

6165 S PECOS ROAD

*38,000 SF office/warehouse
For Sale*





Exclusively listed by

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MARKET OVERVIEW





SUBJECT
PROPERTY

BellissiMoto
6175



PROPERTY HIGHLIGHTS

Ideal West Coast Distribution/Manufacturing Location, Strong Industrial Market, Central Location, and Ideal Conversion Opportunity in a Business-friendly Environment.

Airport Sub-market Location

Building with excellent exposure on South Pecos 31,000 VPD and access from Sage Brush to the West direct from Patrick lane 8,800 VPD.

Consistent Industrial Market

The building is located close to Air Cargo FedEx/ UPS, USPS, Harry Reid Intl. Airport and the Las Vegas Convention Center from the East access corridor.

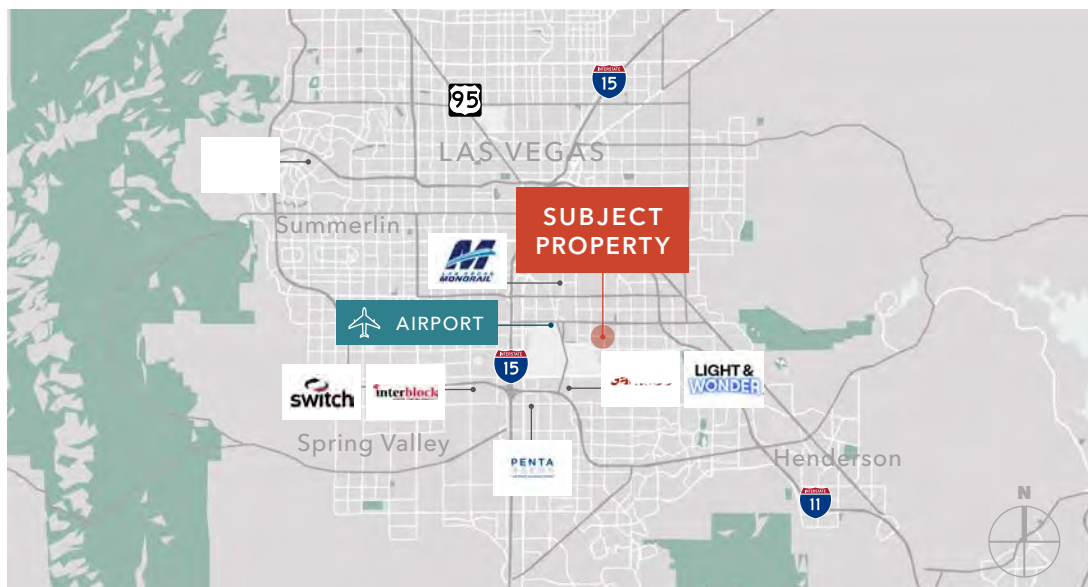
Ideal Conversion Opportunity

Ideal conversion opportunity for Automotive, general service and repair, showroom, flooring, multi -tenant industrial or mini storage.

Business-friendly Environment

Las Vegas attracts many of the largest corporations worldwide. This has led to rapid growth in the industrial sector, establishing Las Vegas as a noteworthy market for American distributors on the West Coast.

CORPORATE NEIGHBORS

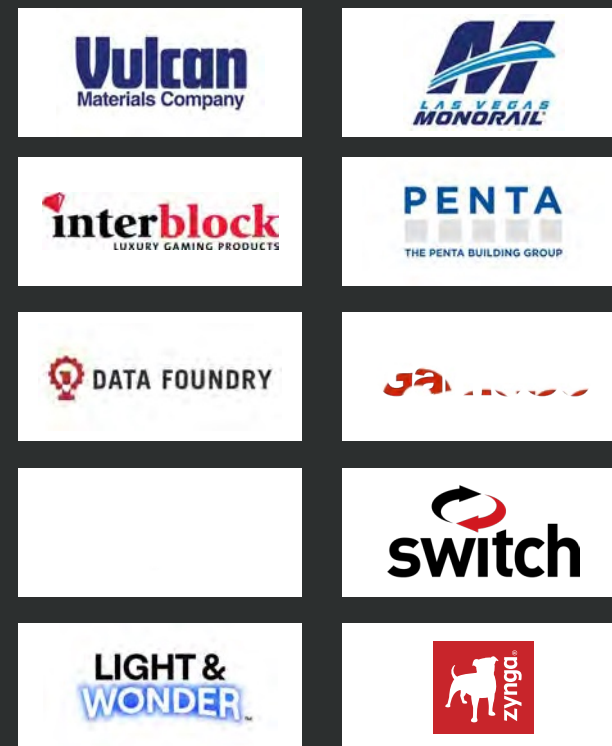


LAS VEGAS IS A CORE INDUSTRIAL MARKET

The Las Vegas Industrial sector has witnessed a noteworthy rise in recent years, solidifying its status as a key investment destination. The region's attractive business climate, advantageous location, and growing population are the reasons for this development. Nevada's favorable tax environment, including the absence of state income taxes, is another key factor driving investment in the Las Vegas industrial industry. Las Vegas is a popular choice among companies looking to maximize earnings through tax advantages and lower operational expenses. The market's position as a leading site for industrial real estate investment is solidified due to its favorable location, business-friendly regulations, and cost-effective operations.

The most active players in the Las Vegas industrial sector have been institutional-grade investors Blackstone and Link Logistics, as well as REITs like Prologis and EastGroup Properties, which have amassed millions of industrial assets. At the more active end of the range, private investors sought opportunities to purchase modest multi-tenant properties or older types for potential use in future new developments.

