

4200

W PIONEER AVE., LAS VEGAS, NV 89102



±28,002 SF

FREE STANDING OFFICE WAREHOUSE FOR SALE OR LEASE

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NASEEF
COMMERCIAL SERVICES GROUP

EXECUTIVE

SUMMARY



FREE-STANDING INDUSTRIAL PROPERTY WITH OFFICE BUILD-OUT

4200 West Pioneer Avenue in Las Vegas, NV 89102 is a prime industrial property strategically located in the city's established commercial corridor. The facility spans approximately 28,002 square feet, including approximately 6,082 square feet of office space, situated on 1.66 acres with M-1 zoning. Built in 2006, the property offers modern infrastructure such as 24-foot clear height, multiple dock and grade doors, and sprinkler systems, making it well-suited for logistics, light manufacturing, e-commerce fulfillment, and specialty trade operations.

Its free-standing design and flexible layout provide tenants with both warehouse efficiency and professional office accommodations. Positioned near major Las Vegas thoroughfares, the site ensures excellent accessibility for distribution and service companies. With competitive lease rates and strong surrounding industrial activity, 4200 West Pioneer Avenue represents a valuable opportunity for businesses seeking a versatile and centrally located facility in the Las Vegas market.

SALE SUMMARY

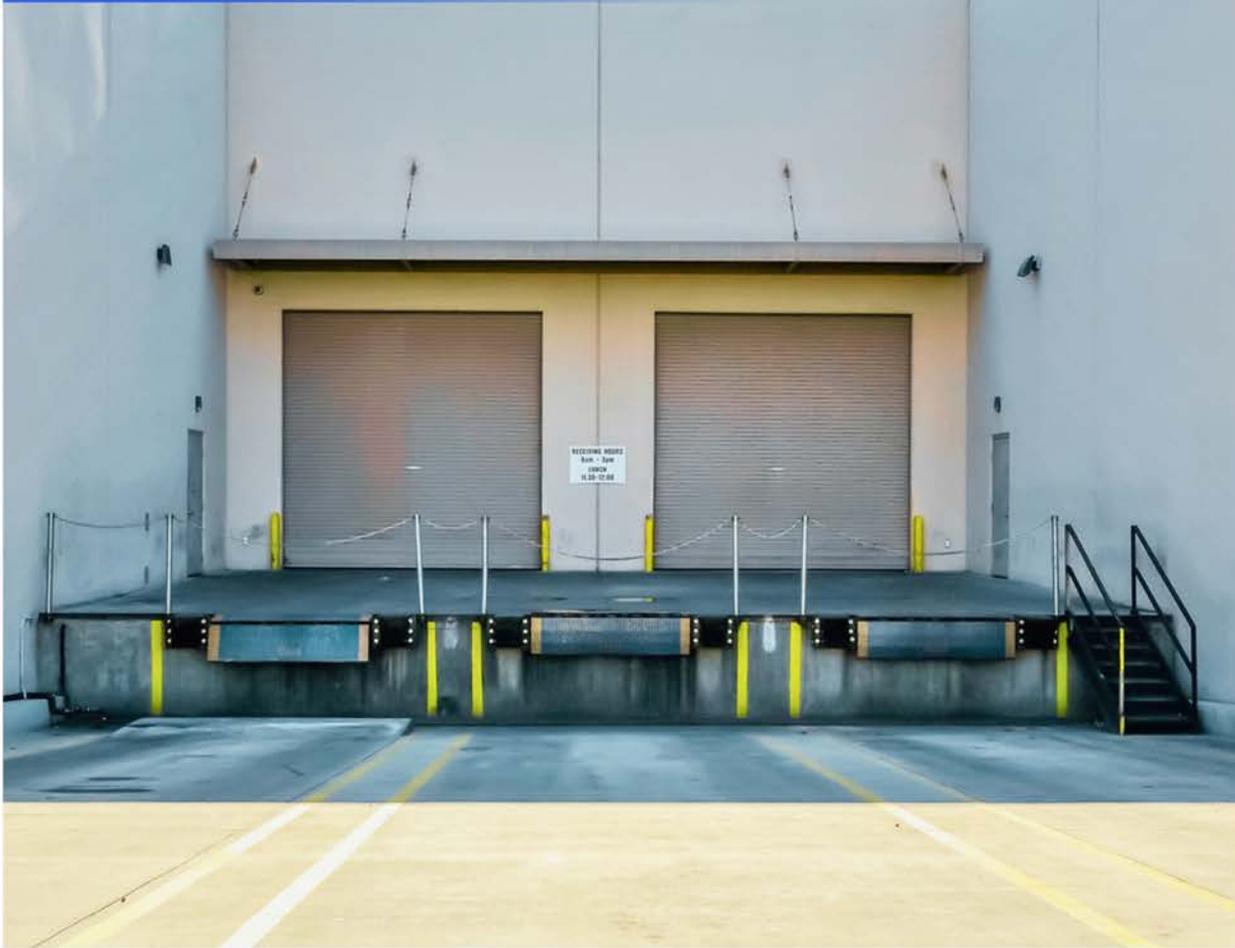
SALE PRICE	:	\$8,400,000
PRICE PER SF	:	\$300

