

BUY HERE

4145

Wagon Trail Road

LAS VEGAS, NV 89118
(UNINCORPORATED CLARK COUNTY)

Southwest Las Vegas
Highly improved, Heavy Power,
Permitted full 2nd Floor Industrial
with Commercial Kitchen and
Fenced Yard
In a Qualified Opportunity Zone

4145

Wagon Trail Road



OVERVIEW

Team Emanuele in conjunction with The System CRE Team @ Simply Vegas, brings to market 4145 Wagon Trail Road in Las Vegas, Nevada 89111 (the “Property”), a +/- 20,607 gross square foot industrial warehouse building situated on +/- 0.57 acres. Located in the Southwest just north of County Road 215, the property is surrounded by a thriving mix of industrial, flex, and distribution users in the fastest growing submarket of Las Vegas. This two-story warehouse offers a prime owner/user investment opportunity as an ideal location for a data center, high power manufacturing or USDA food processing uses. Favorable, assumable financing at well below market interest rates is available, ask the team for details.

NEARBY HIGH SPEED CONNECTIVITY

The Southwest submarket of Las Vegas has grown into a pivotal connectivity hub, bolstered by a robust and expanding fiber-optic infrastructure. Providers report roughly 30+ business-grade fiber carriers active in the region, offering everything from dark fiber to wavelength services allowing businesses full control over high-bandwidth routes. Major network operators have installed key Points of Presence (PoPs) and interconnected networks. Tenants in this submarket have excellent access to low-latency, scalable, resilient network options and strong carrier diversity, critical for cloud, colocation and enterprise operations.

ROBUST ELECTRICAL SERVICE

Originally built in 2003 and renovated in 2016, the building features a modern interior layout with significant high-power electrical infrastructure, designed for advanced industrial operations. Ideal for tech/data centers, food production, or high tech manufacturing equipped with 2,500A, 3-phase, 480/277V service from a 1500 KVA pad transformer plus 1,500A, 208/120V service from a 750 KVA pad transformer, along with generator connection points and a transfer switch for backup capability. Power is distributed throughout the building via 16 low-voltage (200A) panels and six high-voltage (200A) panels on Siemens switchgear, all fed from a single 3-phase meter with CTs.

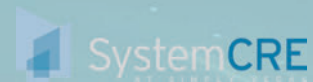
OVER 180 TONS OF COOLING

With over 1 ton per 115 SF of cooling power, the warehouse is served by approximately 100 tons of HVAC on the upper level (via split and packaged units with gas heaters) and 80 tons on the lower level, supplemented by an additional 30 tons through two AISIN natural gas-powered heat pump / AC systems. Three AON 2-ton make-up air units provide further air balance, while individual split systems and rooftop package units serve the office space. The commercial kitchen ventilation is supported by a 250 CFM / SF hood system.

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.

















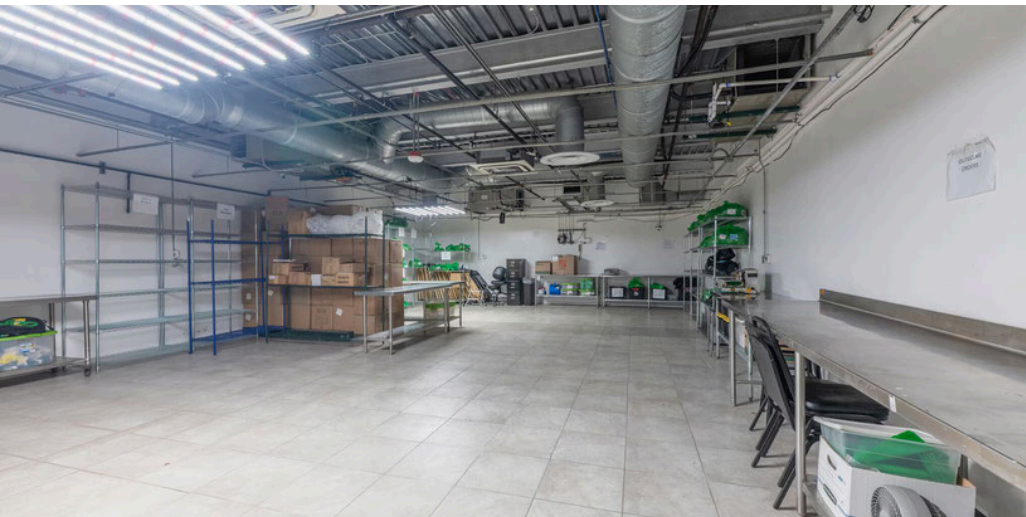
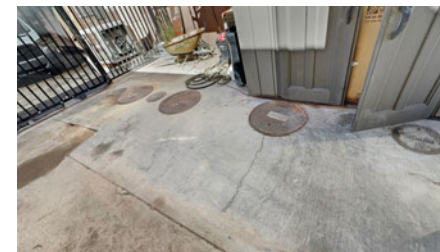
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Property Particulars