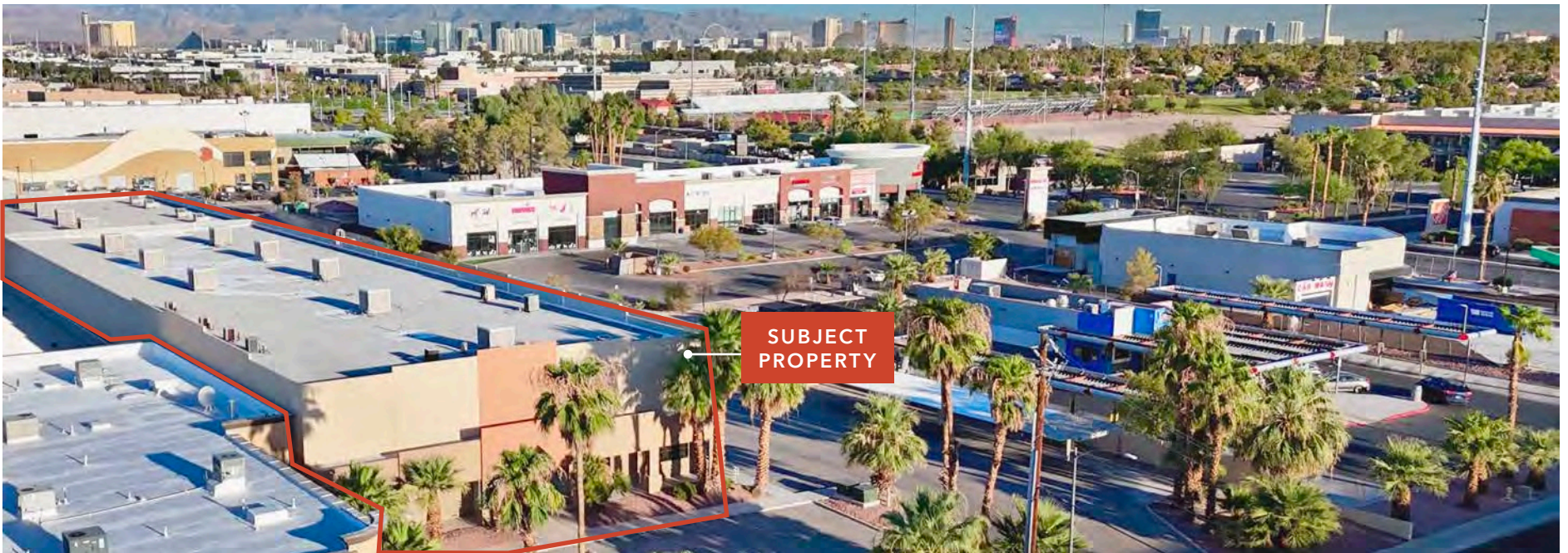
CORPORATE NEIGHBORS



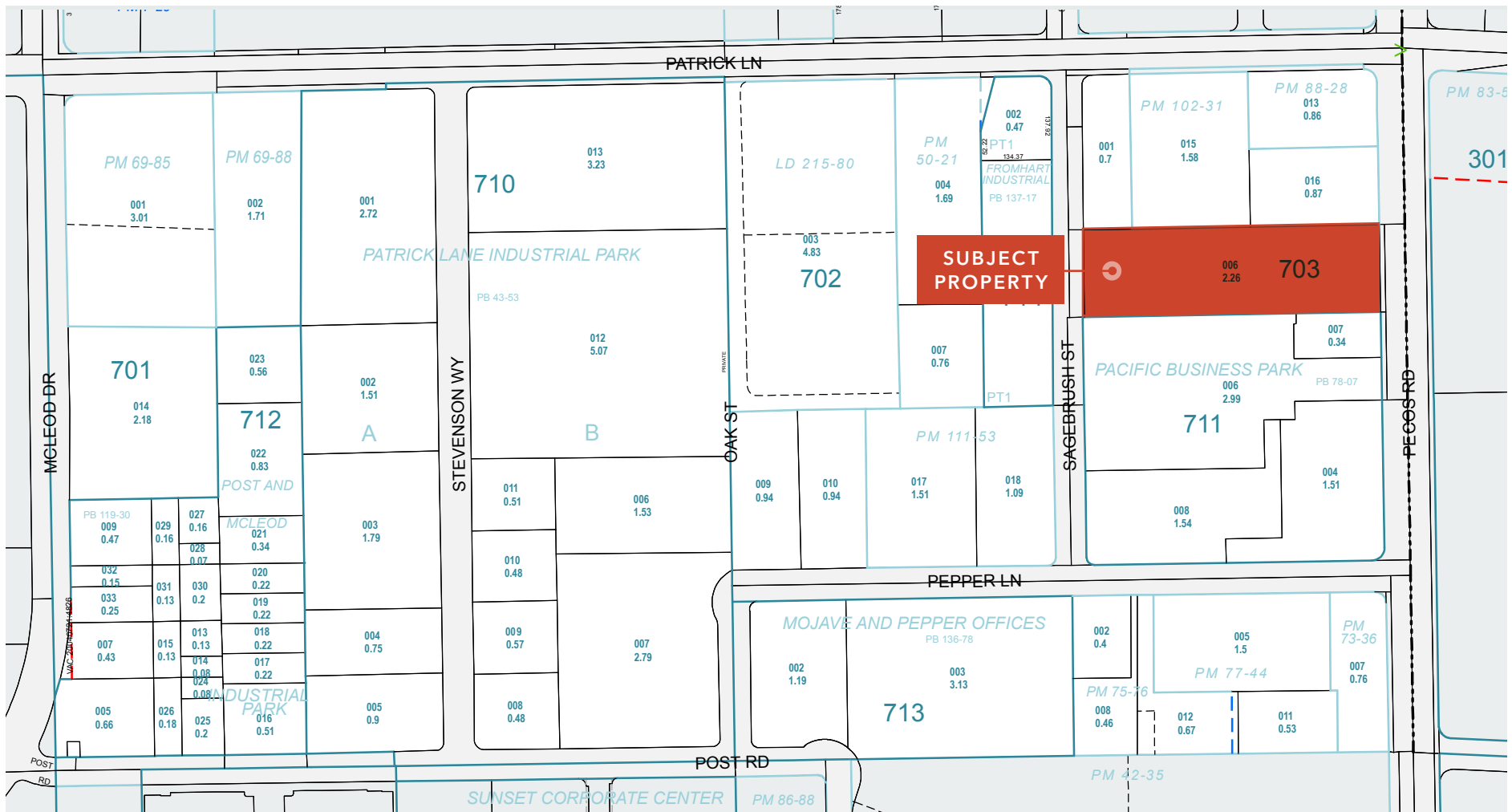
INDUSTRIAL TENANT BASE

The business-friendly environment of Las Vegas attracts many of the largest corporations worldwide. Las Vegas is a popular choice for consumer goods businesses on the coast. They are looking to establish new manufacturing plants and data centers because of their convenient location. This has led to rapid growth in the industrial sector, establishing Las Vegas as a noteworthy market for American distributors on the West Coast.