LEASE SUMMARY

RATE/SF/MONTH	:	\$1.35
RATE/SF/YEAR	:	\$16.20
LEASE TYPE	:	NNN Lease
NNN EXPENSES	:	\$0.17
APN	:	162-18-505-002

PROPERTY

OVERVIEW



4200 West Pioneer Avenue combines functionality with accessibility, offering tenants a well-maintained industrial environment designed to support efficient operations. The property's free-standing layout ensures privacy and operational control, while its mix of warehouse and office space provides flexibility for businesses that require both administrative and production capabilities. With convenient access to major transportation routes and proximity to the city's commercial hubs, the site positions tenants to serve local and regional markets effectively, making it a practical choice for companies seeking growth and stability in a competitive industrial landscape.

PROPERTY FACTS



Property Size
±28,002 SF



Year Built
2006



Type
INDUSTRIAL



Zoning
M1



Warehouse Size
±22,046 SF



No. of Floors
ONE (1)



Office Size
±6,082 SF



Parking Spaces
28 SURFACE



Mezzanine Size
±2,500 SF



Cooling
AIR-CONDITIONED
OFFICE



Column Distance
43' - 50'



Sprinklers
WET



Clear Height
23'



Power
3 PHASE
600 AMPS



Grade-Level Doors
THREE (3)



Building Class
CLASS B



Loading Docks
TWO (2)

PROPERTY LOCATION

PRIME CENTRAL LAS VEGAS LOCATION

4200 West Pioneer Ave sits in the heart of the West Las Vegas industrial submarket, a mature and highly functional trade area with strong demand and limited vacancy. The site benefits from exceptional regional connectivity:



- Immediate access to I-15, US-95, and major arterials such as Desert Inn and Valley View