SUBMARKET	USE	YEAR BUILT	PROPERTY	ZONING	PRICE	DEBT
 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 \$410/mo for 2026	 IL Industrial Light Clark County (formerly M-1)	 \$5,900,000 (\$286 / SF GBA)	 Assumable financing at 4.79% with 3 years remaining on current term through BOK Financial
POWER	LOADING	CONSTRUCTION	SPECIALTY IMPROVEMENTS	YARD	CLIMATE CONTROL	PARKING
 Heavy Power to Site 2,500A of 3-phase power @ 480V + 1500A @208/120V (To Be Verified)	 14' H x 12' W (currently walled-up) + 8' H X 10' W operable grade level door & Industrial VRC (Material Lift) + Possible Exterior Dock Ramp	 Concrete tilt up, steel girder second floor with 25' column spacing	 Commercial Kitchen with 1500 gallon grease interceptor, Type I / Type II Hoods, Full size baking oven	 Large yard area, sufficient space for 53' semi-back up or trailer storage (+/-7,300 SF)	 180 Tons of HVAC capacity (115 SF / Ton) Individual Package Units	 1.07:1000 Parking 22 Spaces + Private Yard + Plentiful Street Parking



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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, ownership delivers long-term strategic benefits:



Control of Infrastructure: Owners 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: Ownership 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.

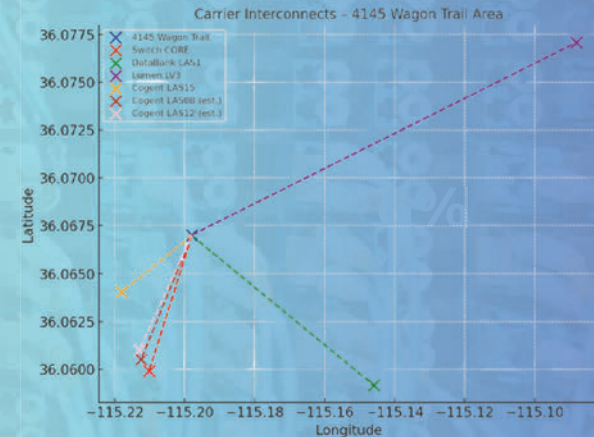


Investment Value: Properties adjacent to Tier-1 carrier infrastructure and IXPs are rare and command higher market value, making 4145 Wagon Trail a strategic digital asset.

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;buildfor10G+	✓
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	✓