PROPERTY HIGHLIGHTS



PARCEL MAP





**SUBJECT
PROPERTY**

EXPANSION OPTION
8,160 SF (divisible to 4,080 SF)

PROPERTY OVERVIEW

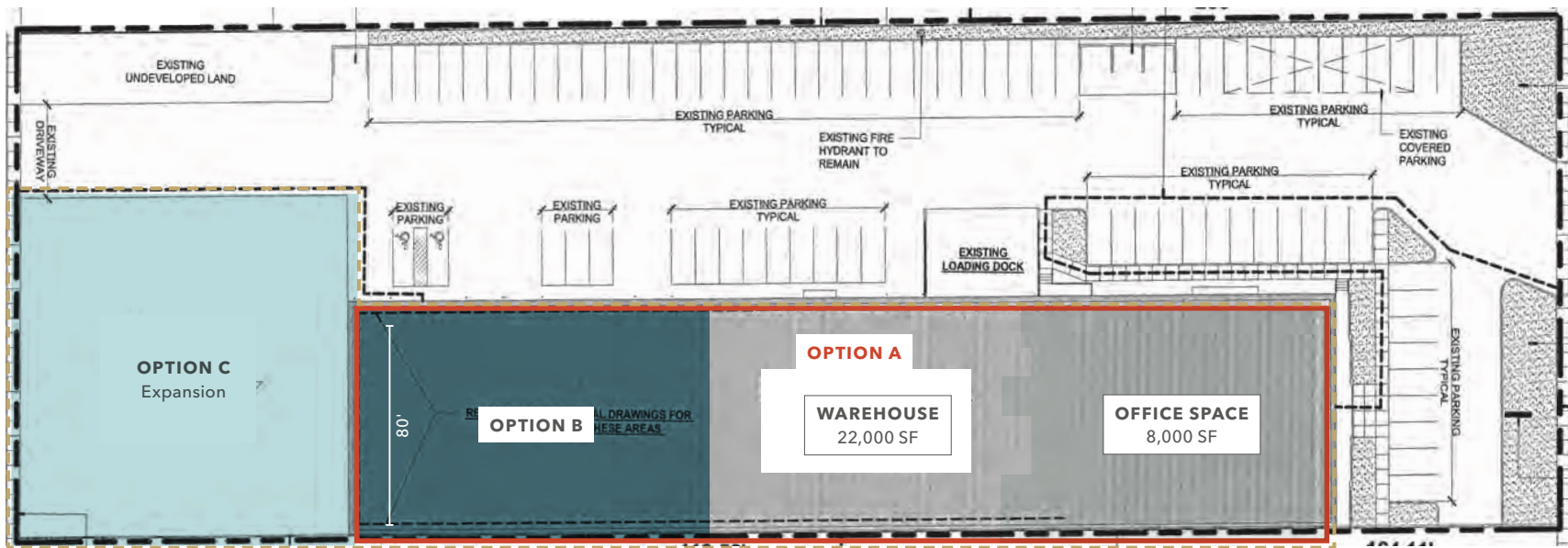
PROPERTY DESCRIPTION

±38,000 SF of available space, expandable to ± 46,160 SF, with 8K SF office space and 8K SF mezzanine.

PURCHASE PRICE	\$8,999,000
PRICE/SF	\$237/SF
2024 REAL ESTATE TAXES	\$30,011.62
APN	162-36-702-006
YEAR BUILT	1991
PARCEL AREA	2.26 AC
INCLUDED VACANT LAND	12,000 SF designed for 8,000 SF building
DRIVE IN DOORS	Six
DOCKS	Two 9' x 10' (with Pit Levelers)
POWER	1,425 amps -3 Phase (to be verified by buyer)
CLEAR HEIGHT	20'
SPRINKLERS	Yes
COOLING	HVAC (Office) Swamp Cooled (Warehouse)
CONSTRUCTION TYPE	Reinforced Concrete
ZONING	IP (Industrial Park)
ROOF TYPE	EPDM



