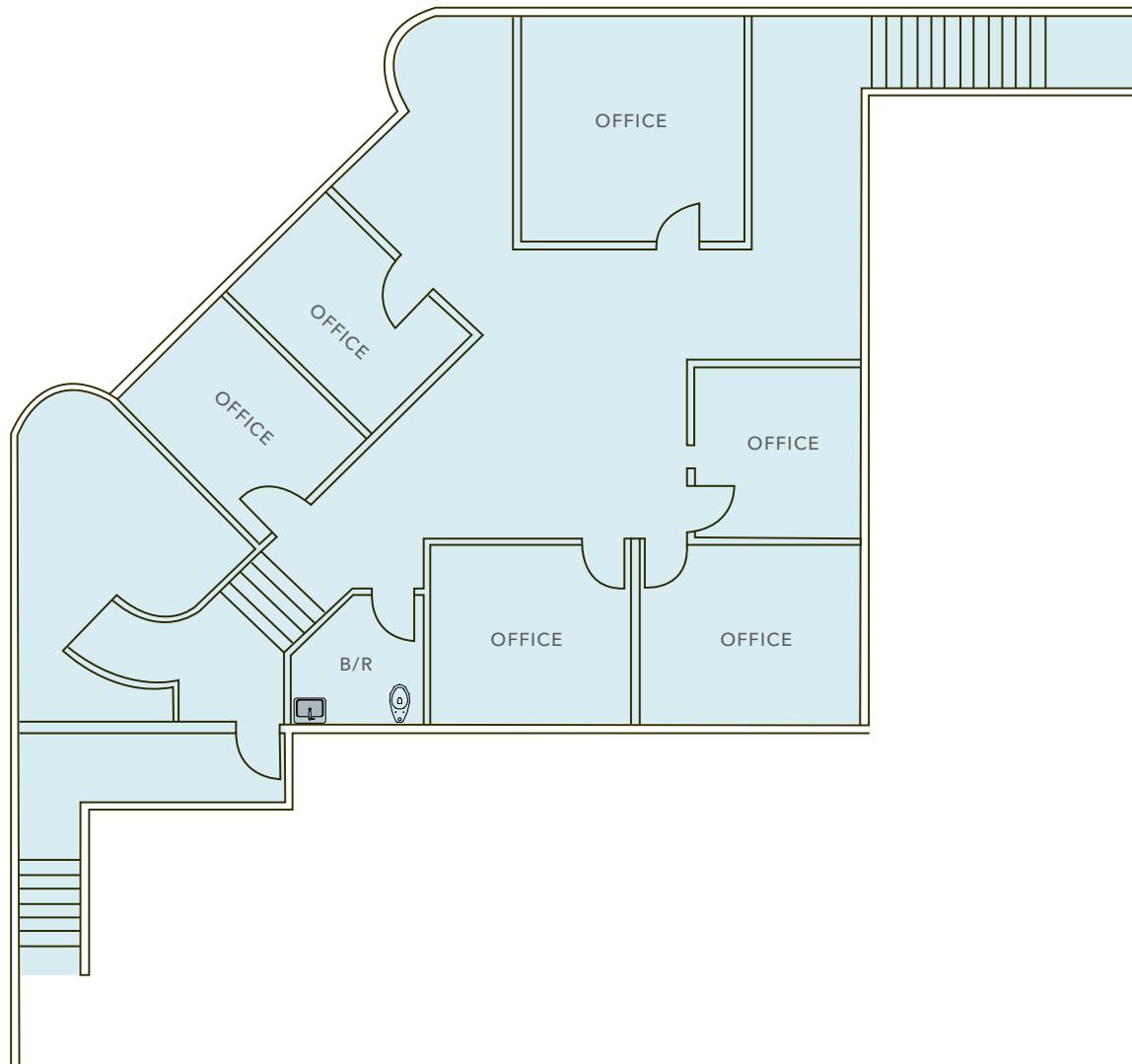


*7,086 SF*  
OFFICE

*2,352 SF*  
TECH/LAB SPACE

## SECOND FLOOR PLAN

*1,781 SF*  
OFFICE



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## LOAN TYPE: SBA 504

### PROJECT COST

|  |              |                    |
|--|--------------|--------------------|
| PURCHASE PRICE   | \$302 per SF | \$7,999,000        |
| CDC DEBENTURE FEE (1.15% TOTAL BY CDC)                     |              | \$36,795           |
| CDC ORGINATION FEE (1.50% TOTAL BY CDC)                    |              | \$2,500            |
| BANK LOAN FEE (1.0% APPROX)                                |              | \$40,275           |
| OTHER FEES: APPRAISAL, ENVIROMENT, TITLE, LEGAL            |              | \$13,500           |
| <b>TOTAL PROJECT COSTS</b>                                 |              | <b>\$8,092,070</b> |
| CASH DOWN PAYMENT (10%)                                    |              | \$809,207          |
| <b>TOTAL LOAN AMOUNT (INCLUDES 1ST &amp; 2ND MORTGAGE)</b> |              | <b>\$7,282,863</b> |

\* estimate

| LOAN DETAILS                 | MIDFIRST     | SBA 504      | COMBINED       |
|------------------------------|--------------|--------------|----------------|
|                              | 1st Mortgage | 2nd Mortgage | Loans          |
| LOAN AMOUNT                  | \$4,025,593  | \$3,257,270  | \$7,282,863    |
| LOAN RATE                    | 6.84%        | 5.85%        | 6.40% Adj 5yrs |
| LOAN TERM (IN YEARS)         | 25           | 25           |                |
| AMORTIZATION TERM (IN YEARS) | 25           | 25           |                |
| MONTHLY PAYMENT              | \$28,042     | \$20,689     | \$48,731       |
| MONTHLY OCCUPANCY COST (P+I) |              |              | \$1.84 per SF  |

\* The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend. All credit decisions are subject to credit qualification


**MIDFIRST BANK**

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2015 E HELM AVE

# FUTURE OF VEGAS DEVELOPMENT

This prime industrial property is within close proximity to future Brightline West Las Vegas Station generally located at Address: 1100 W Robindale Rd, Las Vegas, NV 89123

Zoned for industrial park (IP) Opportunity Zone. Located at E Sunset Road & S Surrey Street, it's just 7 minutes from the Harry Reid Intl. Airport and 12 minutes (4.5 mi) to Brightline West Las Vegas Station.



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# SEVEN MINUTES FROM HARRY REID INTERNATIONAL AIRPORT



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