

INDUSTRIAL PARK

Investment Opportunity

MARION
INDUSTRIAL
PARK

100,000 SF Industrial Park | 7.29 Acres Land | Prime Location | Superior Accessibility



2255 & 2275 Marion Drive

LAS VEGAS NEVADA

ACTUAL SITE

S SRS

EXCLUSIVELY MARKETED BY

**MARION
INDUSTRIAL
PARK**

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5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

14

AREA OVERVIEW

Demographics

17

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO



PROPERTY PHOTOS





OFFERING

Price \$15,814,000

Net Operating Income \$869,759

Cap Rate 5.50%

PROPERTY SPECIFICATIONS

Rentable Area 100,000 SF

Land Area 7.29 Acres

Property Address
2255 & 2275 Marion Drive
Las Vegas, Nevada 89115

Year Built / Remodeled 2008, 2006

Parcel Number 140-20-117-004, 140-20-117-005, 140-20-117-013

Ownership Fee Simple (Land & Building Ownership)

90% Leased 100,000 SF Industrial Park:

- The offering features 90% leased two buildings totaling 100,000 rentable SF, on a 7.29 acres of land

Prime Industrial Location:

- Situated in the highly soughtafter North Las Vegas industrial submarket, the property offers a strategic location ideal for a diverse range of industrial tenants.

High-Quality Improvements:

- The asset consists of two 50,000 SF buildings, each featuring 20 grade-level 12' x 14' roll-up doors, designed to accommodate flexible industrial uses.

Superior Accessibility:

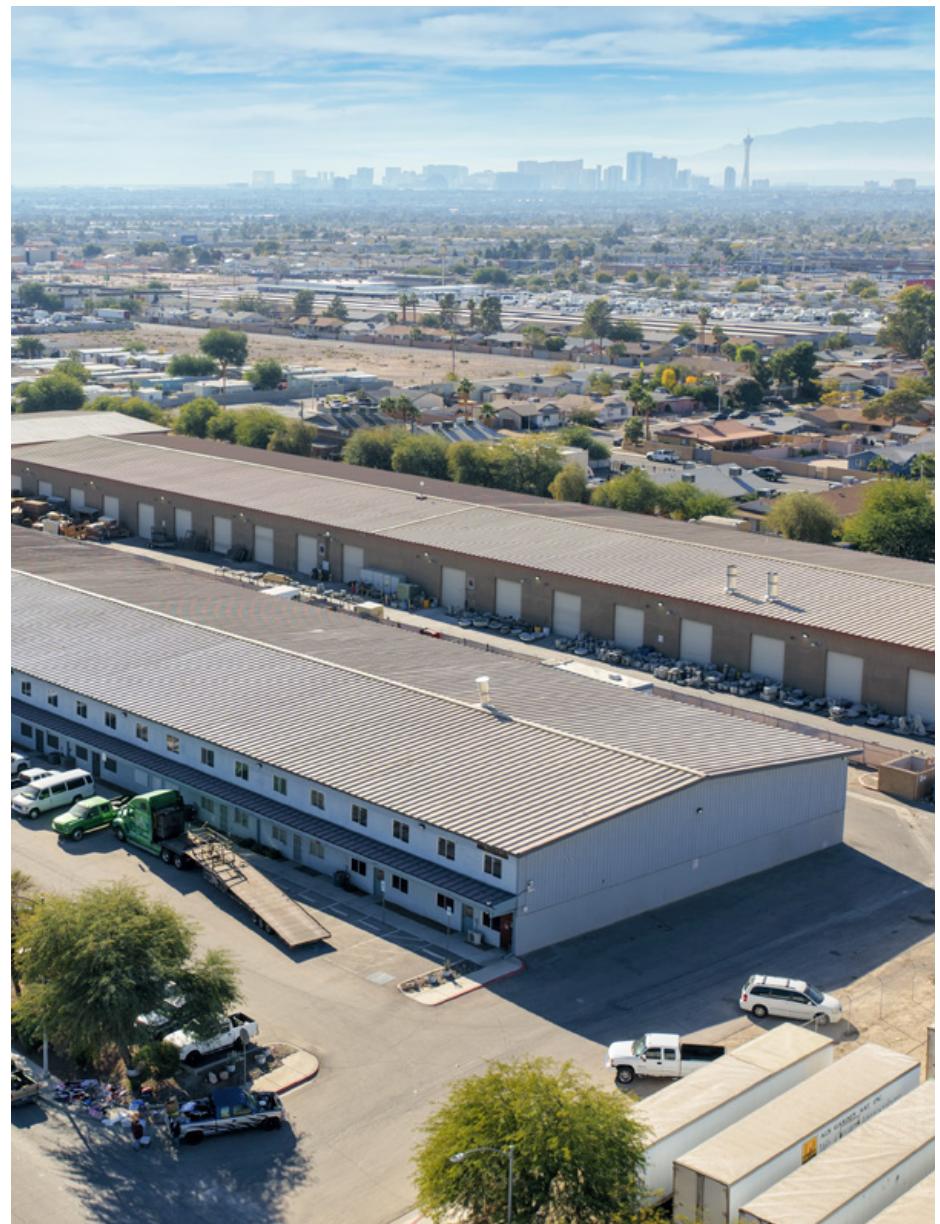
- Conveniently located just 2.5 miles from the E. Cheyenne Avenue on/off ramps of the I-15 Freeway, offering excellent regional connectivity and ease of access for tenants and logistics operators.