BUILDING OVERALL

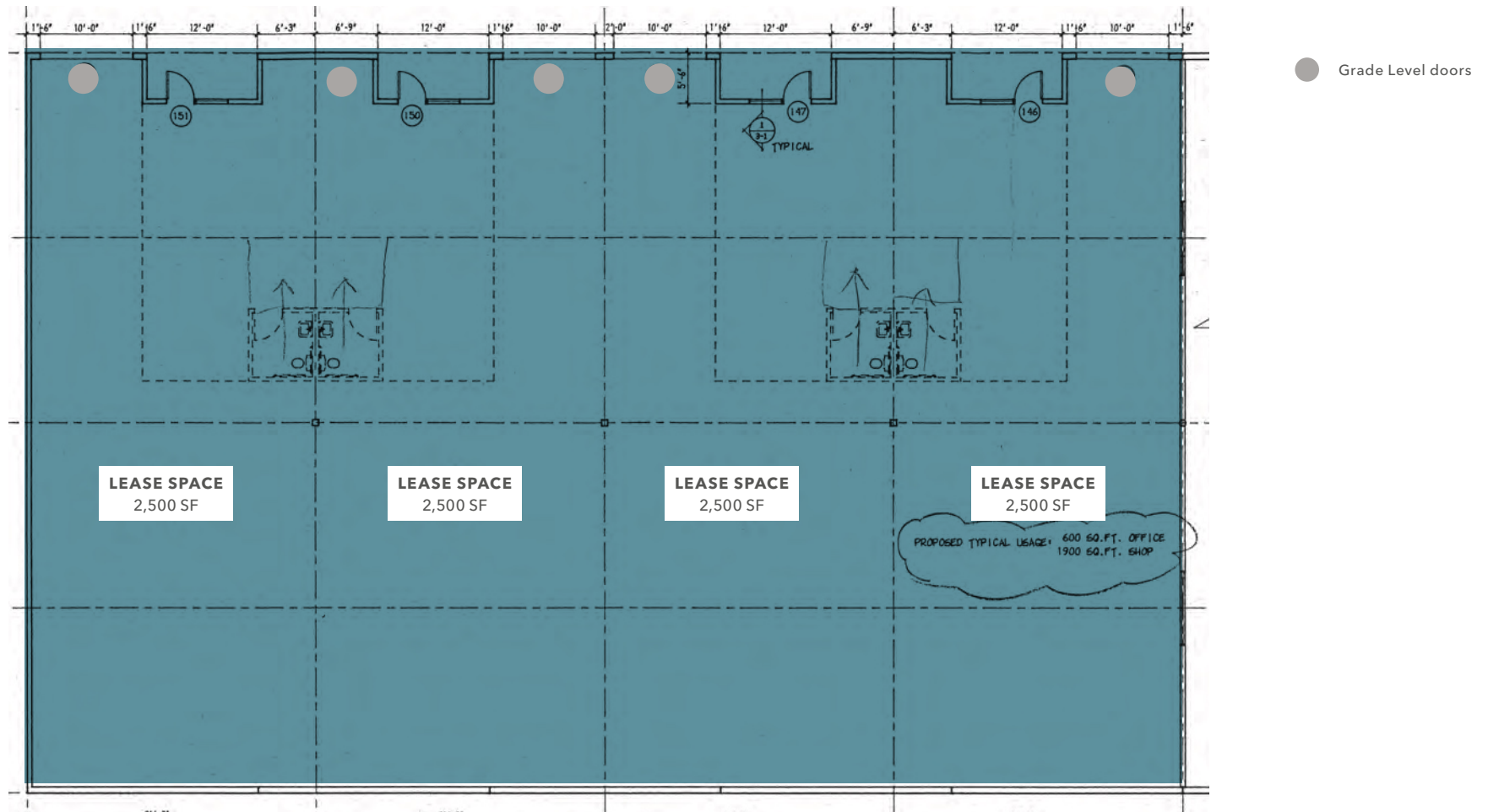


Floorplan Options

Options	Size	Notes
■ Option A - Existing Building	38,000 SF	Including 8,000 SF mezzanine
■ Option B - Divisible	10,000 SF (divisible to 2,500 SF, 4 each)	
■ Option C - Expansion	8,160 SF (divisible to 4,080 SF)	
■ Option D - Existing Building w/ Expansion	46,160 SF	Including 8,000 SF mezzanine

