



OFFERING MEMORANDUM

4440 E Craig Rd | Free Standing Industrial w/ Fenced Yard

4440 E Craig Rd
Las Vegas, NV 89115

\$3.60M
PRICE

Marcie Hansen
725-332-8111 (Direct)
mh@thehansengroupcommercial.com

Regency Realty Investments
8704 W Charleston Blvd
Las Vegas, NV 89117
702-789-0083
www.regencyrealtyinvestments.com
Lic# NV B.0145866.LLC; CA 02215225



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\$3,600,000

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PRESENTED BY



Marcie Hansen

725-332-8111

mh@thehansengroupcommercial.com

Lic # NV B.0145866; CA 01824108

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Executive Summary

4440 E Craig Rd
Las Vegas, NV 89115

Your success awaits at 4440 E Craig Rd Las Vegas NV 89115. This +/-12,555 SF free standing industrial building on a +/- 0.93 AC lot is an excellent place to grow your business. The construction is concrete tilt-up with three roll up doors, high power 800 Amps / 3-phase electricity, large fenced yard, sprinklered, 24 foot ceilings, and it can be occupied by one owner-user or divided between up to three separate businesses, each with their own drive-in door, which makes a versatile property. It is currently occupied by a retiring owner-user and a month-to-month tenant, which makes it an excellent property for both owner-users and investors. Nestled in the bustling North Las Vegas submarket, this property is strategically positioned to cater to the needs of burgeoning industrial enterprises. The scarcity of buildings of this size in the area further enhances its desirability, making it a coveted asset for astute investors and owner-users alike. 4440 E Craig Rd is zoned IL (light industrial); great for automotive, or general industrial use. It's an excellent location with easy access to major transportation routes. With Las Vegas' industrial market experiencing historically low vacancy rates, this offering presents a rare opportunity for owner-users and investors to secure a turnkey facility.

 \$3,600,000 ASKING PRICE	 \$286.74 PRICE/SF
 12,555 BUILDING SF	 2003 YEAR BUILT
 263,655 PRO-FORMA NOI	 7.32% PROFORMA CAP RATE
 \$1.75/ SF NNN per month PROFORMA LEASE	
PROPERTY DATA	
Building SqFt	12,555
Year Built	2003
Lot Size (Acres)	0.930
Parcel ID	140-05-212-012
Zoning	INDUSTRIAL
County	Clark

Location Highlights

4440 E Craig Rd is strategically positioned within one of the premier freight corridors serving the Las Vegas metropolitan distribution market. The property is located less than one mile from a major interstate interchange, providing tractor-trailer access to the national highway system without local road restrictions. The site is located within minutes of a major international airport with dedicated air cargo facilities, supporting time sensitive distribution operations.

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.



LOCATION

Address	4440 E Craig Rd
City	Las Vegas
State	Nevada
Zip Code	89115
County	Clark
APN / Parcel #	140-05-212-012
Coordinates	36.241919,-115.076902

