

# INDUSTRIAL FOR SALE: \$13,950,000

## ±52,676 SF OWNER/USER INDUSTRIAL FLEX BUILDING WITH INCOME

HUGHES AIRPORT CENTER - 871 GRIER DRIVE, LAS VEGAS, NV 89118



### PROPERTY OVERVIEW

<b>SALE PRICE:</b>	\$13,950,000
<b>EXISTING INCOME:</b>	\$44,847 / Month (inc NNNs)
<b>SIZE:</b>	±52,676 SF
<b>VACANT SPACE:</b>	› ±17,360 Immediately Available › ±10,451 February 2026
<b>SITE:</b>	±3.36 AC
<b>POWER:</b>	2,400 amps (277/480 volt) 3-Phase
<b>PARKING:</b>	2.54/1000 (±134 spaces)
<b>LOADING:</b>	› 6 Oversized Grade › 3 Int Dock Wells (2 temp filled) › 1 Ext Dock
<b>CLEAR HEIGHT:</b>	22'-24' (HVAC Reduces)
<b>ROOF:</b>	2023 (New)
<b>ZONING:</b>	Industrial Light (IL)-CC
<b>YEAR BUILT:</b>	1986

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View and download more information at:  
[www.HACLVOwnerUser.info](http://www.HACLVOwnerUser.info)

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## PROPERTY HIGHLIGHTS

- **STRATEGIC AIRPORT SUBMARKET LOCATION:**

Location in Hughes Airport Center south of the Airport within high-image 420-acre, 3.3 million SF business park easily accessible to LAS Airport, I-215/I-15 freeways, The Strip/Resort Corridor and all major convention facilities.

- **OWNER/USER PROPERTY WITH INCOME:**

High-image ±52,676 SF office/warehouse building consisting of four units, three of which are leased generating \$45,000/month in tenant income (including NNN reimbursements) with WALT of 1.6y remaining and extension options of 3y/5y at 95% FMV.

- **SPECIALIZED BUILDOUT & EQUIPMENT:**

Existing vacancy of ±17,360 SF is a former Telco Switch and configured with 1200 amps, over 180 tons of HVAC, 1000kW backup generator, secure interior dock loading, adequate office and training area.

- **PHASED OCCUPANCY OPPORTUNITY:**

Potential new SBA Loan would require buyer to occupy upcoming 10,451 SF vacancy by approximately February 2026; resulting in a combined ±27,811 SF space with 4 oversized grade level loading doors (including 2 interior docks - 1 temp filled).

- **RARE HUGHES AIRPORT CENTER ACQUISITION OPPORTUNITY:**

This rare acquisition opportunity within Hughes Airport Center provides an Owner/User with additional income to offset occupancy cost, provides additional upside and potential for future expansion while qualifying for low-cost SBA financing which reduces occupancy cost initially by almost 60% over leased space.