Long-Term Value Opportunity:

- Strong physical attributes, location, and tenant flexibility position the property as an exceptional long-term industrial investment.

Strong Demographics:

- More than 414,300 residents and 142,700 employees support the trade area
- \$72,727 average household income



LOCATION



Las Vegas, Nevada
Clark County
Las Vegas-Henderson-Paradise MSA

ACCESS / DOCKING / CLEARANCE



Marion Drive: 2 Access Points
Clear Height: 20'
Drive Ins: 40 total
Docks: 0

TRAFFIC COUNTS



Marion Drive: 3,400 VPD
E. Carey Avenue: 11,100 VPD
E. Lake Mead Boulevard/State Highway 147: 47,500 VPD

IMPROVEMENTS



There is approximately 100,000 SF of existing building area

PARKING



There are approximately 206 parking spaces on the owned parcel.
The parking ratio is approximately 2.06 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 140-20-117-004, 140-20-117-005, 140-20-117-013
Acres: 7.29
Square Feet: 317,552 SF

CONSTRUCTION



Year Built: 2008, 2006

ZONING



IP: Industrial Park





EL TOVAR AVENUE

PAYSON AVENUE

PENMAR CIR

ARMEL COURT

DOLLY LANE

MARION DRIVE 3,400 VPD

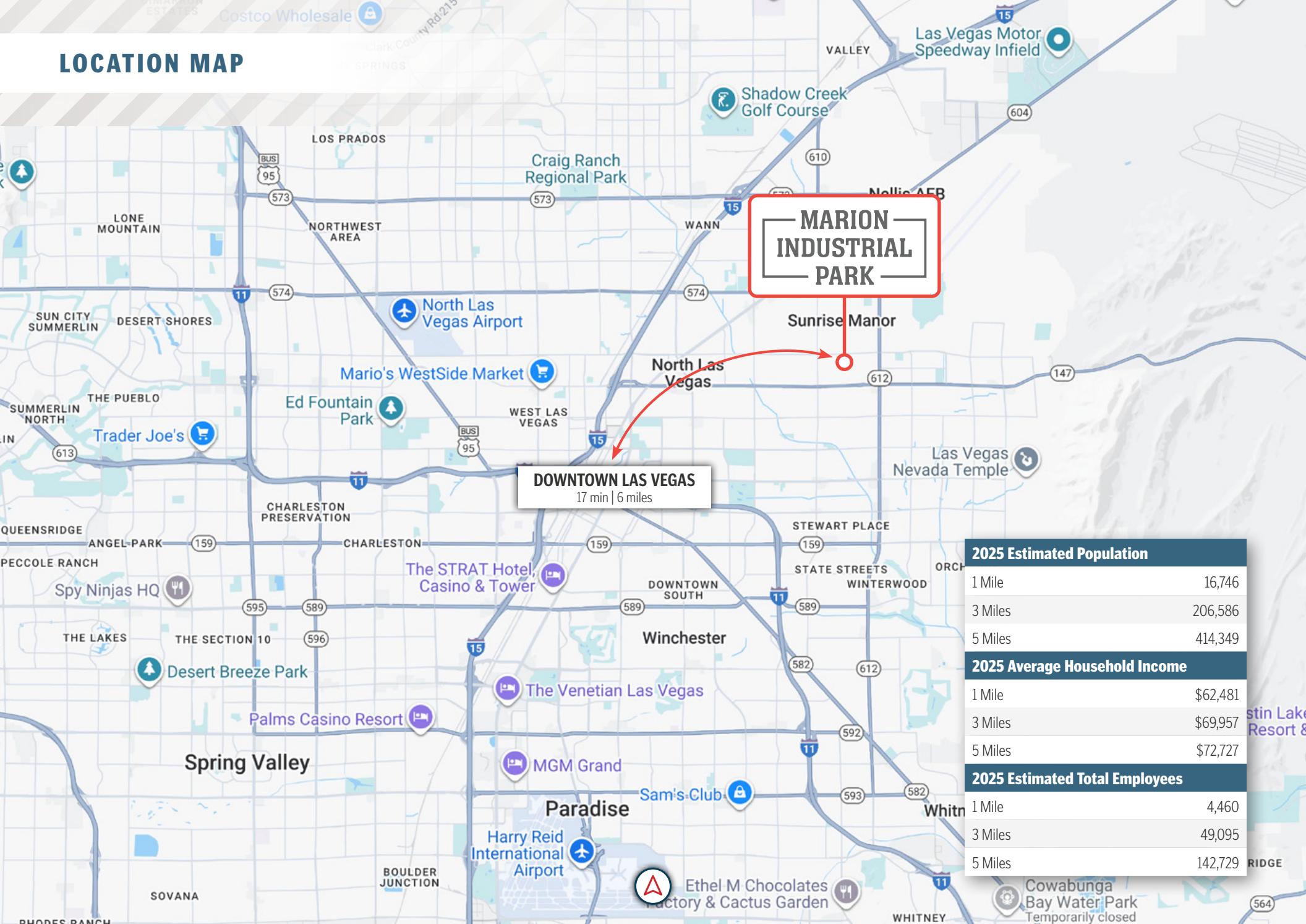
Brothers Auto
Body & Inc

BATTERIES 4 LESS

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NAP

LOCATION MAP





LAS VEGAS, NEVADA

Las Vegas, NV founded in 1905 and incorporated in 1911, is located in the southern part of the state. The city currently occupies a land area of 133.2 square miles and. The City of Las Vegas is the largest city in Nevada with a population of 672,298 as of July 1, 2025.

Las Vegas' pioneering spirit, enterprising nature and can-do attitude are helping pave the road to economic recovery in Southern Nevada. Currently, gaming, tourism and educational instruction remain the leading areas of employment for Southern Nevadans. Las Vegas offers a market area of more than 51 million people within one day's drive. It is a convenient Western U.S. location near other key high-tech markets such as Denver, Los Angeles, Phoenix, Salt Lake City, San Diego and San Francisco.

It is home to Switch, the world's largest and most powerful data center and technology ecosystem. Switch clients include Cisco, Dell, and eBay, Fox, MGM, Pixar and Sony. Switch recently unveiled plans to invest \$2 billion in new infrastructure that will bolster the state's growing tech industry, bridging Southern and Northern Nevada. The primary drivers of the Las Vegas economy are tourism, gaming and conventions, which in turn feed the retail and restaurant industries.