OPTION B: 10,000 SF OF EXISTING BUILDING DIVISIBLE

Divisible into four 2,500 SF spaces



EXISTING BUILDING

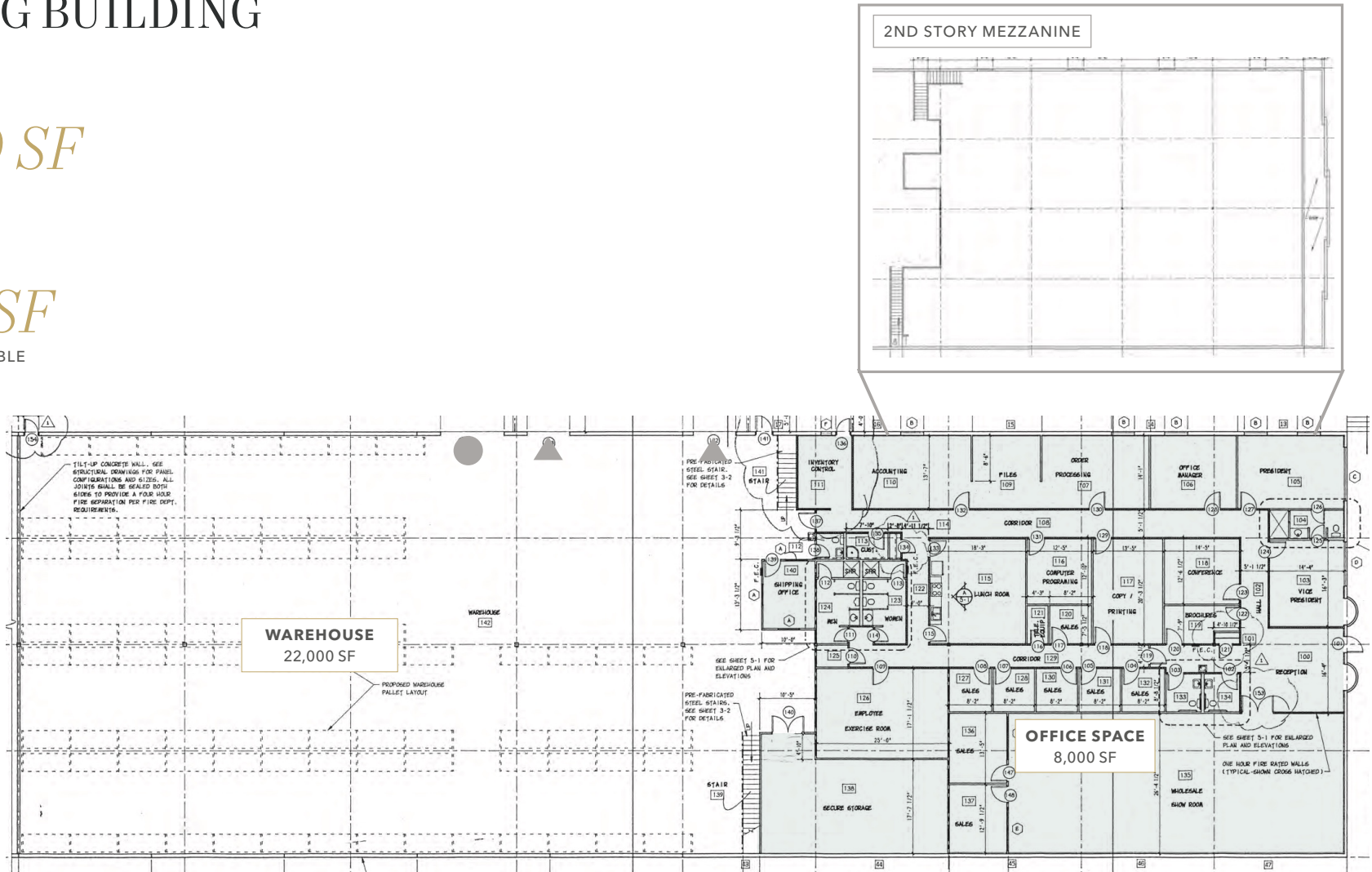
22,000 SF

WAREHOUSE SPACE

8,000 SF

OFFICE SPACE AVAILABLE

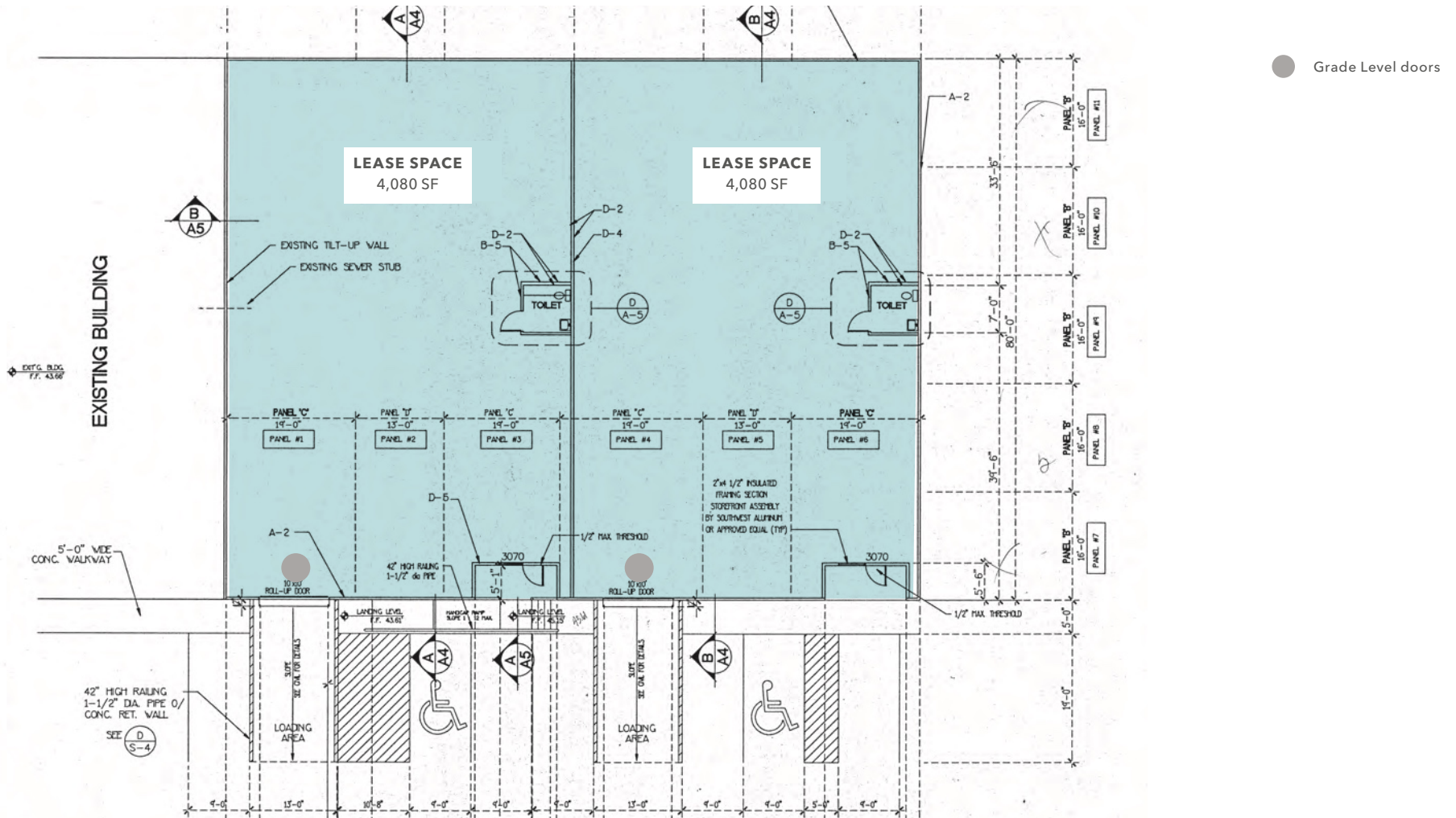
- ▲ Dock doors
- Grade Level doors

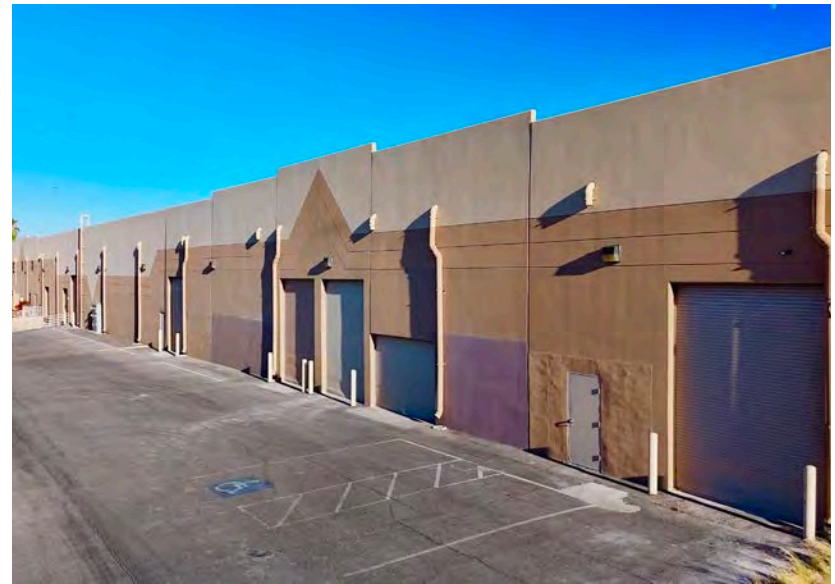
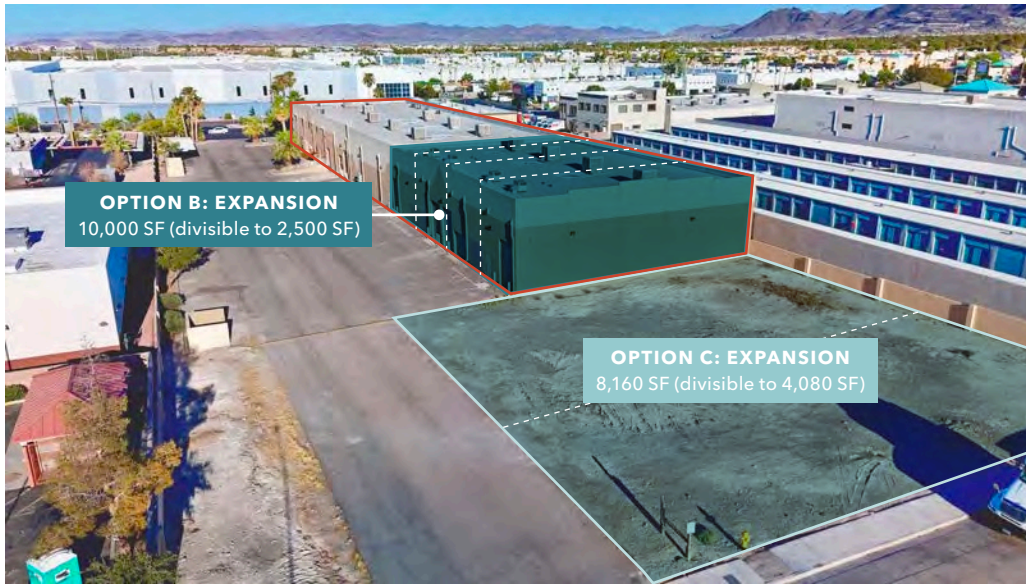


Office includes receptionist area, showroom, breakroom, conference room, 16 private offices, and 5 restrooms.

