

# 3655 E POST ROAD

Las Vegas, Nevada 89120

AVAILABLE  
For Sale

SECURED PRIVATE YARD



5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
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For Sale



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## Sale Highlights

**\$5,348,035**    **±13,891 SF**

Sale Price

Square Footage

**\$385.00**

Price Per Square Foot



## Property Overview

3655 E. Post Road is located in the desirable Airport submarket and offers a rare, free-standing industrial opportunity with yard and dock loading, totaling ±13,891 SF. The property features ±1,493 SF of functional office space and ±12,398 SF of warehouse space, providing an efficient, versatile layout for a wide range of industrial users. The warehouse is equipped with one (1) dock-high loading door and one (1) grade-level door to accommodate flexible shipping and receiving operations. A private, attached yard further enhances the site, offering secure outdoor storage and/or additional parking.

## Area Overview

The property is located in the Airport submarket near key arterials, providing strong connectivity for distribution and service users. The site offers convenient access to I-15, I-215, and US-95, with quick routes to Sunset Road, Russell Road, Tropicana Avenue, and other primary corridors serving the central valley and resort corridor. The building is approximately a 7-minute drive (±2.7 miles) from Harry Reid International Airport, and the Las Vegas Strip is just beyond the airport area, making the location ideal for businesses needing proximity to air cargo, hospitality, and regional freeway networks.



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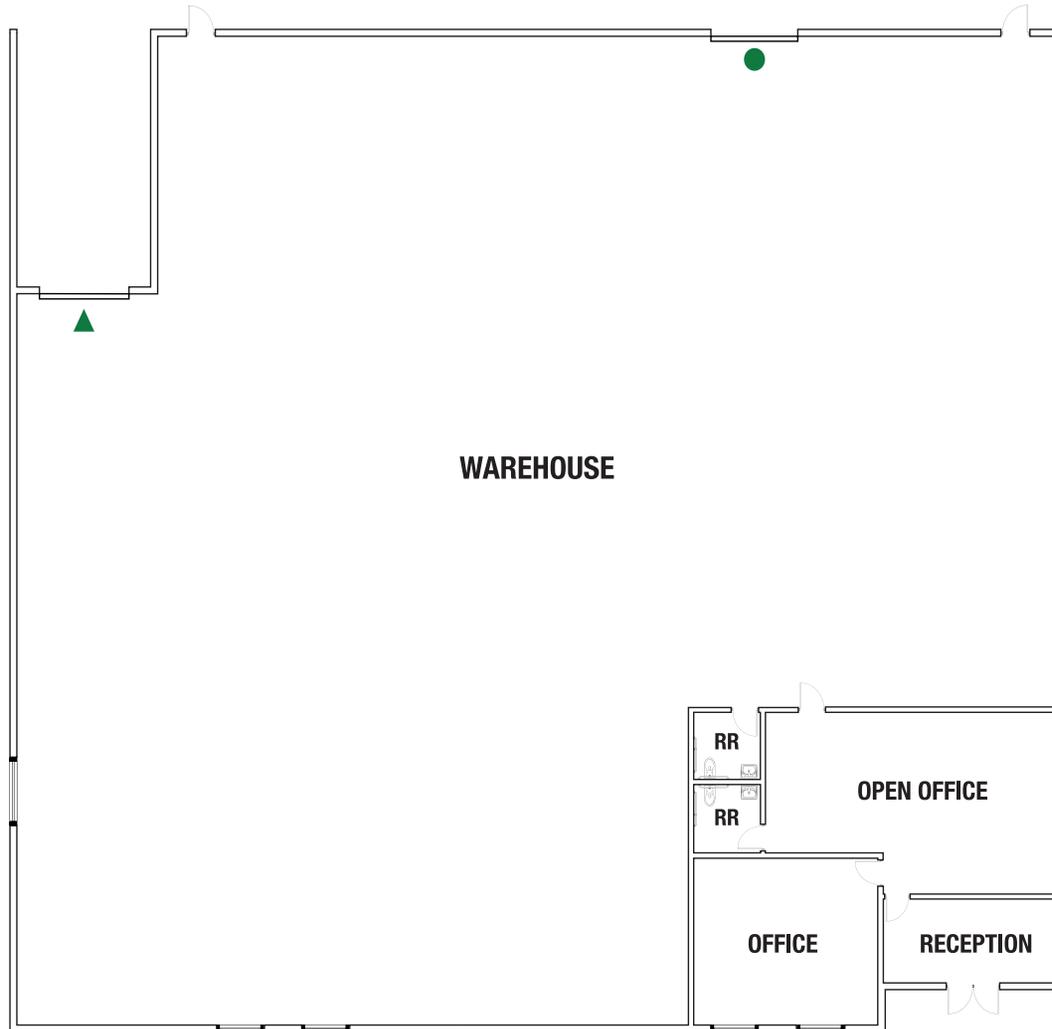
## Property Highlights