TRANSIT

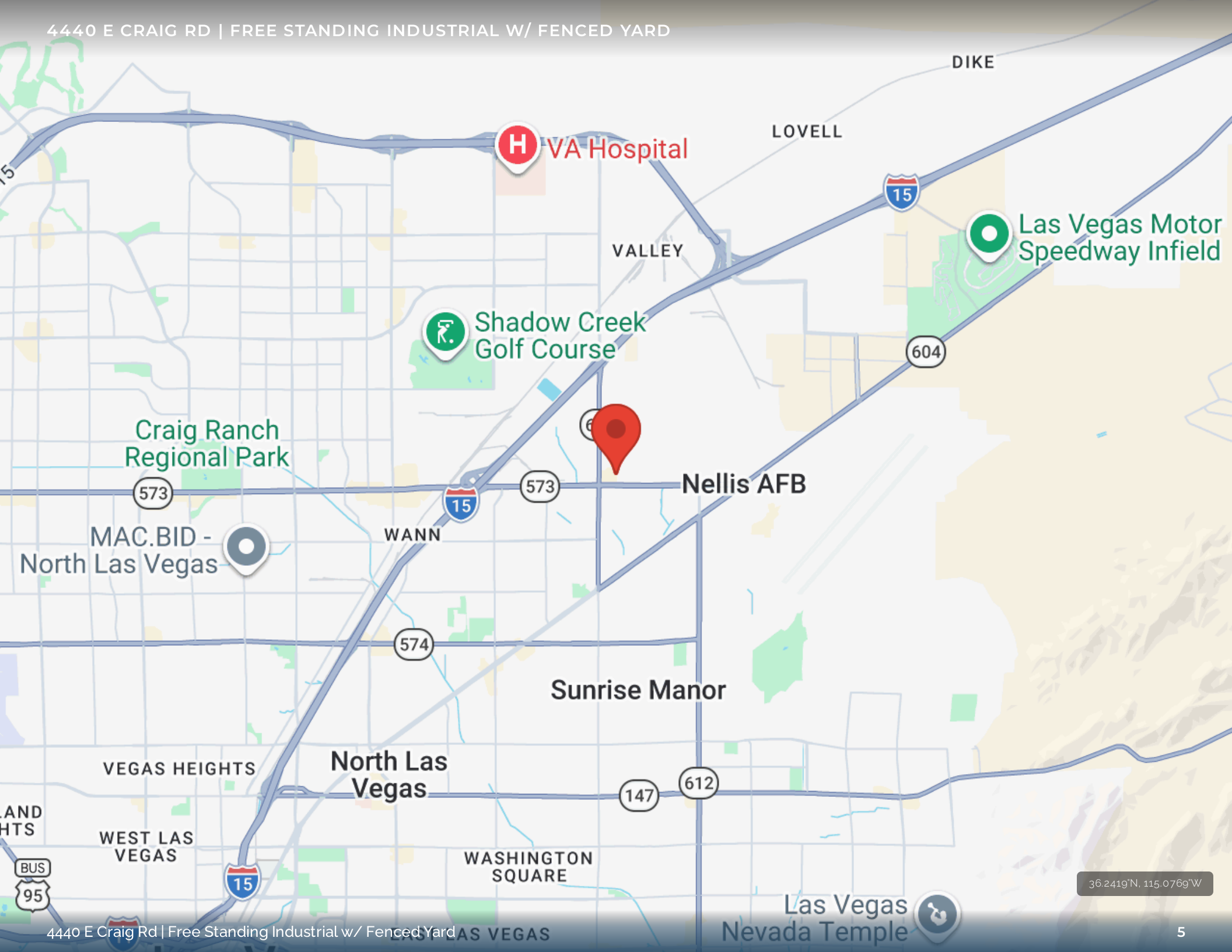
WB Craig after Copper Sage	0.1 mi
EB Craig after Lamb	0.2 mi
NB Lamb after Craig	0.2 mi

AIRPORTS

Harry Reid International Airport	11.7 mi
Boulder City Municipal Airport	23.8 mi
Millennium Vip Group Inc	10.9 mi

HIGHWAYS

Las Vegas Freeway	0.9 mi
Bruce Woodbury Beltway	2.6 mi
Purple Heart Highway	5.3 mi
US 93	5.6 mi

