

LEASE HERE

4145

Wagon Trail Road

LAS VEGAS, NV 89118
(UNINCORPORATED CLARK COUNTY)

Southwest Las Vegas
Highly improved, Heavy Power,
2-Level Permitted Mezzanine
Industrial with Commercial Kitchen
and Fenced Yard

4145

Wagon Trail Road



OVERVIEW

Team Emanuele, in conjunction with The System CRE Team @ Simply Vegas, is pleased to offer 4145 Wagon Trail Road, Las Vegas, Nevada 89111 (the “Property”) for lease. The Property is a ±20,607 square foot two-story industrial warehouse situated on ±0.57 acres in the highly sought-after Southwest Las Vegas submarket, just north of the 215 Beltway.

The surrounding area is a dense and rapidly expanding mix of industrial, flex, and distribution users, making this an ideal location for companies seeking scale, infrastructure, and proximity to major transportation corridors. The building is well-suited for data center operations, high-power manufacturing, food production/processing (including USDA-related uses), or other power-intensive industrial users requiring robust building systems and flexible interior layouts.

NEARBY HIGH SPEED CONNECTIVITY

The Southwest Las Vegas submarket has emerged as a key regional connectivity hub, supported by a deep and growing fiber-optic network. More than 30 business-grade fiber carriers operate in the area, offering solutions ranging from dark fiber to wavelength and dedicated enterprise services. Multiple Points of Presence (PoPs) and inter-carrier interconnections provide tenants with low-latency, redundant, and highly scalable connectivity options, making the location well-suited for cloud, colocation, enterprise IT, and data-driven operations.

ROBUST ELECTRICAL SERVICE

Constructed in 2003 and substantially renovated in 2016, the Property was designed to support high-demand industrial and technology uses. The building features substantial electrical capacity, including 2,500A, 3-phase, 480/277V service via a 1,500 KVA pad-mounted transformer, in addition to 1,500A, 208/120V service from a 750 KVA pad transformer.

Electrical distribution includes Siemens switchgear, generator connection points, and a transfer switch for backup capability. Power is delivered throughout the building via 16 low-voltage (200A) panels and six high-voltage (200A) panels, all served from a single 3-phase metered service with CTs—providing tenants with operational flexibility and expansion capacity.

OVER 180 TONS OF COOLING

The facility offers exceptional cooling capacity, exceeding one ton per 115 square feet, making it suitable for heat-intensive operations. Approximately 100 tons of HVAC serve the upper level, with an additional 80 tons on the lower level, plus 30 supplemental tons from two AISIN natural gas-powered heat pump/AC systems.

FIRE PROTECTION

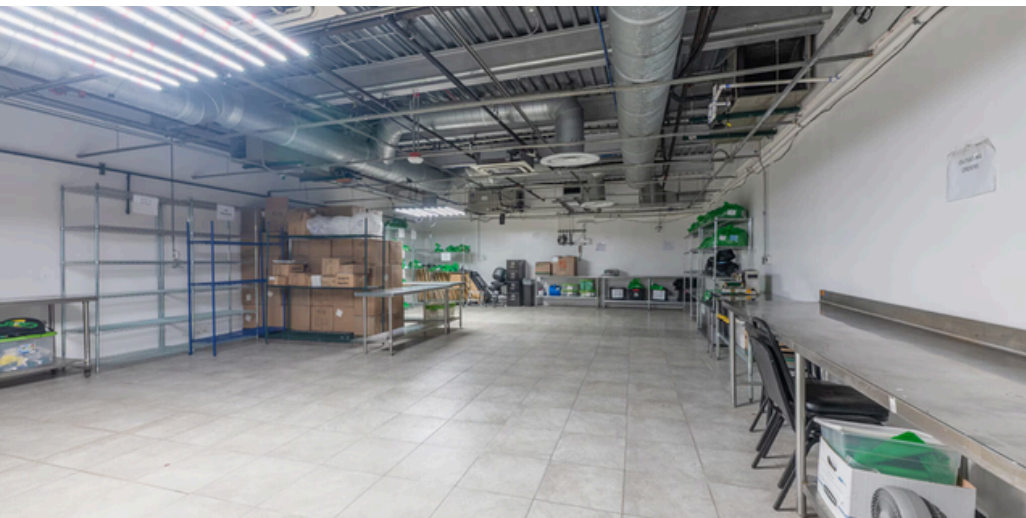
The property is fully sprinklered with a Honeywell Silent Knight fire warning system tied to a dual-branch sprinkler system rated at 750 GPM, ensuring compliance and safety. Overall, this facility combines heavy-duty construction, robust utilities, and flexible climate control—a strong foundation for any business seeking to expand or relocate in the Las Vegas industrial market.