- ±13,891 SF free standing building on ±1.16 acres
- Located in the highly desirable Airport submarket
- Built in 2004
- Frontage on E Post Road
- Fenced & Secured Storage Yard
- Zoned I-P (Industrial Park)
- ±400 Amps | 277/480 Volts | 3-Phase Power *(to be verified by buyer)*
- ±28' Clear height
- One (1) dock high door (9' x 10')
- One (1) grade level door (12' x 14')
- Heavy-duty steel shelving installed throughout
- Bright LED lighting throughout interior & exterior
- Security system with ten (10) 4k cameras (two (2) interior / eight (8) exterior)
- Five (5) of the exterior cameras have motion tracking & auto-follow
- Full size automotive spray booth included (fully permitted)
- Recently replaced, like-new landscaping irrigation system



## Site Plan





## Sale Details



**\$5,348,035**

Sale Price



**\$385.00 PSF**

Price per SF



**±13,891 SF**

Available Space

## Suite Details

<b>+ Total SF</b>	±13,891
■ <b>Office SF</b>	±1,493
■ <b>Warehouse SF</b>	±12,398
<b>+ Grade Level Doors</b>	1
<b>+ Dock-High Doors</b>	1
<b>+ Power</b>	400 amps • 277/480 volt • 3-phase <i>(to be verified by buyer)</i>
<b>+ Availability</b>	Immediately

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

▲ Dock-High Door      ● Grade Level Door

## Property Photos



Population	1 mile	3 miles	5 miles
2010 Population	10,278	143,834	377,989
2020 Population	10,990	150,068	412,302
<b>2025 Population</b>	<b>10,729</b>	<b>149,232</b>	<b>415,060</b>
2030 Population	10,633	150,375	425,027
2010-2020 Annual Rate	0.67%	0.43%	0.87%
2020-2024 Annual Rate	-0.46%	-0.11%	0.13%
2025-2030 Annual Rate	-0.2%	0.2%	0.5%
2025 Median Age	41.2	40.4	40.0