- Only 12 minutes (5.4 miles) to Harry Reid International Airport

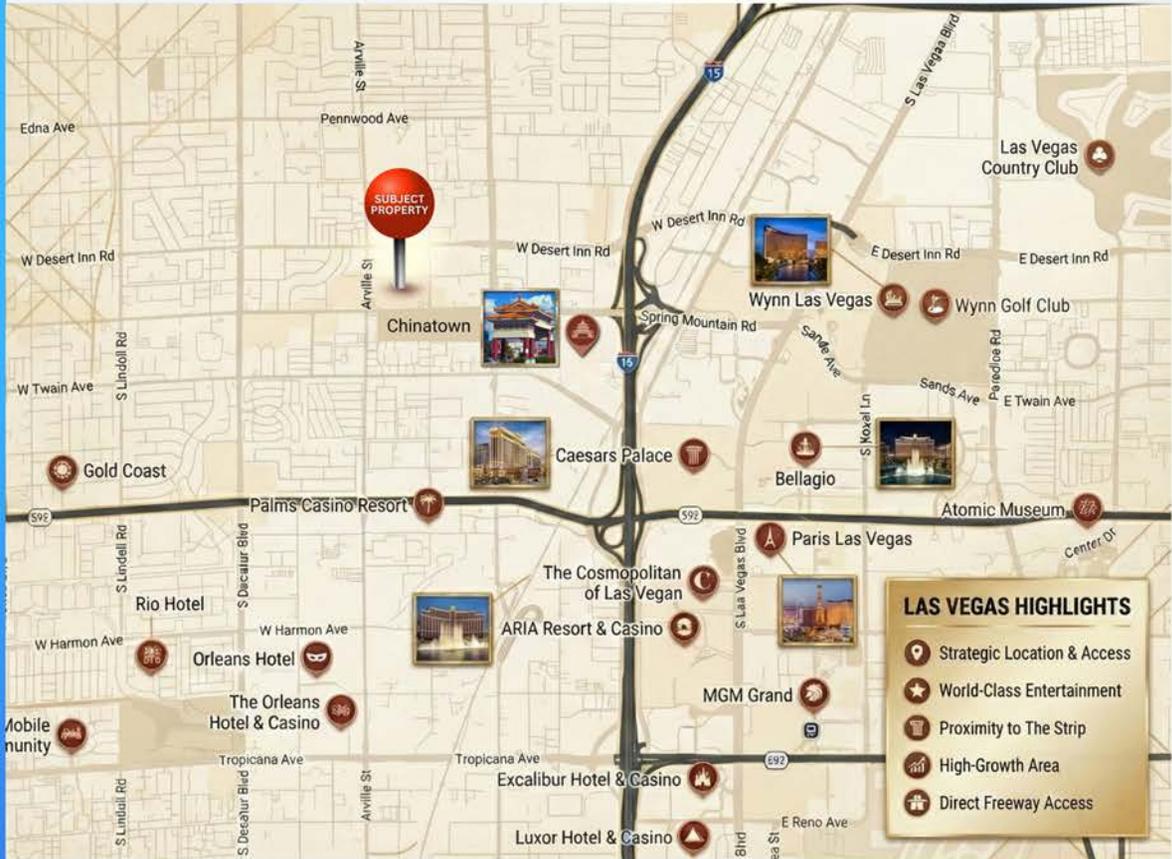


- Minutes from the Las Vegas Strip, Chinatown, Convention Center, and central employment hubs



- Surrounded by established industrial, commercial, and service businesses, including electrical supply, logistics, HVAC, and specialty trade operators

The area's demographics support a strong labor pool, with over 159,000 residents within 3 miles and continued growth projected through 2029.



AERIAL MAP



SUBJECT
PROPERTY

W SPRING MOUNTAIN RD

W SPRING MOUNTAIN RD

W PIONEER AVE

W PIONEER AVE

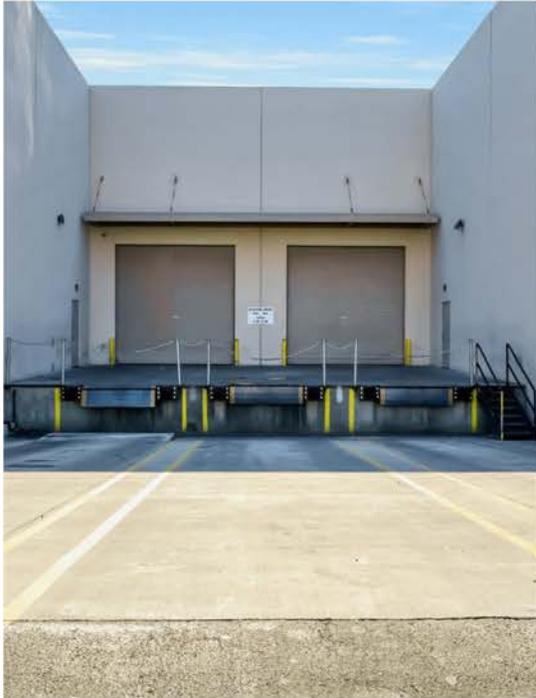
S SCHIRLL ST

W DESERT INN RD

W DESERT INN RD

EXTERIOR

PHOTOS



INTERIOR

PHOTOS



MARKET OVERVIEW

Population & Economy

Las Vegas continues to grow steadily, with Clark County nearing 2.5 million residents and the metro area approaching 3 million. The region added more than 50,000 new residents in the past year alone, highlighting its enduring appeal as both a residential and business hub.

While traditional tourism is showing signs of slowing, household incomes have risen significantly, and new industries are helping the region diversify its economic base.

Unemployment remains higher than the national average, underscoring the need for workforce development to keep pace with growth.

Key Figures:

 **~3M**
residents
(in the metro area)

 **~2.4-2.5M**
residents
(in Clark County)

 **+53,000**
new residents
(in one year)

 **+6.47%**
YoY
(Local income)

 **5-6%**
Unemployment

MARKET OVERVIEW



Real Estate & Development

Key Projects & Trends:



\$2B MLB Athletics Ballpark
(completion 2028)



Hard Rock Hotel replacing Mirage
(2027)



\$12B Brightline West High-Speed Rail
(2028)



M Resort expansion
(2025-2026)



LVXP Arena & Resort
(NBA-ready)



Median home price:
~\$485,000



Retail vacancy: 5.3%
(record low)



Office vacancy: -10%

Las Vegas is entering one of its most ambitious development cycles ever. Multi-billion-dollar projects are transforming the city's landscape, including new stadiums, arenas, resorts, and transportation links. Residential housing is stabilizing, with home prices holding firm despite growing inventory.

Meanwhile, commercial real estate shows resilience: retail is thriving with record-low vacancies, and the office sector remains stable.