Overall, 4145 Wagon Trail Road offers a rare combination of heavy power, advanced cooling, fiber connectivity, and flexible industrial design, making it an exceptional leasing opportunity for users seeking mission-critical infrastructure in one of Las Vegas’s fastest-growing industrial submarkets.

















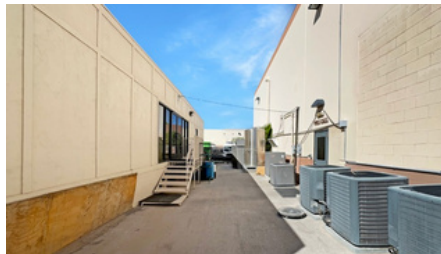
4145

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Property Particulars

SUBMARKET	USE	YEAR BUILT	PROPERTY	ZONING	PRICE	TERM
						
Southwest Las Vegas Industrial Submarket	Food Production, Cannabis, Data Center / AI Infrastructure, High Tech Manufacturing	2003; Renovated 2018 APN: 177-06-512-013	+/- 20,607 Rentable Square Feet on 0.57 AC, Part of Larger Association	IL Industrial Light Clark County (formerly M-1)	\$1.60 / SF NNN NNNs estimated at \$0.20 / SF / mo	3-10 Year Terms, 3% annual escalations
POWER	LOADING	CONSTRUCTION	SPECIALTY IMPROVEMENTS	YARD	CLIMATE CONTROL	PARKING
						
Heavy Power to Site 2,500A of 3-phase power @ 480V + 1500A @ 208/120V	14' H x 12' W (currently walled-up) + 8' H x 10' W operable grade level door & Industrial VRC (Material Lift)	Concrete tilt up, steel girder mezzanine with 25' column spacing	Commercial Kitchen with 1500 gallon grease interceptor, Type I / Type II Hoods, Full size baking oven, 12'x14' & 10'x12' Coolers / Freezers	Large yard area, sufficient space for 53' semi-back up or trailer storage	180 Tons of HVAC capacity (115 SF / Ton) Individual Package Units	1.07:1000 Parking 22 Spaces + Private Yard + Plentiful Street Parking
Possible Exterior Dock Ramp						



4145

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Site Connectivity Analysis

Own your Connectivity - The Strategic Advantage of 4145 Wagon Trail

4145 Wagon Trail Ave is positioned in one of the most fiber-rich corridors in Las Vegas. Unlike leasing space in a colocation facility, master leasing delivers long-term strategic benefits:



Control of Infrastructure: Master lessees decide which carriers and services connect, with flexibility to negotiate for dark fiber, wavelength services, or custom builds without landlord restrictions.



Reduced Latency & Reliability: Proximity to Switch CORE, DataBank LAS1, and Tier-1 carrier POPs means shorter paths to IXPs and carrier hotels, enabling faster, more reliable performance.



Enterprise-Grade Diversity: Master leasing enables multi-entry fiber paths, redundant conduits, and carrier-neutral access points, ensuring business continuity.



Future-Proof Scalability: Supports 50 Mbps to 100 Gbps today, with growth capacity for AI, analytics, cloud, or streaming workloads.



Cybersecurity & Integration: Direct access to AT&T, Lumen, Zayo, Cogent, and Cox allows for integration of cybersecurity, cloud direct connects, SD-WAN, and private networking.

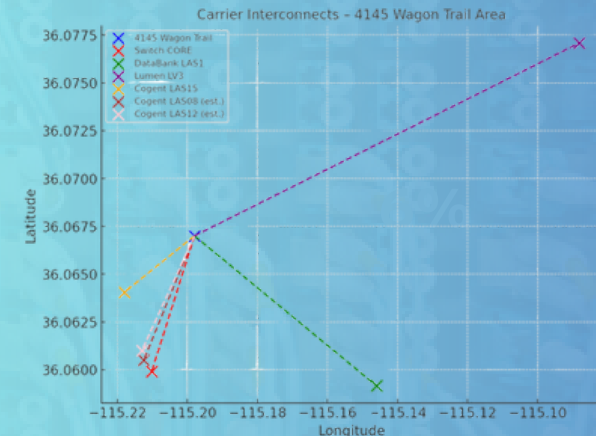


Investment Value: Properties adjacent to Tier-1 carrier infrastructure and IXPs are rare and command higher market value, making 4145 Wagon Trail a strategic digital asset.