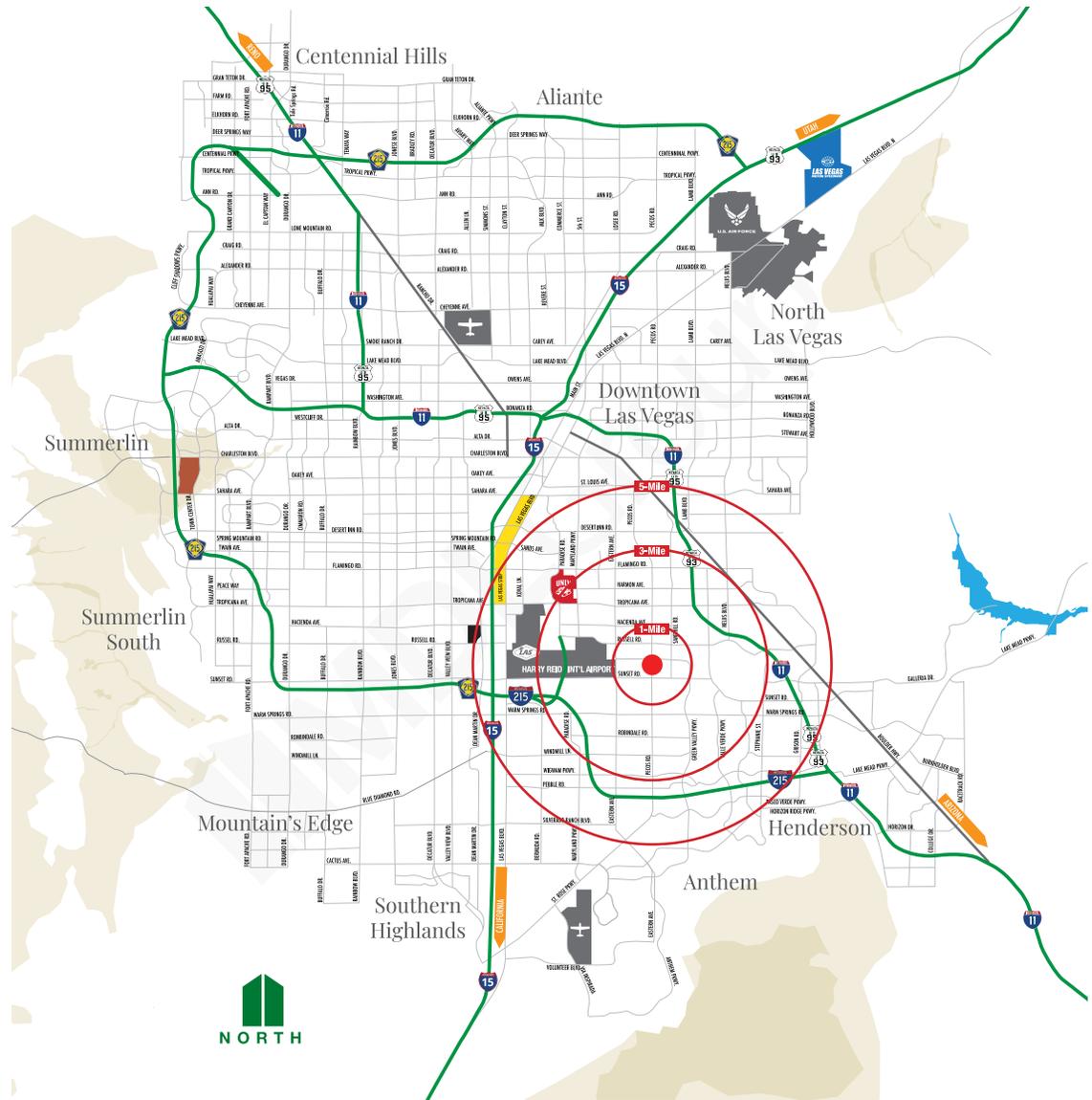
Households	1 mile	3 miles	5 miles
2025 Wealth Index	73	77	72
2010 Households	4,536	56,534	150,770
2020 Households	4,737	59,723	167,105
<b>2025 Total Households</b>	<b>4,725</b>	<b>60,321</b>	<b>171,354</b>
2030 Total Households	4,726	61,298	177,209
2010-2020 Annual Rate	0.43%	0.55%	1.03%
2020-2024 Annual Rate	-0.05%	0.19%	0.48%
2025-2030 Annual Rate	0.0%	0.3%	0.7%