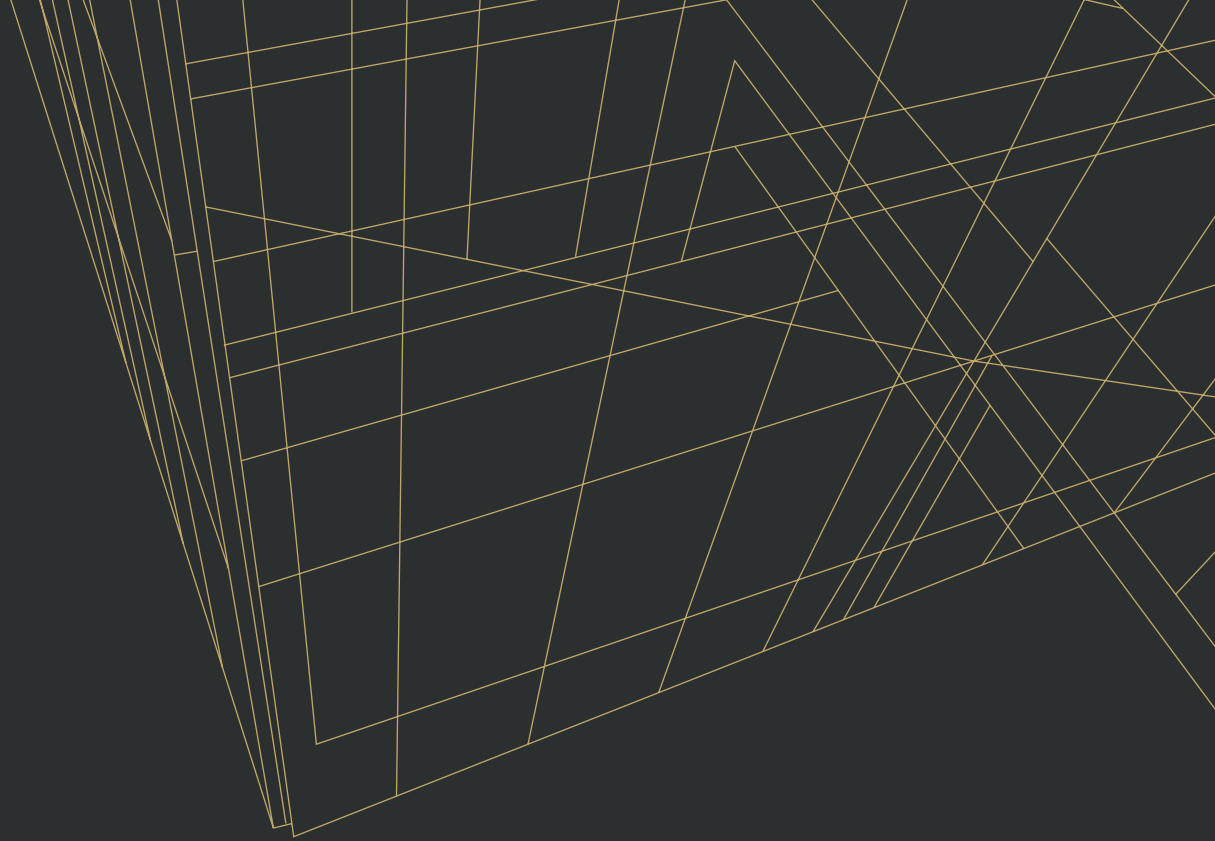
OPTION C: EXPANDABLE TO 46,160 SF

Addition of 8,160 SF (divisible to 4,080 SF) to existing building









LOCATION OVERVIEW



LAS VEGAS

Las Vegas Commercial Real Estate is a dynamic and diverse market, primarily driven by the city's reputation as a global entertainment and tourism center.

This market encompasses a broad spectrum of property types comprising industrial facilities, office buildings, retail complexes, and hospitality assets. Industrial real estate, such as warehouses and distribution facilities positioned along critical transportation routes, benefits from Las Vegas' strategic location as a transportation hub. This establishes Las Vegas as an essential transportation hub for major logistics and distribution operations in the western United States.

The city's huge resident population and regular stream of tourists provided a healthy mix of upscale shops, expansive shopping centers, and outlet malls. A vital part of Las Vegas's economy, the hospitality industry consists of numerous hotel and casino structures that attract millions of tourists each year, making it a cornerstone of the city's commercial real estate. The city market has demonstrated impressive resilience and adaptability, continuing to invest in and expand its infrastructure to meet the changing needs of tourists and businesses.

TRANSPORTATION/AIRPORT

The I-15 Highway, which connects Las Vegas to major cities north in Salt Lake City or south in Los Angeles, is the main north-south route in the city. These are the sections of Interstate 515 that pass through the city's downtown area, providing fast access to notable destinations. Harry Reid International Airport, is the primary air travel hub with a multitude of airlines providing service to the city. The airport can handle many domestic and international planes.



DEMOGRAPHICS

POPULATION

	3 Mile	5 Miles	7 Miles
2024 TOTAL	149,409	425,788	768,719
2029 PROJECTION	151,869	429,887	780,936
2020 CENSUS	148,323	414,693	751,211
PROJECTED GROWTH 2024 - 2029	2,459	4,099	12,217
AVERAGE AGE	39.1	38.8	37.9

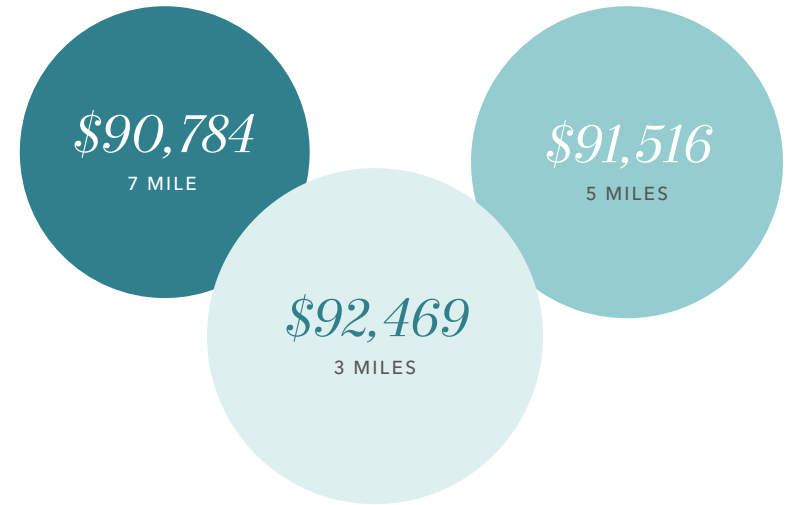
EMPLOYMENT & INCOME

	3 Mile	5 Miles	7 Miles
2024 MEDIAN HH INCOME	\$70,678	\$67,946	\$67,373
2024 PER CAPITA INCOME	\$37,910	\$38,366	\$37,254
TOTAL BUSINESSES	6,636	19,005	33,090
TOTAL EMPLOYEES	61,003	220,095	368,798