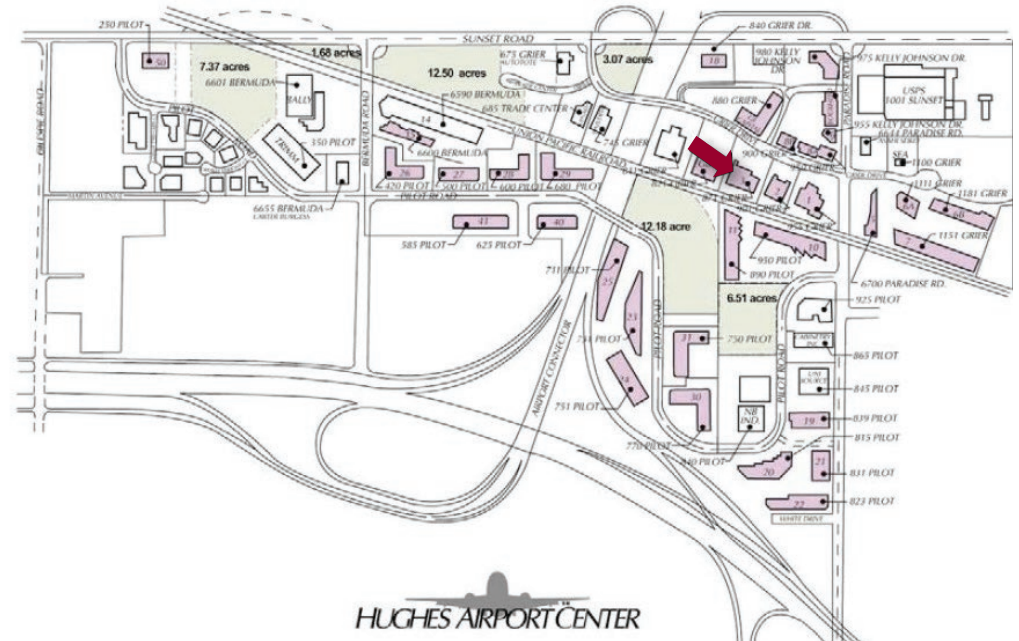
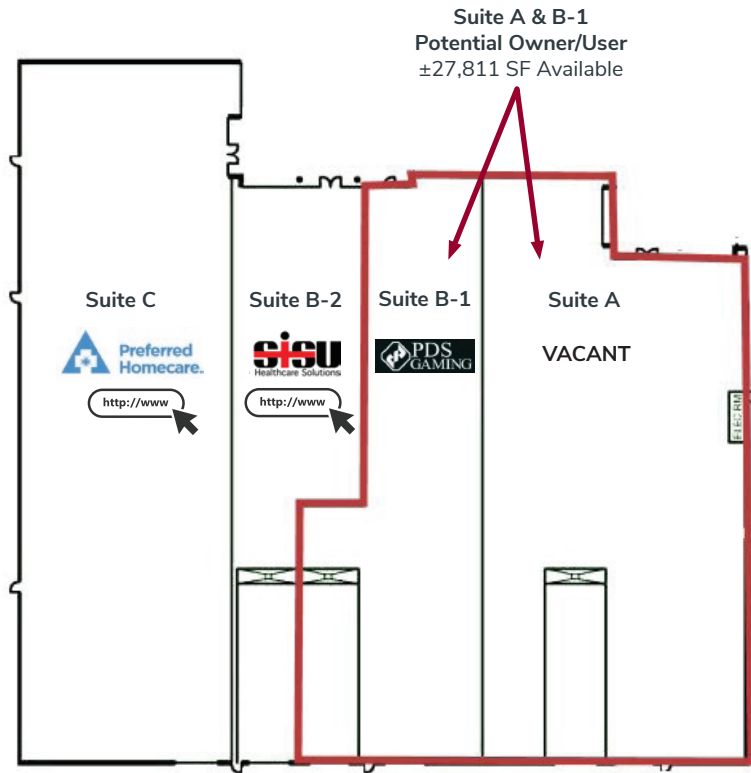


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## SITE PLAN



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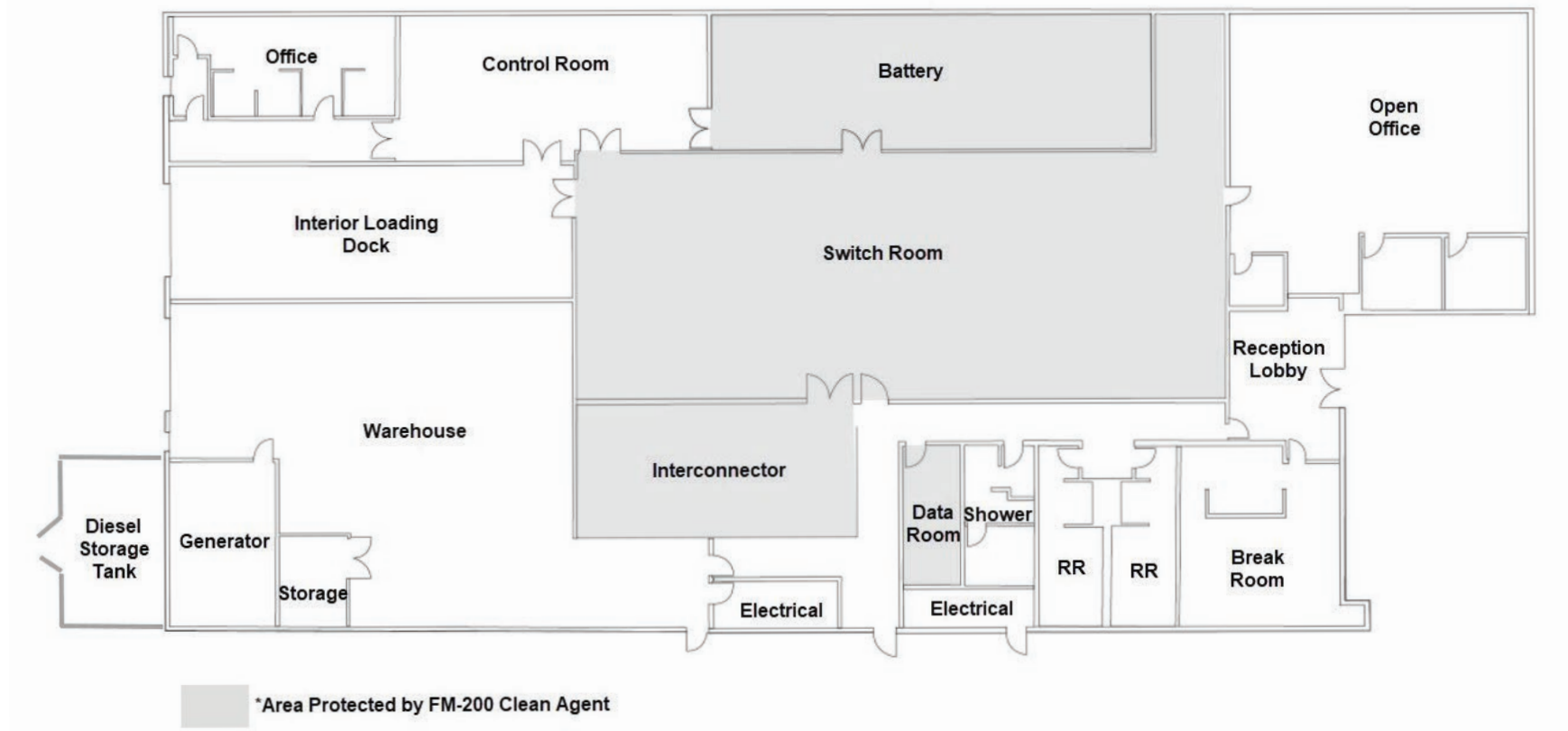
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## FLOOR PLAN - Suite A