Las Vegas has 68 parks. The city owns the land for, but does not operate, four golf courses: Angel Park Golf Club, Desert Pines Golf Club, Durango Hills Golf Club and the Las Vegas Municipal Golf Course. It is also responsible for 123 playgrounds, 23 softball fields, 10 football fields, 44 soccer fields, 10 dog parks, six community centers, four senior centers, 109 skate parks, six swimming pools and more.

The College of Southern Nevada (the third largest community college in the United States by enrollment) is the main higher education facility in the city. Other institutions include the University Of Nevada School Of Medicine, with a campus in the city, and the for-profit private school Le Cordon Bleu College of Culinary Arts. Educational opportunities exist around the city; among them are the University of Nevada, Las Vegas and Nevada State College run by the Nevada System of Higher Education, Desert Research Institute, The International Academy of Design & Technology Las Vegas and Touro University Nevada.

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	16,746	206,586	414,349
2030 Projected Population	17,598	211,692	426,770
2010 Census Population	15,242	195,083	383,573
Projected Annual Growth 2025 to 2030	1.00%	0.49%	0.59%
Historical Annual Growth 2010 to 2020	0.55%	0.56%	0.66%
Households & Growth			
2025 Estimated Households	4,968	62,935	135,638
2030 Projected Households	5,270	65,007	140,928
2010 Census Households	4,099	55,035	116,845
Projected Annual Growth 2025 to 2030	1.19%	0.65%	0.77%
Historical Annual Growth 2010 to 2020	1.35%	1.10%	1.16%
Race & Ethnicity			
2025 Estimated White	32.59%	37.65%	36.84%
2025 Estimated Black or African American	14.36%	14.46%	17.67%
2025 Estimated Asian or Pacific Islander	2.33%	3.10%	4.73%
2025 Estimated American Indian or Native Alaskan	1.96%	1.93%	1.69%
2025 Estimated Other Races	44.29%	41.15%	34.48%
2025 Estimated Hispanic	71.10%	66.71%	58.21%
Income			
2025 Estimated Average Household Income	\$62,481	\$69,957	\$72,727
2025 Estimated Median Household Income	\$50,203	\$56,668	\$56,953
2025 Estimated Per Capita Income	\$18,685	\$21,508	\$24,008
Businesses & Employees			
2025 Estimated Total Businesses	430	3,106	8,365
2025 Estimated Total Employees	4,460	49,095	142,729