Nearest Interconnects & Facilities

This property is strategically located in one of the most fiber-dense corridors in Las Vegas, with immediate access to Tier-1 carriers and interconnection hubs:

- 📍 - Switch – CORE Campus (7135 S Decatur Blvd) – ~0.99 mi
- 📍 - DataBank LAS1 (7185 Pollock Dr) – ~2.91 mi
- 📍 - Lumen (Level 3) – Las Vegas 3 (3944 E Silvestri Ln) – ~6.08 mi
- 📍 - Cogent @ Switch LAS15 (5660 W Badura Ave) – ~1.25 mi
- 📍 - Cogent @ Switch LAS08 (5225 W Capovilla Ave) – ~1.1–1.3 mi
- 📍 - Cogent @ Switch LAS12 (5325 W Capovilla Ave) – ~1.1–1.3 mi



Carrier	Distance	Speeds	Est. MRC	Install (NRC)	Diversity
AT&T	Patch <1mi; CO build 10G+	50M - 100G	\$3k-\$5k(10G)	From \$200; build for 10G+	✓
Lumen	~6.08 mi (LV3)	50M - 100G	TBD	TBD	✓
Zayo	Near-net in SW LV (est.)	50M - 400G	TBD	TBD	✓
Cogent	~1-1.3 mi (Switch campus)	100M - 100G	Competitive	Cross-connect	✓
Cox	Metro presence nearby	50M - 10G+	TBD	TBD	✓

Wagon Trail Road



Permitted Freight Elevator

4145

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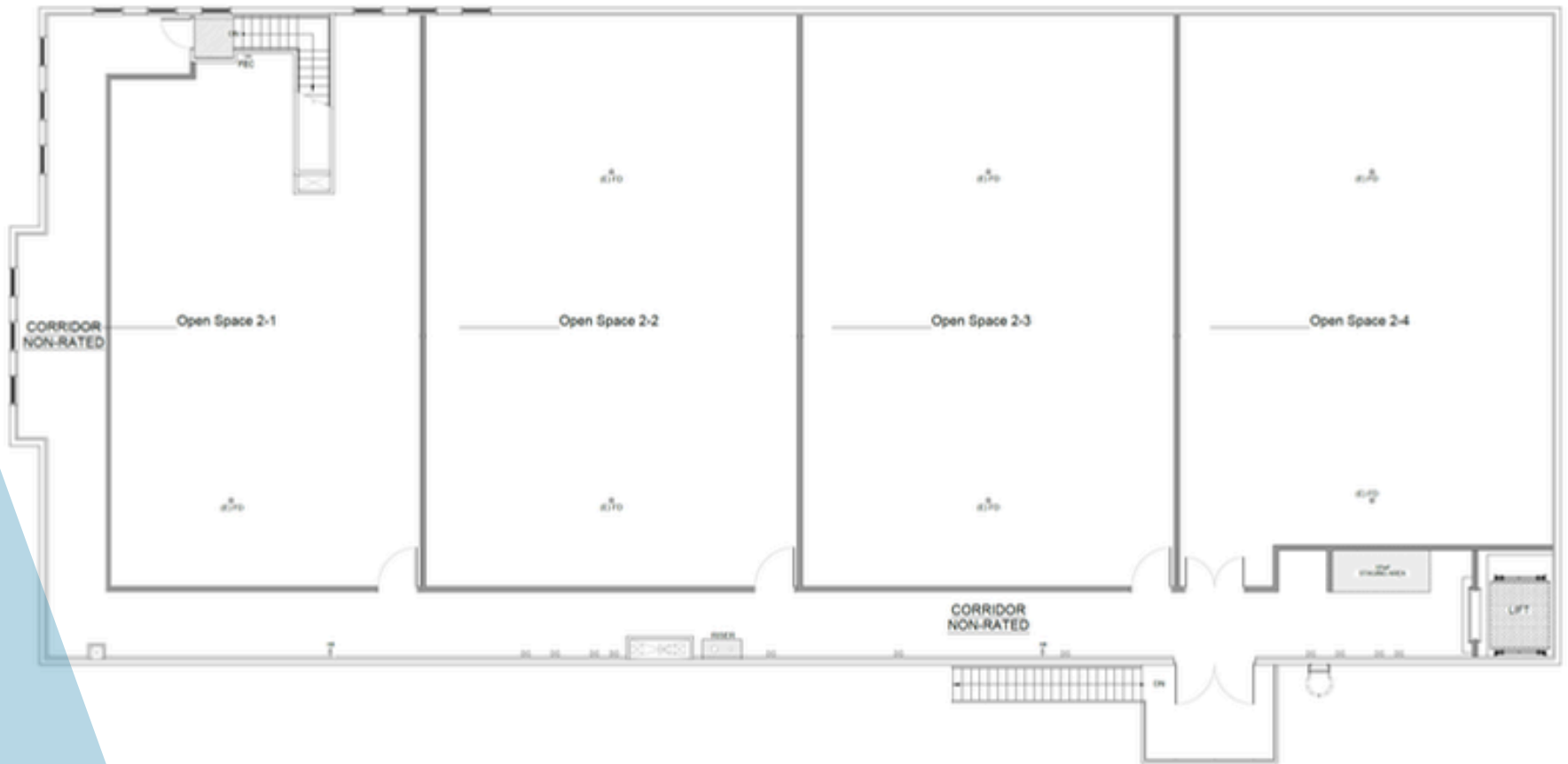
Existing floorplan - 1st Floor