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## EQUIPMENT INVENTORY - Suite A

### HVAC Equipment:

- (2) - McQual RoofPak Draw Through 80 Ton (Model #ROTO80C54)
- (1) - Trane 10-Ton (Model #YCD120C4LOBE)
- (2) - Trane 4-Ton (Model #YCD048C4LOBE)
- (1) - Trane 3-Ton (Model #YCD036C4LOBE)
- (6) - Liebert Indoor AHUs/Fan Coil Units (Model #ET0605RPOBA)
- (3) - Liebert CRAC Units

### Fire Life Safety:

- (1) - Fike Fire Alarm Panel (Model #10-052-R1)
- (6) - Xtrails VESDA Laser Compact
- (1) - Wet Sprinkler System
- (6) - Fike FM-200 Clean Agent Tanks

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### Uninterrupted Power Supply:

- (1) - Vertiv Liebert EXM Uninterrupted Power Supply (UPS) (Model #YCD120C4LOBE)
- (1) - Cummings 1,000 kW Diesel Generator (Model #DQFAD-5962177-A)
- (1) - SuperVault AST - 6,000 Gallons
- (1) - Simplex Day Tank (Model #SST-100)
- (1) - Veeder Root (Model #TLS-300C)

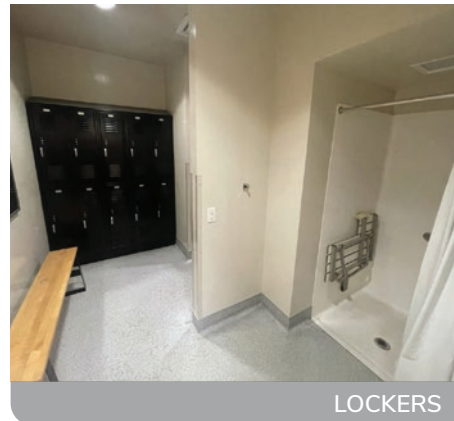


*\*Note: Prospective Tenant shall be responsible to verify all specifications, equipment, and condition. Landlord shall deliver all equipment in as-is condition with no representations or warranties as to condition or remaining useful life.*

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## PHOTOS - Suite A



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## LAS VEGAS / NEVADA

Nevada Ranks #1 Best State for Infrastructure  
(Energy, Transportation, Internet)

Source: US News State Rankings (2021)

Nevada Ranks #2 State for Job Growth

Source: Bureau of Labor Statistics (2021)

Nevada #6 State for Economy  
(Business Environment, Employment, Growth)

Source: US News State Rankings (2021)

## FAVORABLE TAX CLIMATE

- » No Corporate Income Tax
- » No Inventory Tax
- » No Franchise Tax
- » No Personal Income Tax
- » No Inheritance Tax
- » No Estate Tax
- » No Unitary Tax

## WHY LAS VEGAS?

A Global destination with more than 42 million annual visitors, Las Vegas boasts one of the country's fastest growing economies. With no state or corporate taxes, low cost of living, international airport, world-class amenities, moderate year-round climate and business-friendly policies, Las Vegas is also one of the nation's up-and-coming tech talent markets.