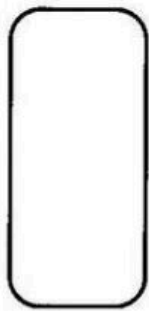
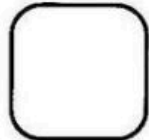
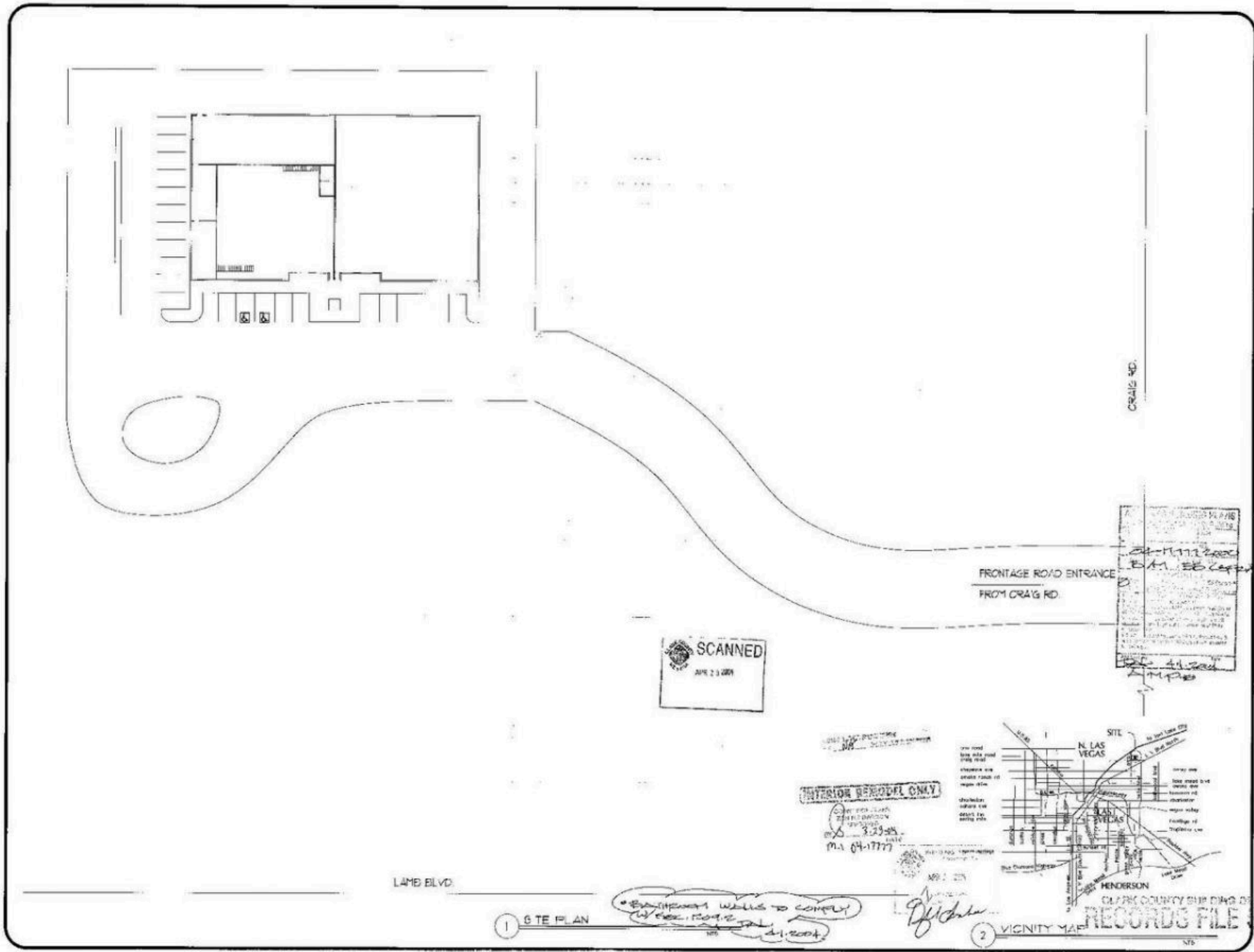