4145

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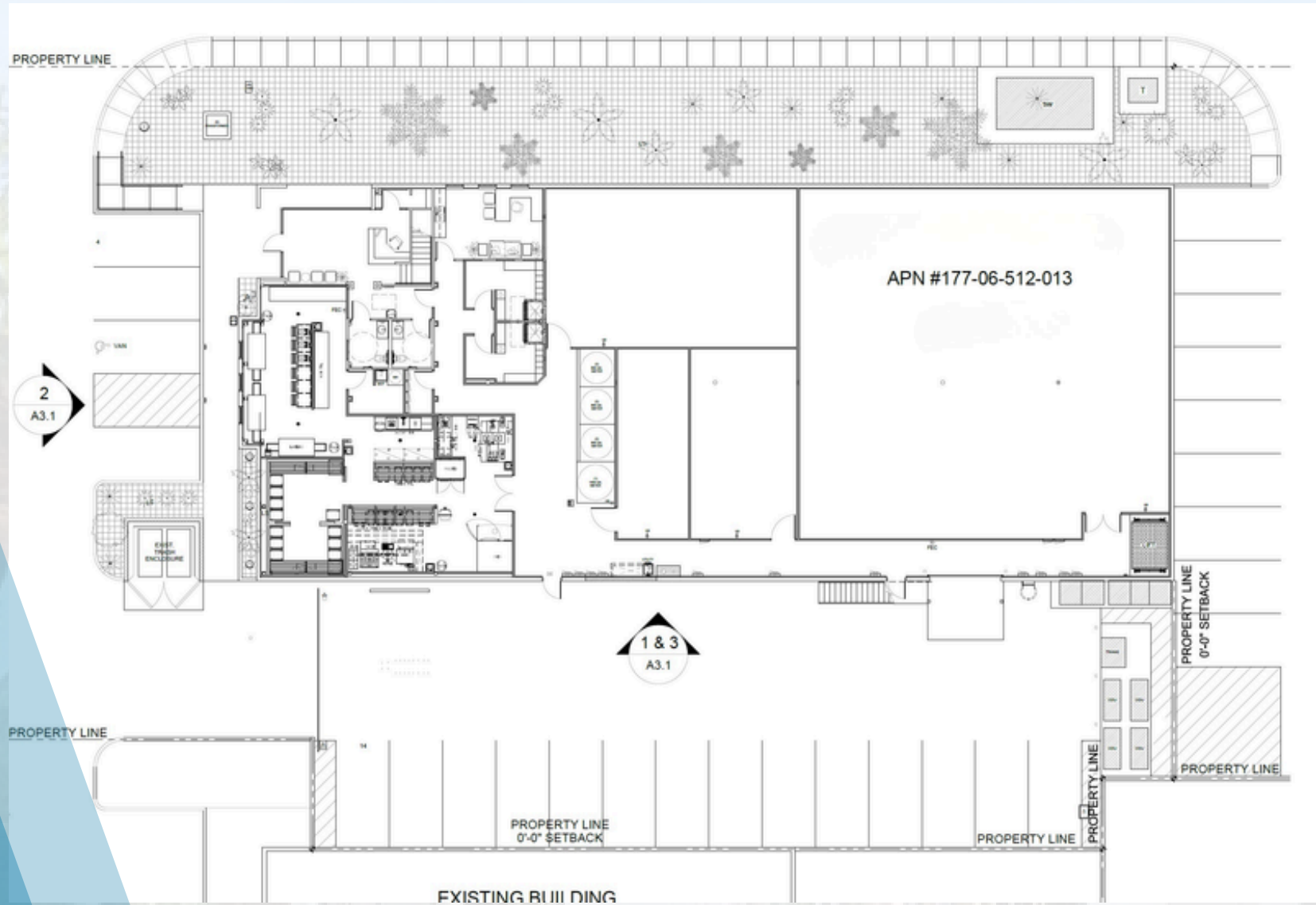
Existing Floorplan - 2nd Floor