INNOVATE VEGAS



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## Small Business Administration Lending



**Prepared For:** Lee & Associates  
**Property Address:** 871 Grier Drive  
Las Vegas, NV 89119

**As of Date:** 9/4/2024

**Business Development Officer:**  
**Phone Number:**  
**Email Address:**  
**Address:**

**Guy Gugino**  
**702.498.9642**  
[guy.gugino@midfirst.com](mailto:guy.gugino@midfirst.com)  
5888 W Sunset Road, Suite 104  
Las Vegas, Nevada 89118



**Guy Gugino**

Phone Number: 702.498.9642

**Loan Type: SBA 504**

**90% LTV Owner Occupied Commercial Real Estate Financing**

**Date: 09/04/24**

**Property Description: 52,676 Square Foot Commercial Building**

**Project Cost**

Purchase Price	\$265 per square foot	\$	13,950,000
CDC Debenture Fee (2.65% total by CDC)	(estimate)		127,945
CDC Origination Fee	(estimate)		2,500
Bank Loan Fee (1.5% approx)	(estimate)		117,083
<u>Other Fees: appraisal, environment, title, legal</u>	(estimate)		23,500
<b>Total Project Cost</b>		<b>\$</b>	<b>14,221,027</b>

**Cash Down Payment (10%)** **\$ 1,422,103**

**Total Loan Amount (includes 1st & 2nd mortgage)** **\$ 12,798,924**

<b>Loan Details</b>	MidFirst 1st Mortgage	SBA 504 2nd Mortgage	<b>Combined Loans</b>	
Loan Amount	7,798,924	5,000,000	<b>\$ 12,798,924</b>	
Loan Rate	7.19%	6.04%	<b>6.74%</b>	Loan Adjustable 10 years
Loan Term (in years)	25	25		
Amortization Term (in years)	25	25		
Monthly Payment	56,070	32,337	<b>\$ 88,407</b>	
Monthly Occupancy Cost (P+I)			<b>\$ 1.68</b>	per square foot

· 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

Prepared for: Lee & Associates  
9/4/2024

Guy Gugino

Phone Number: 702.498.9642

Cell Number: 702.498.9642

## Own vs. Lease Comparison With SBA 504 Loan

• Loan Information •		
Date: 9/04/24		
Property Description: 52,676 Sq Ft Commercial Building		
	<u>MidFirst Loan</u>	<u>SBA Loan</u>
Loan Amount:	\$7,798,924	\$5,000,000
Interest Rate (est.):	7.19%	6.04%
Amortization in years:	25	25
Term in years:	25	25
Monthly Payment:	\$56,070	\$32,337

• Own •		
<b>PURCHASE ASSUMPTIONS:</b>		
Project Cost	\$14,221,027	
<b>START-UP COSTS</b>		
Cash down payment (10.00%)	\$1,422,103	
<b>MONTHLY COSTS</b>		
	Per Sq. Ft.	Amount
Mortgage payment	\$1.68	\$88,407
Operating costs	\$0.18	\$9,482
Association Dues	0.00	0
<b>Total Monthly Costs</b>	<b>1.86</b>	<b>97,889</b>
<b>MONTHLY OWNERSHIP BENEFITS</b>		
Monthly Depreciation estimate <sup>(1)</sup>		30,387
Tenant income		44,847
<u>Monthly appreciation estimate: (1.00% annualized)</u>		11,851
<b>Total Ownership Benefits</b>		<b>87,085</b>
<b>TOTAL EFFECTIVE MONTHLY COST</b>	<b>\$10,804</b>	

• Lease •		
<b>LEASE ASSUMPTIONS:</b>		
Rent per square foot per month		\$1.45
Rent per month		\$25,172
<b>START-UP COSTS</b>		
Prepaid rent and security deposit (Equal to 2 months rent)		\$50,344
<b>MONTHLY COSTS</b>		
	Per Sq. Ft.	Amount
Rent payment	\$1.45	\$25,172
Operating costs	\$0.18	\$3,125
Association Dues	0.00	0
<b>Total Monthly Costs</b>	<b>\$1.63</b>	<b>\$28,297</b>
<b>MONTHLY OWNERSHIP BENEFITS</b>		
Monthly depreciation estimate:		N/A
Tenant income		N/A
<u>Monthly appreciation estimate:</u>		N/A
<b>Total Ownership Benefits</b>		<b>N/A</b>
<b>TOTAL EFFECTIVE MONTHLY COST</b>		<b>\$28,297</b>

• Property Value and Owner's Equity <sup>(2)</sup> •			
<u>Time Period</u>	<u>Property Value</u>	<u>Loan Balance</u>	<u>EQUITY</u>
Year 5	\$14,661,590	\$11,626,022	<b>\$3,035,569</b>
Year 10	\$15,409,479	\$9,790,789	<b>\$5,618,689</b>
Year 15	\$16,195,517	\$7,414,823	<b>\$8,780,694</b>
Year 20	\$17,021,651	\$4,489,934	<b>\$12,531,717</b>

<sup>(1)</sup> Depreciation is estimated based upon 100.0% allocation of purchase price to building cost that is depreciated over 39 years.

<sup>(2)</sup> Owner's equity calculation assumes annual appreciation rate of 1.00% and a constant interest rate as outlined above. Rate may be subject to change.

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