These developments reflect confidence in Las Vegas's long-term growth trajectory.

MARKET OVERVIEW

LAS VEGAS HIGHLIGHTS REPORT

Tourism, Conventions & Entertainment

Tourism is experiencing a mixed performance in 2025.

Leisure visitation is down, with hotel occupancy and room rates softening, but conventions remain a major strength. Las Vegas continues to attract world-class conferences and trade shows, reinforcing its position as the #1 convention city in the U.S.

At the same time, new attractions and immersive experiences are being added, while resorts invest heavily in renovations to keep pace with evolving visitor expectations.

Key Figures & Developments:

- Convention attendance up +10% (July 2025)
- 6.3M+ annual convention delegates (record levels)
- Major shows: CES, SEMA, NAB, MAGIC
- New attractions: Universal Horror Unleashed (AREA15), F1 Drive, Atomic Golf, DiscoShow

Resort investments:



MGM Grand
(\$300M renovation)



Bellagio expansion



M Resort new tower



MARKET OVERVIEW

LAS VEGAS HIGHLIGHTS REPORT

Sports & Major Events

Las Vegas has become a global sports capital, hosting a growing roster of professional teams and world-class events.

With the Raiders, Golden Knights, and Aces anchoring its pro sports scene, the city is expanding further with the MLB Athletics stadium and positioning for an NBA expansion franchise.

Sports tourism is now a vital part of the local economy, drawing millions of visitors annually and generating billions in impact.

Key Highlights:

- Pro teams: Raiders (NFL), Golden Knights (NHL), Aces (WNBA), Aviators (MiLB), Silver Knights (AHL), Lights FC (USL), Desert Dogs (Lacrosse)
- MLB Athletics: \$2B stadium, opening 2028
- NBA expansion highly anticipated (LVXP arena in progress)
- Major events hosted: Formula 1 Grand Prix, NASCAR, UFC, March Madness, National Finals Rodeo
- Sports tourism impact: \$1.8B+ annually

MARKET OVERVIEW

LAS VEGAS HIGHLIGHTS REPORT

Infrastructure & Connectivity

Las Vegas is investing heavily in infrastructure to support its growth and enhance connectivity. Highway projects are improving regional traffic flow, while Harry Reid International Airport continues to expand toward capacity.

Future plans include a new supplemental airport to meet demand by 2037. On the ground, the Las Vegas Loop and Brightline West rail are reshaping mobility, making travel across the city and to California faster and more efficient.

Key Projects & Trends:

- \$382M I-15/Tropicana Interchange (completed 2025)
- Beltway widening underway
- Harry Reid International Airport: 58.4M passengers (2024)
- Supplemental airport planned for Ivanpah Valley (2037 target)
- Vegas Loop: 3M+ riders, 68 miles planned
- Brightline West: \$12B high-speed rail (Las Vegas ↔ SoCal)

MARKET

OVERVIEW

LAS VEGAS HIGHLIGHTS REPORT

Innovation, Technology & Education

Las Vegas is rapidly emerging as a center for technology and innovation.

UNLV has solidified its position as an R1 research university, driving initiatives in AI, health sciences, and sports research. Startups and accelerators are expanding, while major tech companies such as Google and AWS are investing in large-scale data centers.

The city's Smart Vegas Plan is also laying the groundwork for advanced urban infrastructure. Still, the region faces challenges in building a skilled workforce that can match the demands of these fast-growing industries.

Key Highlights:

- UNLV R1 research designation; hosting AI and tech summits
- Startup hubs: International Innovation Center, StartUpNV, CCID incubators
- Google \$400M data center + AWS expansions
- Switch data centers: 4.6M+ SF footprint
- Smart Vegas Plan: smart mobility, broadband, digital infrastructure
- Challenge: talent pipeline & education capacity

Challenges & Outlook

Las Vegas faces a dual reality: rapid growth and diversification paired with structural challenges. Housing affordability, elevated unemployment, and resource management issues—particularly water—will need sustained attention.

Despite these hurdles, the city is well-positioned for the future. With its mix of sports, conventions, technology, and entertainment, Las Vegas is evolving from the “Entertainment Capital of the World” into a global hub for innovation, premium tourism, and high-value industries.

Key Challenges:

- Housing affordability pressures
- Unemployment higher than U.S. average
- Workforce skills gap
- Water and resource management

Outlook:

- Transition to a diversified economy anchored by sports, tech, and conventions
- Continued status as a top global tourism and event destination
- Strong potential to emerge as a world-class innovation hub by 2030s

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SCHEDULE A TOUR NOW

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