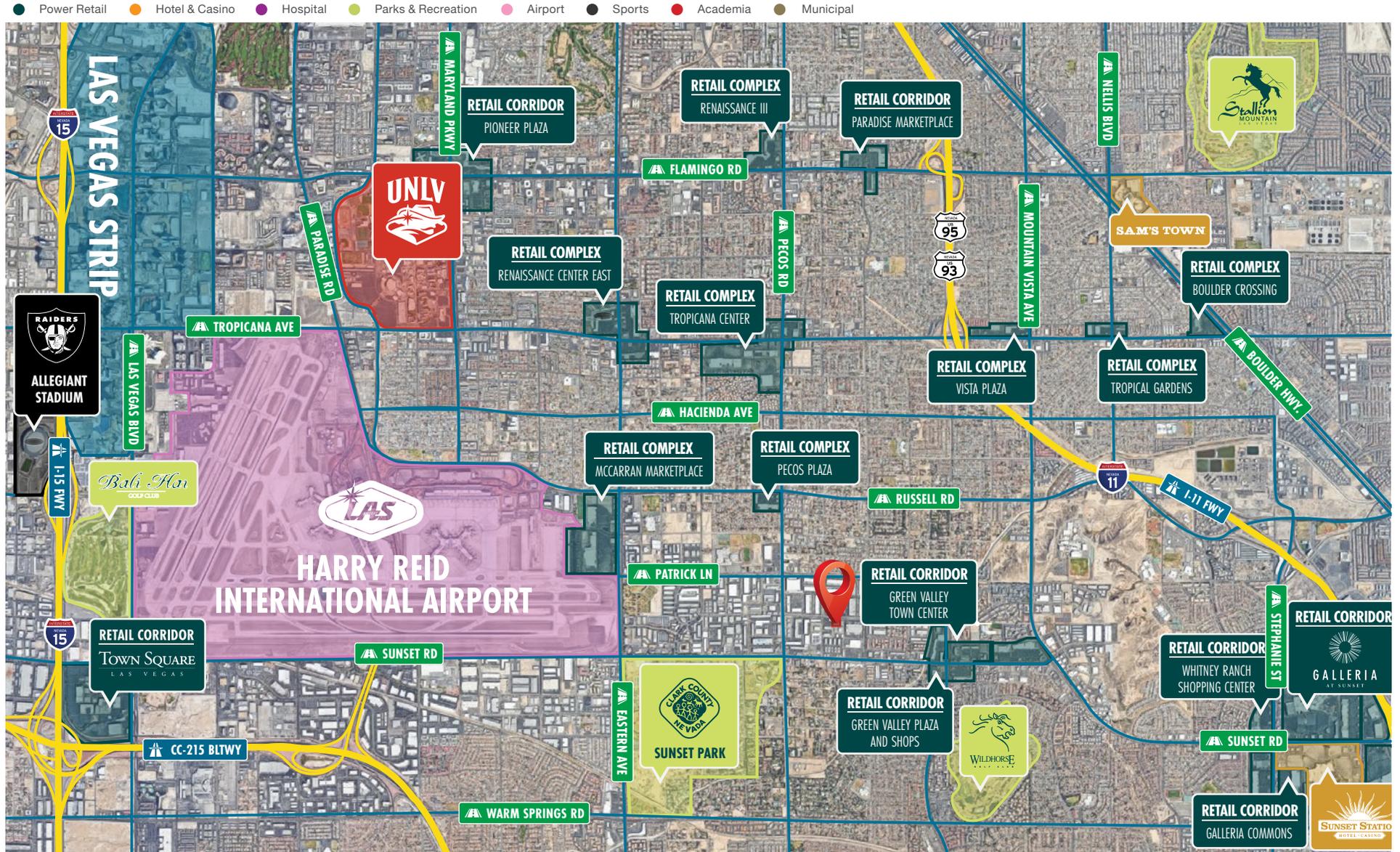
Average Household Income	1 mile	3 miles	5 miles
<b>2025 Average Household Income</b>	<b>\$96,674</b>	<b>\$98,169</b>	<b>\$95,925</b>
2030 Average Household Income	\$109,301	\$109,258	\$106,734
2025-2030 Annual Rate	3.4%	2.5%	2.4%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	5,040	63,141	176,562
2020 Total Housing Units	5,027	63,851	183,957
<b>2025 Total Housing Units</b>	<b>4,952</b>	<b>63,807</b>	<b>186,246</b>
2025 Owner Occupied Housing Units	2,092	31,278	83,369
2025 Renter Occupied Housing Units	2,633	29,043	87,985
2025 Vacant Housing Units	227	3,486	14,892
2030 Total Housing Units	5,003	65,405	193,539
2030 Owner Occupied Housing Units	2,150	32,328	87,915
2030 Renter Occupied Housing Units	2,576	28,970	89,294
2030 Vacant Housing Units	277	4,107	16,330







## SBA Loan

### Own the Business? Own the Building

Purchase Price	\$5,348,035	3655 E. Post Road, Las Vegas, NV 89120	
Improvements	\$0	Building Size	<b>13,891 SF</b>
Other	\$0		
<b>Total Project Cost</b>	<b>\$5,348,035</b>	Price Per Sq. Ft.	<b>\$385 PSF</b>

### 90% SBA 504 Financing Example

Financing Package		Amount	Rate	Term	Amort	Monthly Pymt.
Bank 1st Mortgage	50%	\$2,674,018	6.00%	10 Yrs	25 Yrs	\$17,229
SBA 504 2nd Mortgage*	40%	\$2,202,000	5.81%	25 Yrs	25 Yrs	\$13,926
Down Payment	10%	\$534,804				
*Includes financed SBA fee of \$62,786			5.91%		\$2.24 PSF	\$31,155

### Monthly Costs

	PSF	Monthly
Mortgage Payments	\$2.24	\$31,155
<b>Total Monthly Payment</b>	<b>\$2.24 PSF</b>	<b>\$31,155</b>

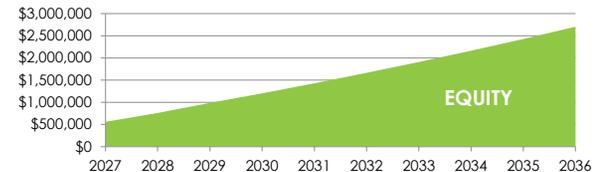
### Adjusted Monthly Costs

	PSF	Monthly
Total Monthly Payment	\$2.24	\$31,155
Less Depreciation	(\$0.66)	-\$9,142
<b>Total Adjusted Monthly Payment</b>	<b>\$1.58 PSF</b>	<b>\$22,013</b>

### Out of Pocket Expense

Cash Down Payment	10.0%	\$534,804
Estimated Bank Fees	1.5%	\$40,110
Est. Appraisal & Environmental		\$6,800

### Invest in Your Future: Equity Over First 10 Years



### Assumptions:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is as of Feb. '26. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.65% plus a \$5,000 legal fee. Fees are financed.
- Operating costs, title and insurance are estimates
- Depreciation is estimated at an 80% bracket over 39 years.
- 90% LTV financing generally does not require additional collateral.