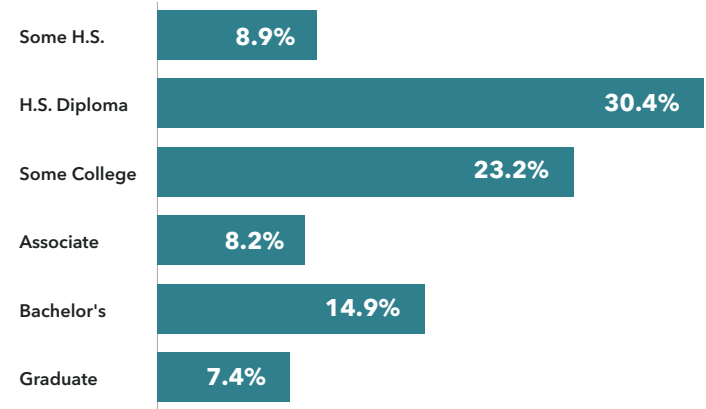
HOUSEHOLDS

	3 Mile	5 Miles	7 Miles
2024 TOTAL	61,168	178,270	315,151
2029 PROJECTED	62,442	180,466	321,171
2020 CENSUS	59,782	168,648	296,080
GROWTH 2024 - 2029	1,273	2,196	6,020
OWNER-OCCUPIED	\$420,360	\$426,488	\$424,016
RENTER-OCCUPIED	\$1,279	\$1,296	\$1,282

AVERAGE HOUSEHOLD INCOME



EDUCATION



Data Source: ©2023, Sites USA

Las Vegas is a hub for West Coast influence, benefiting from its prime position

WEST COAST INFLUENCE

Las Vegas is a hub for West Coast influence, benefiting from its prime position to drive trade and innovation throughout the geographic area. California being one of the primary drivers of its expansion. The destination serves as an anchor for commerce and industry and offers unparalleled connectivity. This evolution is the outcome of other significant factors that highlight the area's growing appeal. The city's infrastructure supports this purpose in a variety of ways, including sleek convention halls, an extensive metro system, and state-of-the-art logistical expertise.

Las Vegas's dynamic economy encourages a growth-oriented and business-focused culture. As increasingly more consumer goods businesses choose the region for their modern manufacturing facilities or data centers. The demand for premium industrial space is growing as more businesses are located in the region, further establishing itself as a leading industrial hub.

THE IDEAL DISTRIBUTION POINT TO THE WESTERN U.S.

Las Vegas is the ideal distribution destination for the Western United States because of its advantageous location,

excellent transit system, and friendly business atmosphere. The strong urban metropolis is conveniently situated at the crossroads of key highways and railroads, providing easy access to important markets in the region. Additionally, the area offers a highly advanced logistical network, which includes McCarran International Airport. This makes it more connected, and companies aiming to maximize their distribution operations are drawn to the area by its low operating expenses and friendly tax environment. The Western United States relies on Las Vegas as a major distribution hub, benefiting from its prime position, excellent infrastructure, and considerable financial backing.

The distribution of the metro area's costs of business, energy, land, and transportation allows it to be optimally utilized as a hub for truck access to five major seaports within the eleven-state western region of the United States in a single day. Las Vegas is on the expansion plan of any national distributor seeking same-day access to the West Coast markets. Due to its advantageous location in the Western United States, Las Vegas has become a hub for multiple Fortune 500 firms, including manufacturers, distributors, and service providers. These organizations have expanded or moved to Las Vegas.



LAS VEGAS IS ONE OF THE TOP-RANKED REGIONS IN GROWTH & INVESTMENT

Located in Las Vegas, only two miles from the Airport, 6165 Pecos is located in a business-friendly region and perfectly positioned for economic success.

State Tax Climate

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. Companies doing business in Nevada can save millions of dollars by having a long-term presence in the state.

THE NEVADA ADVANTAGE

No corporate income tax	No inventory tax
No admission tax	No tax on corporate share issuance
No unitary tax	No tax on sale or transfer of shares
No franchise tax on income	Low property tax
	No inheritance pension or SS tax

→ WHY NEVADA

→ DO BUSINESS IN LAS VEGAS

60 Million Customers in 1-day Truck Service

Greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.

Competitive Commercial Utility Rates, >50% Lower Than California

Companies are more profitable when they keep operating costs low. In Nevada, the commercial utility rates are less than half California's. That means companies relocating from California can save over half on their monthly utility costs.



Nevada Tax Incentives Supports Primary Industry Sectors

The Nevada Governor’s Office of Economic Development (GOED) offers tax incentives to companies that relocate or expand their businesses, subject to meeting the criteria for job creation, average wage, and capital investment, medical benefits. These incentives include:

Sales & Use Tax Abatement

Real Property Tax Abatement for Recycling

Modified Business Tax Abatement

Aviation Parts Tax Abatement

Personal Property Tax Abatement

Data Center Tax Abatement

#1

STATE FOR JOB GROWTH IN THE U.S.

#8

TOP RANKED OVERALL BUSINESS CLIMATE

#2

FASTEST GROWING COUNTIES IN THE U.S.

#7

RANKED BEST STATE FOR TAXES

#6

RANKED MILLENNIAL MAGNET STATE

10K+

BUSINESSES CREATED IN THE COUNTY SINCE 2011

3X

THE U.S. AVERAGE IN POP. GROWTH

180K+

JOBS CREATED IN THE COUNTY SINCE 2011

Data Source: Las Vegas Global Economic Alliance
<https://lvgea.org/doing-business-here/>



**SUBJECT
PROPERTY**

MARKET OVERVIEW

MARKET CONDITIONS

Overall, tenant demand in the Southern Nevada industrial market remained elevated, pushing record levels of development activity.

Although market velocity tapered off during the past three months, nearly 4M SF of new construction was delivered during 1Q 2024. The market is on pace to complete more than 16M SF of new industrial space by year-end, its highest total on record and more than double the most recent 5-year average of 7M SF. While pre-leasing activity was relatively modest during the quarter, new deliveries contributed to a notable vacancy rate increase from 3.3% at the end of 2023 to 4.9% at the end of 1Q 2024.