4145

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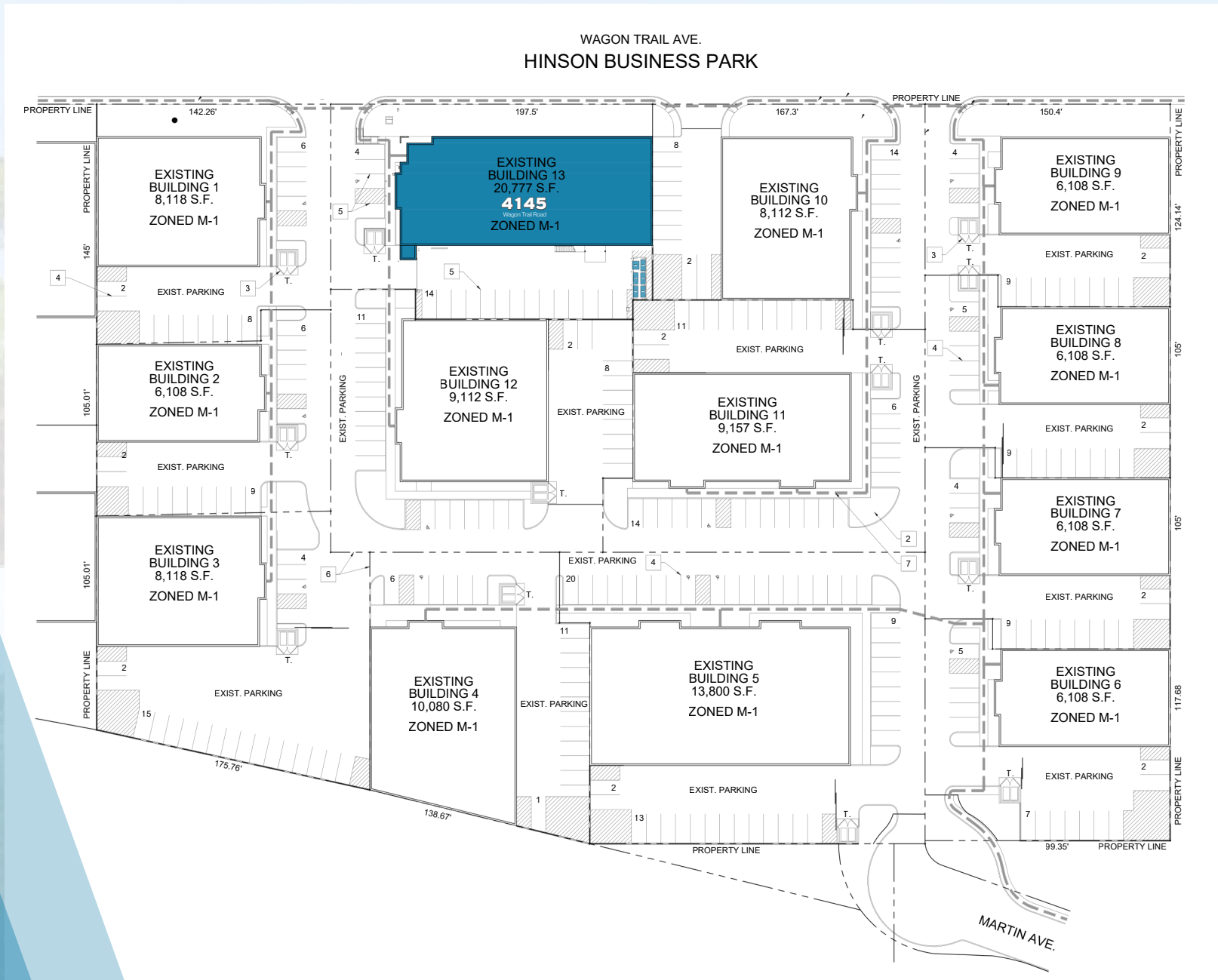
Site Plan