For more information contact your 504 loan experts:



**Chris Hunter**  
**TMC Financing**  
 SVP, Business Development Officer  
 702.469.6077  
 chris@tmcf financing.com

# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts

 ±7,892

Land Area  
(Square Miles)

 2,265,461

Population

 298

Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)

# City of Las Vegas



## Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.

There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new 350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

## Quick Facts

 **±141.8**  
Size (Sq. Mi.)

 **641,903**  
Population

 **4,526**  
Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the new International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this 11,000 SF center for established and emerging tech companies developing smart technologies.

Sources: [wikipedia.com](http://wikipedia.com), [data.census.gov](http://data.census.gov)

# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



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# Nevada Tax Advantages

## NEVADA

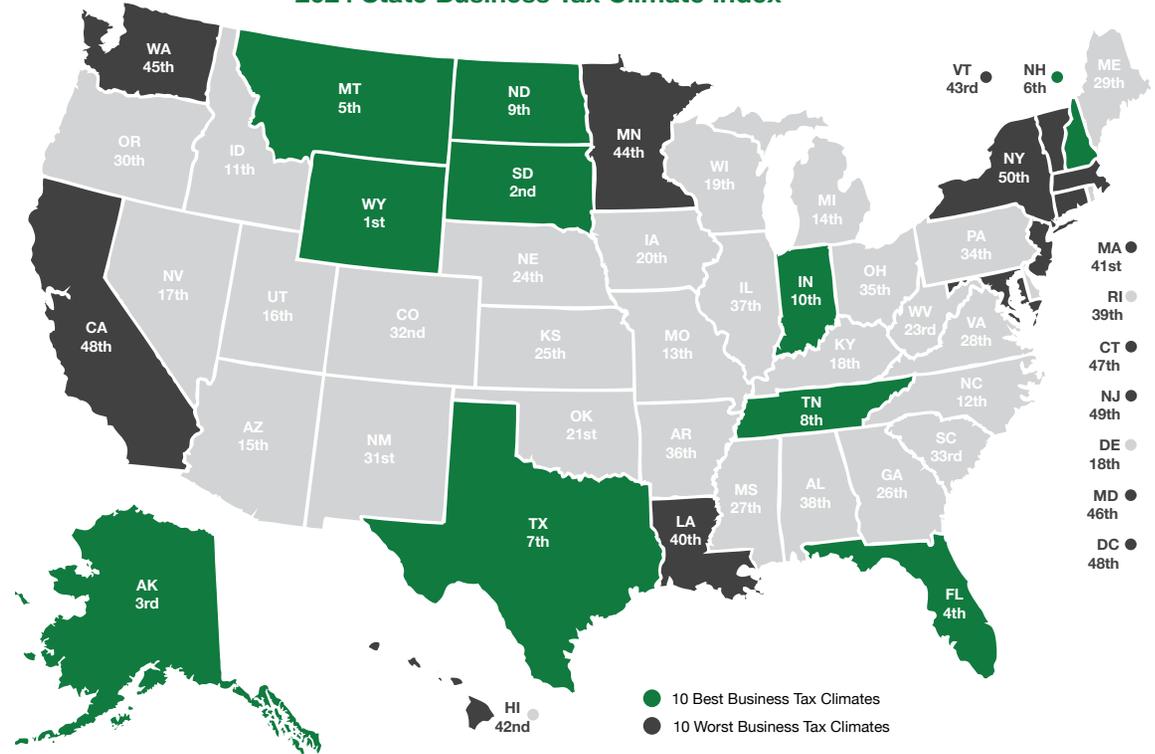
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



## Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; [www.TaxFoundation.org](http://www.TaxFoundation.org)



### Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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# Southern Nevada Growth



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

**Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

**The College of Southern Nevada (CSN)** was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

## Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

*Source: Las Vegas Global Economic Alliance (LVGEA)*

# Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



## Shipping and Mailing Services



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3 Mi

Freight Center  
3 Mi

Customer Service Center  
5 Mi

Distribution Center  
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Ship Center  
8 Mi

Cargo Center  
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Air Cargo  
20 Mi

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This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

## Investment Sales Team

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