Suite #	Tenant Name	Size SF	Pro			Rent Annual	Rent \$/SF/Yr	Pro Rata (\$)	Lease Start Date	Lease End Date
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo					
2275	Fiore Stone Inc.	50,000	50%	\$37,874	\$0.76	\$454,490	\$9.09	47%	Jul-21	Jul-26
001	Stephanie Cortes HC Body Shop	2,500	3%	\$2,875	\$1.15	\$34,500	\$13.80	4%	Jun-21	Jul-27
002	Restyling Granite Stone LLC	2,500	3%	\$2,888	\$1.16	\$34,656	\$13.86	4%	Jun-21	Jul-27
003	PFW Enterprises Inc	2,500	3%	\$2,500	\$1.00	\$30,000	\$12.00	3%	Mar-25	Apr-28
004_005	Art & Iron, Inc.	5,000	5%	\$4,600	\$0.92	\$55,200	\$11.04	6%	Jun-18	May-27
006	Miguels Mobile Mechanic LLC	2,500	3%	\$2,750	\$1.10	\$33,000	\$13.20	3%	Jan-25	Jan-28
007	James V Moon	2,500	3%	\$2,750	\$1.10	\$33,000	\$13.20	3%	Nov-24	Oct-27
008, 009	Leon Enterprises Inc	5,000	5%	\$5,200	\$1.04	\$62,400	\$12.48	6%	Sep-23	Aug-26
010	Luis Manuel Vargas	2,500	3%	\$2,750	\$1.10	\$33,000	\$13.20	3%	Jan-25	Dec-27
011	Abraham Garcia, IND	2,500	3%	\$2,520	\$1.01	\$30,236	\$12.09	3%	Feb-18	Jul-26
012	Andres Sosa and Enrique Soto	2,500	3%	\$2,888	\$1.16	\$34,656	\$13.86	4%	May-24	Apr-27
013	Leticia Ojeda, a sole proprietor	2,500	3%	\$3,125	\$1.25	\$37,500	\$15.00	4%	Apr-25	May-30
014	Nevada Granite LLC	2,500	3%	\$2,750	\$1.10	\$33,000	\$13.20	3%	Nov-24	Oct-27

RENT ROLL

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Suite #	Tenant Name	Size SF	Pro			Rent Annual	Rent \$/SF/Yr	Rata (\$)	Pro	Lease	Lease
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo				Start Date	End Date	
015	Jose Ramirez, IND	2,500	3%	\$2,888	\$1.16	\$34,656	\$13.86	4%	May-21	Jun-27	
016	High Hitter Hydraulics LLC	2,500	3%	\$2,888	\$1.16	\$34,656	\$13.86	4%	Dec-23	Nov-28	
017_018	VACANT	5,000	5%	-	-	-	-	-	-	-	
019_020	VACANT	5,000	5%	-	-	-	-	-	-	-	
		Total Occupied	90,000	90%	\$81,246	\$0.90	\$974,949	\$10.83	100%		
		Total Vacant	10,000	10%	\$0	\$0.00	\$0	\$0.00	0%		
		Total / Wtd. Avg:	100,000	100%	\$81,246	\$0.81	\$974,949	\$9.75	100%		

PRICING SUMMARY

MARION INDUSTRIAL PARK



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtandequity@srsre.com

Pricing Summary	
Asking Price	\$15,814,000
PSF	\$158
Net Operating Income	\$869,759
In-Place Cap Rate	5.50%

Operating Cash Flow	In-Place
Potential Rental Revenue	\$974,949
Potential Reimbursement Revenue	<u>\$185,660</u>
Effective Gross Revenue	\$1,160,609
Less Expenses	<u>(\$290,850)</u>
Net Operating Income	\$869,759

Operating Expenses	In-Place	PSF/Yr
Taxes	\$58,883	\$0.59
Insurance	\$83,597	\$0.84
CAM	\$102,715	\$1.03
Management	\$12,000	\$0.12
Non-Recoverable	\$33,655	\$0.34
Total	\$290,850	\$2.91

Notes

1. Operating Expenses are estimated based on Aug-2025 Trailing 12-month Operating Statement



MULTI-TENANT INVESTMENTS

Capitalizing on retail market expertise to deliver maximum returns

300+

TEAM
MEMBERS

25+

OFFICES

\$ 5 B +

TRANSACTION
VALUE
company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2024

\$ 2.5 B +

CAPITAL MARKETS
TRANSACTION
VALUE
in 2024

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