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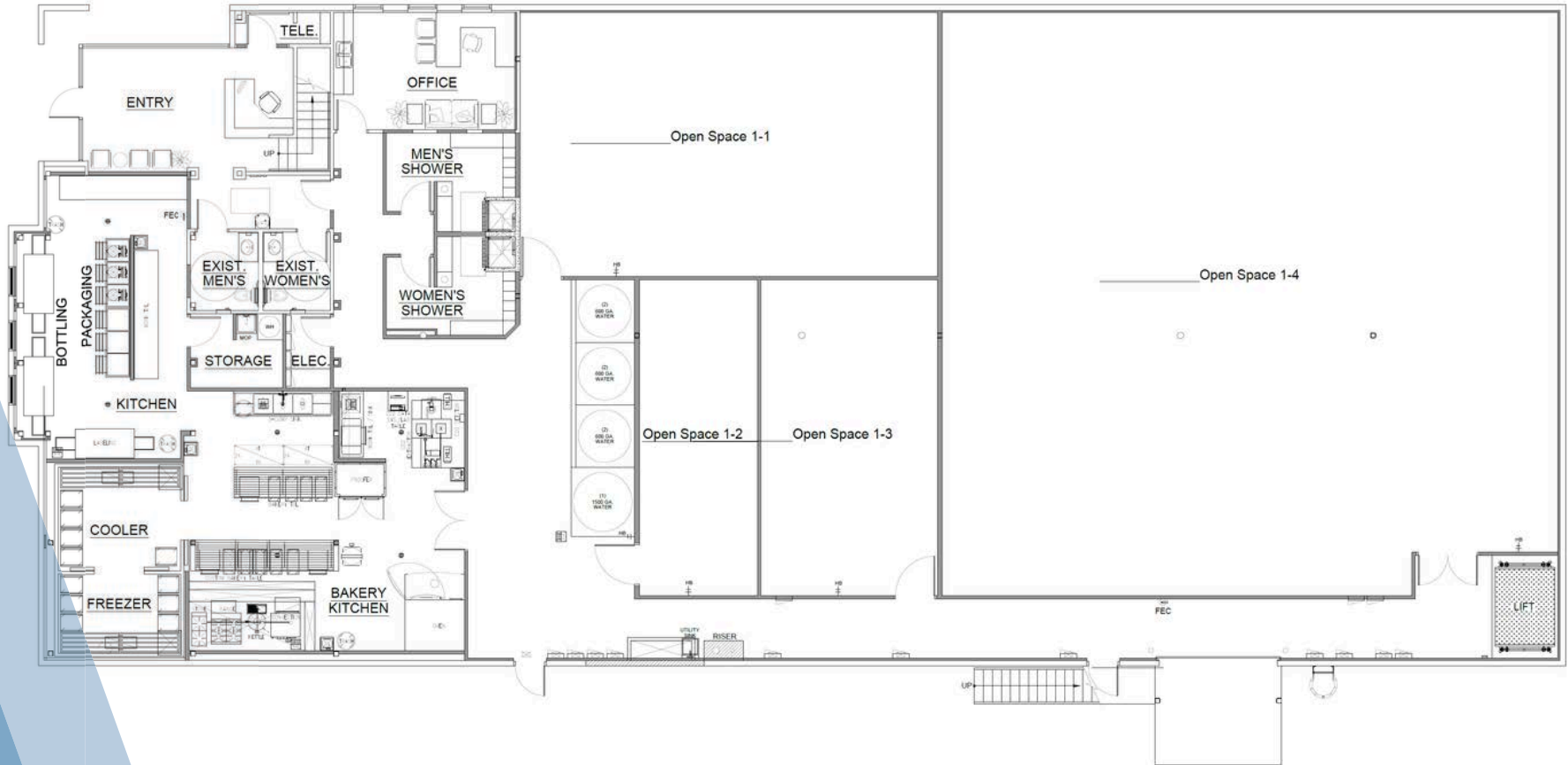
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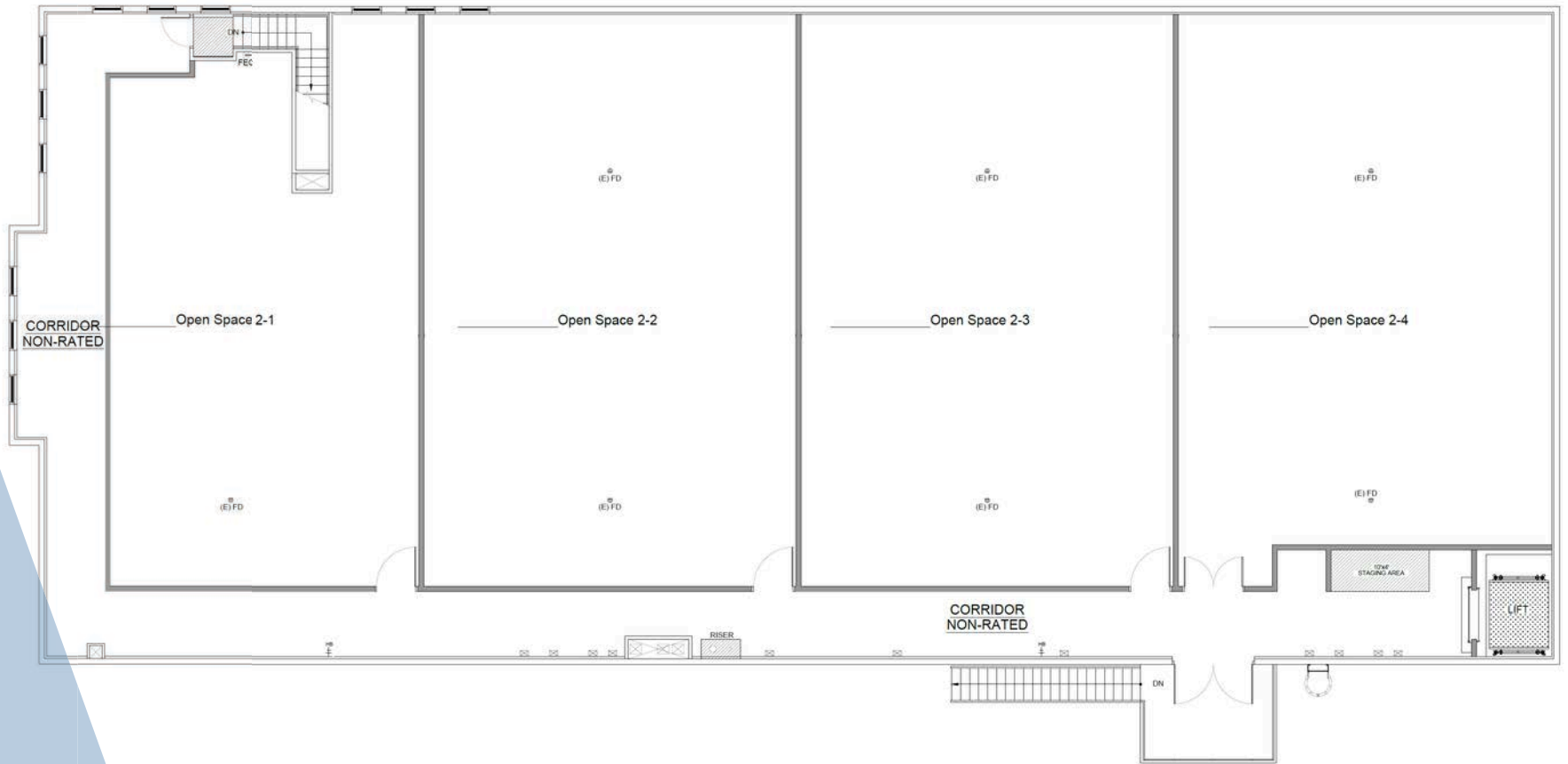
Existing floorplan - 1st Floor