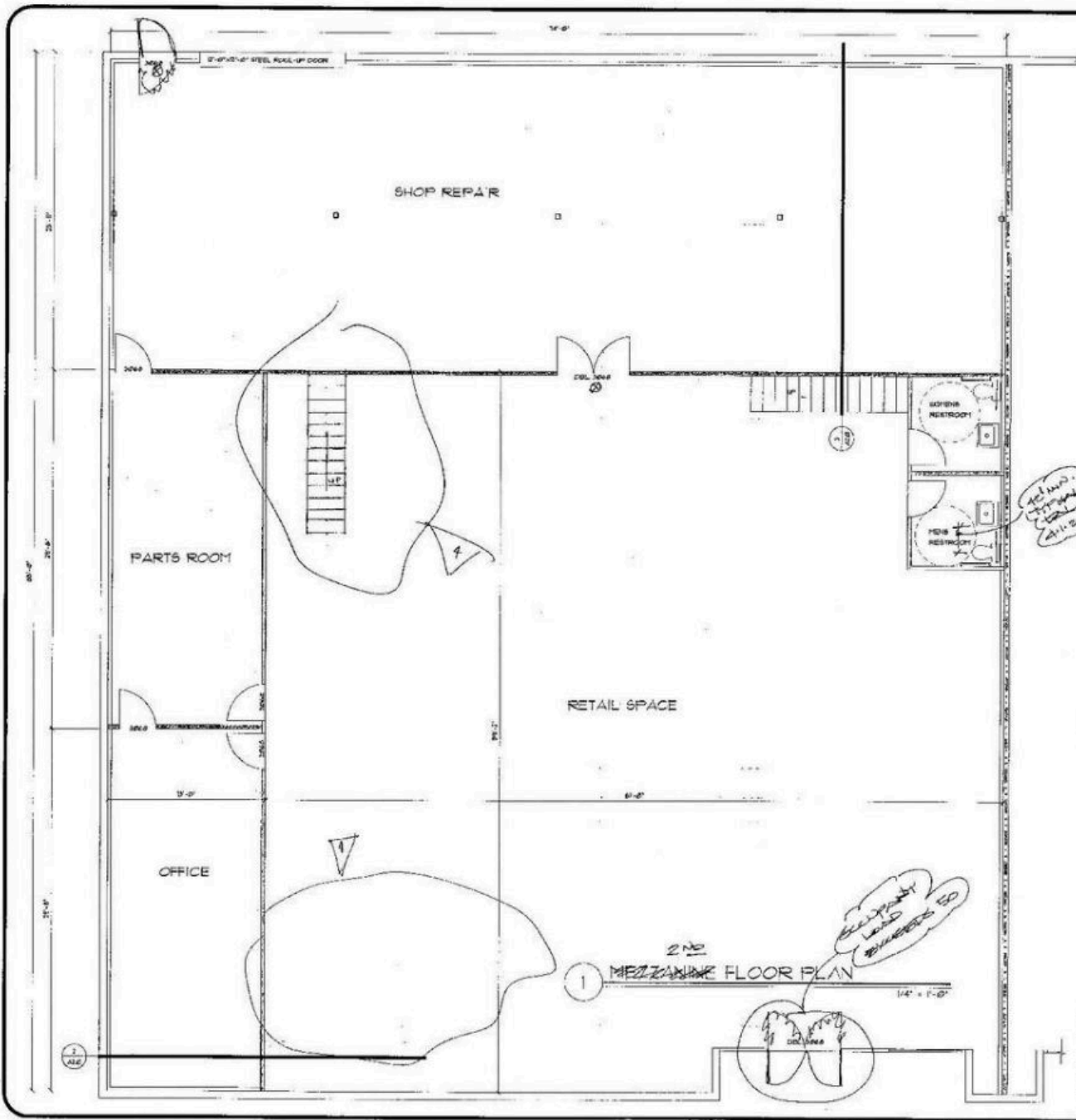
ATV CYCLE SPORTS
LAS VEGAS, NEVADA

THE OPERATING AND USE OF THIS PROPERTY IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE CITY OF LAS VEGAS, NEVADA, AND THE STATE OF NEVADA, AND THE FEDERAL GOVERNMENT OF THE UNITED STATES OF AMERICA. THE USER OF THIS PROPERTY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SITE PLAN

DATE: _____
BY: _____
SCALE: _____
DRAWN BY: _____

SHEET #
A1.0



PROJECT DATA	
CODE ANALYSIS	PROJECT DATA
EXTENDED WALL PER TABLE SA USE	1 HR LESS THAN 20' FEET
OPENING IN EXTENDED WALL PER TABLE SA USE	NOT PERMITTED LESS THAN 5' FEET PROTECTED LESS THAN 4' FEET
OWNER	SPINA REVELA DEVELOPMENT
OWNER NUMERICALS	BC BUILDING NO.
ADDRESS	440 E CRAIG RD.
EXISTING ZONING	C-7
BUILDING DEPARTMENT	CLARK COUNTY BUILDING DEPT.
SEismic ZONE	SEISMIC DESIGN CATEGORY 'D'
CONSTRUCTION TYPE FOR BASIC ALLOWABLE AREA	VA
FIRE BRACKETS	YES
ALLOWABLE AREA INCREASE OPEN TO ROOF	1A
AREA SEPARATION WALLS	1 WALL - 1 HR RATED
ALLOWABLE BUILDING HEIGHT IN STORED PROPOSED BUILDING HEIGHT IN STORED	2
BUILDING AREA PROVISION OFFICE SPACE - AREA	307 SQ. FT.
GREEN AREA	350 SQ. FT.
BUILDING AREA PROVISION SHARED WORK SPACE - AREA	670 SQ. FT.
GREEN AREA	670 SQ. FT.
OCCUPANT LOAD FACTOR FOR OFFICE	100 SQ. FT. PER PERSON
NUMBER OF OCCUPANTS OFFICE SPACE	3
NUMBER OF EXITS PROVIDED OFFICE SPACE	2
NUMBER OF EXITS REQUIRED OFFICE SPACE	2
MINIMUM EXIT WIDTH REQUIRED	3'-0"
TOTAL EXIT WIDTH PROVIDED	5'-0"
NUMBER OF OCCUPANTS SHARED WORK SPACE	4
NUMBER OF EXITS REQUIRED SHARED WORK SPACE	2
NUMBER OF EXITS PROVIDED SHARED WORK SPACE	2
MINIMUM EXIT WIDTH REQUIRED	3'-0"
TOTAL EXIT WIDTH PROVIDED	5'-0"