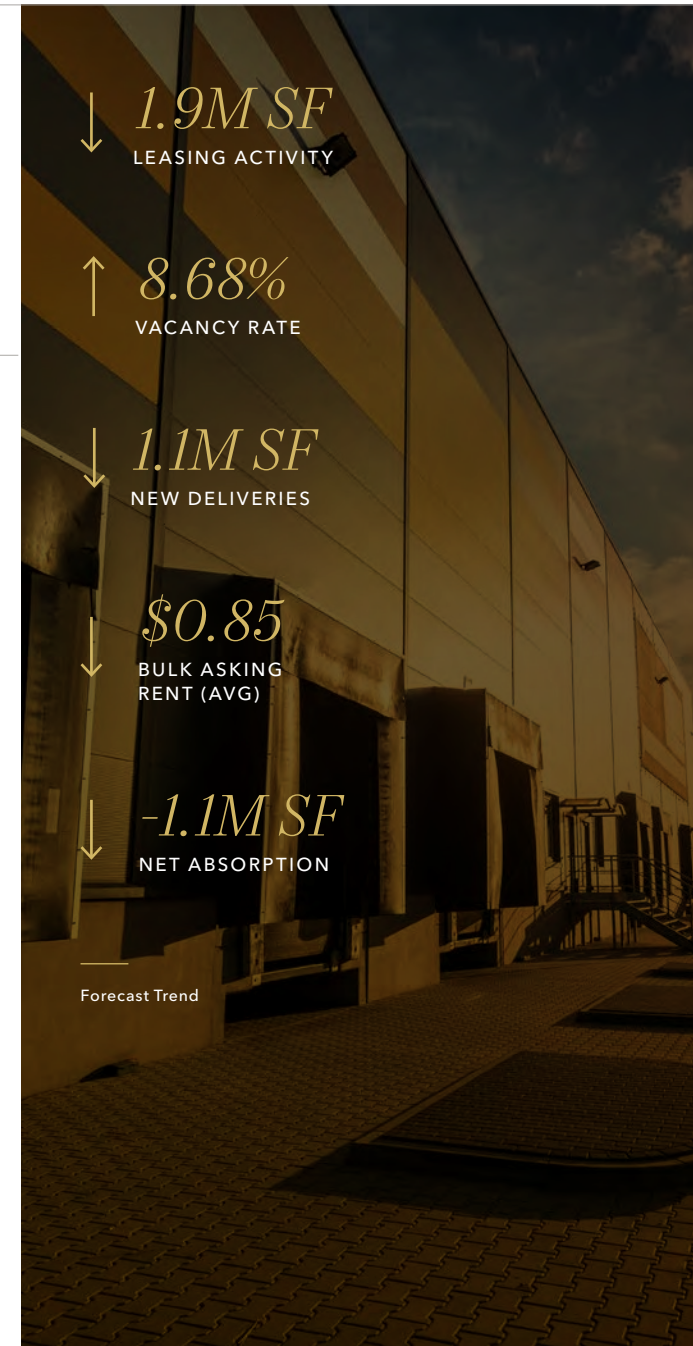
After historic lows in 2022, vacancy rates are projected to rise this year with nearly 13.5M SF currently under construction, all of which are scheduled for delivery in 2024. Even if leasing activity comes close to the 5-year annual average of 6M SF, the market is projected to experience a supply and demand imbalance during the near term. Asking rates experienced a modest decline during the quarter to \$1.06 NNN, compared to \$1.07 NNN last quarter and \$1.00 NNN at the same time last year.

Total net absorption was 1.6M SF in 1Q 2024, the markets 40th straight quarter with positive activity. Although activity was relatively strong this quarter, most of the significant transactions occurred in new construction deliveries. The correlation between demand and development activity has been consistently strong over the past few years. In terms of

square footage, warehouse/distribution space accounted for majority of activity in Q1 at approximately 65%, followed by light distribution with 30%.

Previously leasing pre-commitments comprised 52% of all new industrial development, whereas today that figure stands closer to 15%. With over 10M SF of new construction in the vertical phase of development it is quite likely that the vacancy rate will eclipse 8.0% and that rate assumes absorption in the 2nd quarter remains on par with the first quarter. This upward availability trend is also fueled by an increase of over 120% in sublease space entering the market.

Of the total activity seen this past year, a considerable amount occurred from inbound or expanding regional companies, Additionally, firms operating in the Midwest, West and Mountain West states have also recently chosen to locate in the Las Vegas market to expand their operational reach. Because of its friendly business climate, the Las Vegas market will continue to attract industrial tenants from adjacent markets and the surrounding region. The region continues to garner the attention due to its diversified base of industries attracted to the region and the evolution as a destination for major sports franchises and leading-edge entertainment.



SUBMARKET STATISTICS

Submarket	Total Inventory	Direct Vacancy Rate	Total Vacancy Rate	Total Availability Rate	1Q24 Total Net Absorption	1Q24 Gross Absorption	YTD Total Net Absorption	Asking Lease Rate
Airport/East	13,931,228	2.90%	3.30%	6.40%	-34,416	-34,416	\$1.28	\$0.89
Apex/Northeast	2,742,920	20.20%	20.20%	20.20%	583,320	583,320	\$0.85	\$0.77
Central	8,514,835	3.20%	3.40%	3.50%	-5,379	-5,379	\$1.03	\$0.86
Henderson/Southeast	22,792,025	4.00%	4.00%	9.30%	269,401	269,401	\$1.15	\$1.02
North	72,014,965	5.70%	6.30%	10.80%	1,017,051	1,017,051	\$0.95	\$0.87
Southwest/West	46,945,312	2.80%	2.80%	6.70%	-218,637	-218,637	\$1.15	\$0.72
Total Market	166,941,285	4.50%	4.90%	8.40%	1,611,340	1,611,340	\$1.06	\$0.85

TOP SALE TRANSACTIONS 1Q 2024

Property	Submarket	SF	Transaction Date	Tenant
5430 Donovan Way	North/Northwest	313,688	Jan-24	Trane
4660 Berg St	North/Northwest	213,216	Jan-24	Insomniac Holdings
2185 E Washburn Rd	North/Northwest	200,186	Mar-24	Ghost

TOP LEASE TRANSACTIONS 1Q 2024

Property	Submarket	Square Feet	Delivery Date
Windsor Commerce Park	North/Northeast	1,585,440	2Q 2024
Vantage North	North/Northeast	1,209,826	2Q 2024
North Vegas Logistics Center	North/Northeast	1,007,536	2Q 2024

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