4145

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Business Park Plan



Today's Las Vegas advantage...

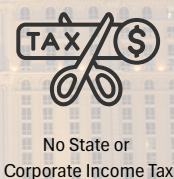
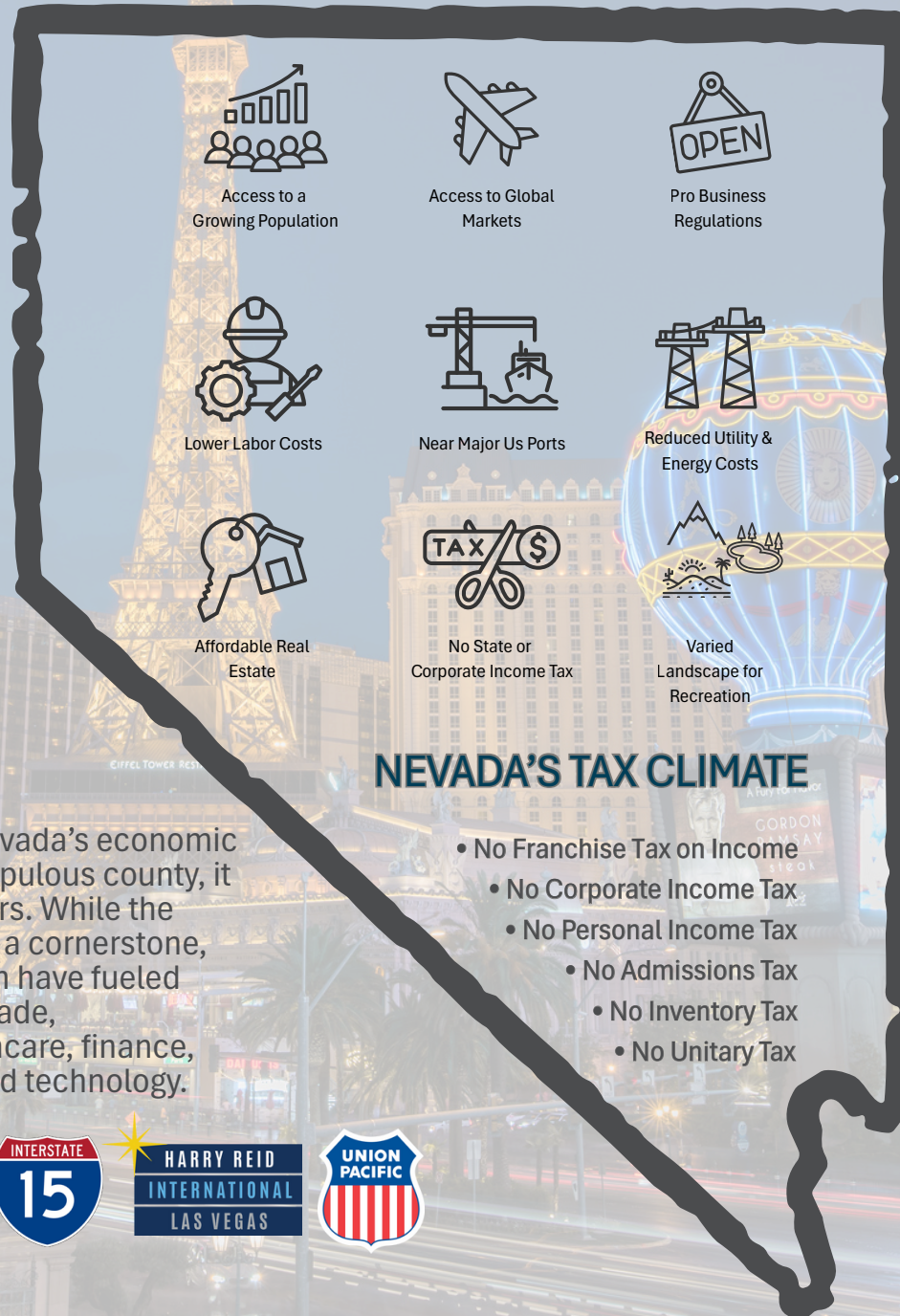
...for the region of tomorrow