Handwritten note: Add wall to separate from restrooms

Handwritten note: Occupant load increased to 50



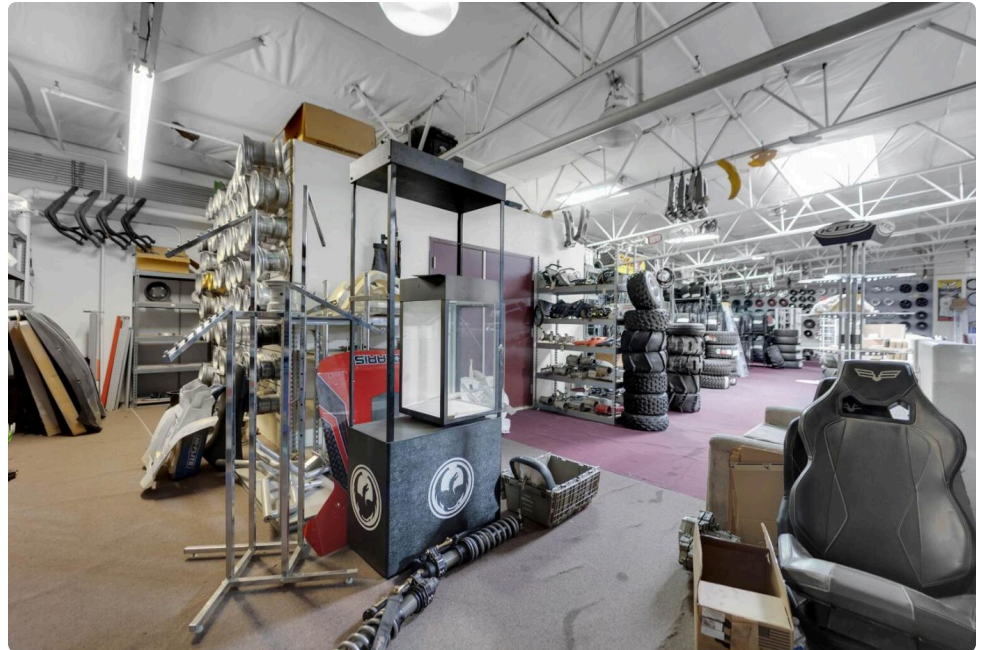
Handwritten signature: S.C. BUILDERS, INC. #50638
Handwritten signature: J.C. M...
 CLARK COUNTY BUILDING DEPT.
 RECORDED FILE SET

ATV CYCLE SPORTS
 LAS VEGAS, NEVADA

EXISTING 1ST FLOOR PLAN

SHEET #
A2.0

Photo Gallery



Market Overview

The Greater Las Vegas Metro Area

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.



DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	19,103	Population	100,324	Population	321,656
Median HH Income	\$62,660	Median HH Income	\$66,195	Median HH Income	\$66,542
Households	5,789	Households	31,497	Households	100,072

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,165	55,410	200,459
2010 Population	14,177	80,582	264,840
2025 Population	19,103	100,324	321,656
2030 Population	20,423	104,830	335,119
2025-2030 Growth Rate	1.35 %	0.88 %	0.82 %
2025 Daytime Population	20,945	115,493	285,992

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,453	16,772	60,064
2010 Total Households	4,369	23,898	76,907
2025 Total Households	5,789	31,497	100,072
2030 Total Households	6,229	33,178	105,136
2025 Avg. Household Size	3.29	3.12	3.16
2025 Owner Occupied Housing	2,357	15,059	53,358
2030 Owner Occupied Housing	2,665	16,277	57,369
2025 Renter Occupied Housing	3,432	16,438	46,714
2030 Renter Occupied Housing	3,565	16,902	47,767
2025 Vacant Housing	230	1,940	4,451
2025 Total Housing	6,019	33,437	104,523

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	468	2,935	9,722
\$15,000-\$24,999	434	1,987	6,288
\$25,000-\$34,999	505	2,880	9,088
\$35,000-\$49,999	792	3,745	11,950
\$50,000-\$74,999	1,318	6,195	18,659
\$75,000-\$99,999	909	4,700	15,078
\$100,000-\$149,999	1,041	5,883	17,889
\$150,000-\$199,999	231	1,773	6,420
\$200,000 or greater	91	1,392	4,965
Median HH Income	\$62,660	\$66,195	\$66,542
Average HH Income	\$71,225	\$80,488	\$82,036

\$62,660 MEDIAN HH INCOME	\$71,225 AVG HH INCOME
40.7% OWNER OCCUPIED	59.3% RENTER OCCUPIED
3.8% VACANCY RATE	1.35 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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DISCLAIMER