Clark County is recognized worldwide as a leading resort and convention destination, drawing over 42 million visitors annually to its unmatched entertainment, hospitality, dining, and shopping. Anchored by the iconic Las Vegas Strip—home to 17 of the nation's 20 largest hotels—the region has built a global reputation for excellence. But most already know these stats...



Beyond tourism, Clark County is Nevada's economic powerhouse. As the state's most populous county, it drives growth across multiple sectors. While the resort and gaming industry remains a cornerstone, decades of economic diversification have fueled expansion in retail and wholesale trade, construction, transportation, healthcare, finance, insurance, real estate, and advanced technology.

MAJOR TRANSPORTATION INFRASTRUCTURE



NEVADA'S TAX CLIMATE

- No Franchise Tax on Income
- No Corporate Income Tax
- No Personal Income Tax
- No Admissions Tax
- No Inventory Tax
- No Unitary Tax

HIGH TECH EMPLOYERS

Switch
Google
Zappos
Boxabl
Aristocrat
Timet
Haas Automation



BUSINESS ASSISTANCE PROGRAMS

Silver State Works Employee Hiring Incentive
Real Property Tax Abatement for Recycling
Personal Property Tax Abatement
Modified Business Tax Abatement
Sales and Use Tax Abatement
TRAIN Employees Now (TEN)

HIGHER EDUCATION

UNLV - Main Campus
UNLV - School of Dentistry
UNLV - Kerkorian School of Medicine
College of Southern Nevada
Touro University
Carrington College

Las Vegas: The Rising Capitol of the Southwest



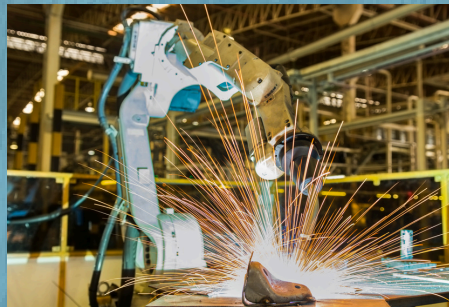
Growth Is Inevitable

In its second decade, the inbound migration continues unabated from California, New York, and Hawaii.

Movers into Las Vegas came in with a median household income about 20% higher than the median of the incumbent local population — indicating not just quantity of migration, but a shift in socioeconomic profile. (via Placer.ai)

Smarter, faster, broader

Not just population growth alone has catapulted Las Vegas onto the world stage. with F1 Racing, Life Sciences & Medicine, Movie production, Advanced Manufacturing, Sports and Entertainment Tech, and National Logistics operations are all relatively recent entrants to the market, casting a stark contrast to the gambling town focus of the past.



Sophistication Increasing

Smart fiscally responsible legislation, Institutional investment influx from east coast funds, global real estate developers entering the market, coastal restaurants and influencers relocating to Las Vegas. As the region becomes a “tech hub” with over 143% growth since 2020 in the number of startups, Las Vegas is a smart bet to call home for your enterprise.

LAS VEGAS BY THE NUMBERS:



2,463,000

Population



\$79,787

Average Household
Income



6%

5 Year
Population Growth



\$434,362

Average Home
Value



72,501

Number of Employers



38 Y

Median Age

4145

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AREA MAP



Mobile

ARENA

W Tropicana Ave



Russell Road



Las Vegas Boulevard South



W Post Road



4145

Wagon Trail Road



W Sunset Road



S Hinson Street



S Valley View Blvd



W Maule Ave



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