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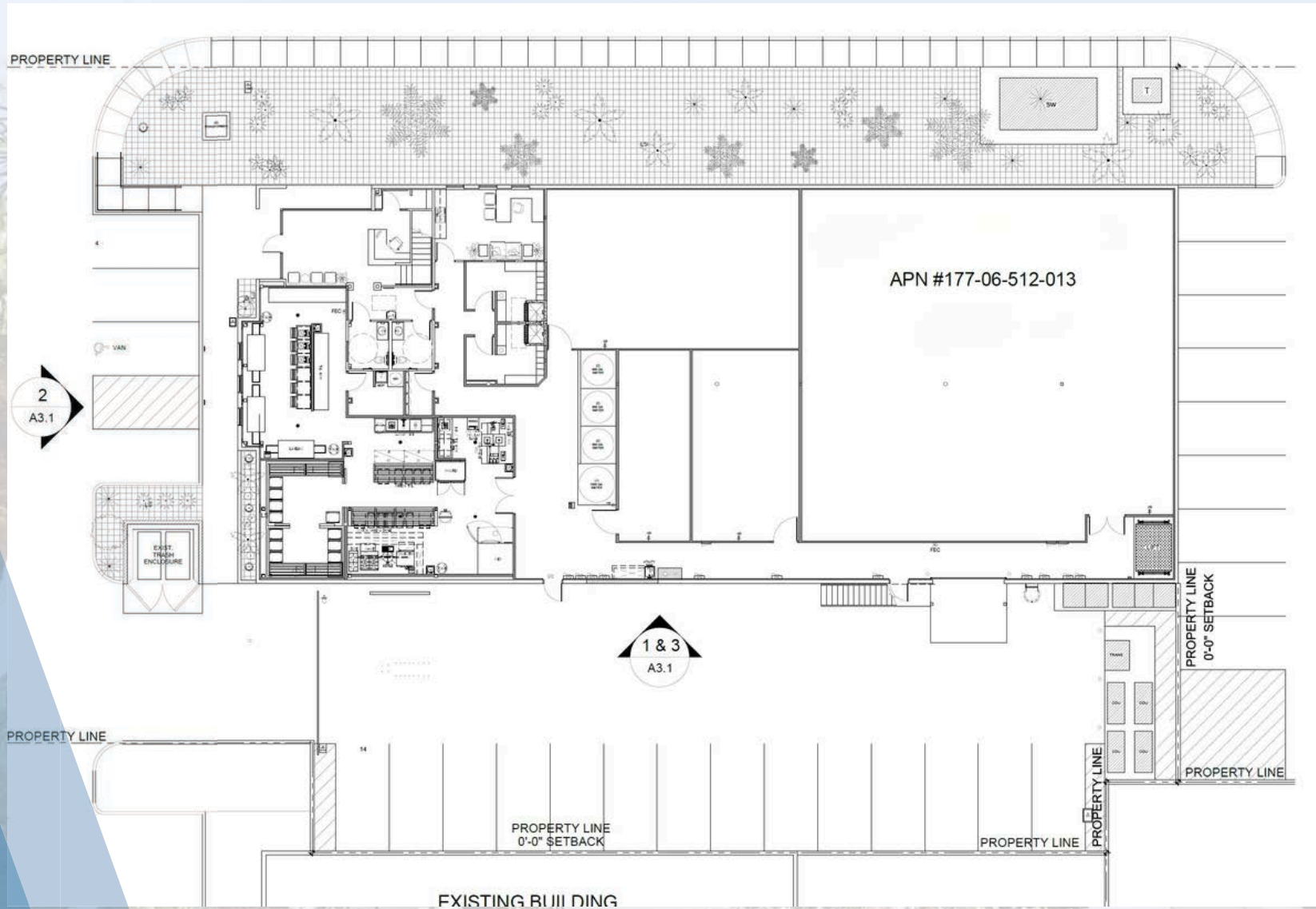
Existing Floorplan - 2nd Floor



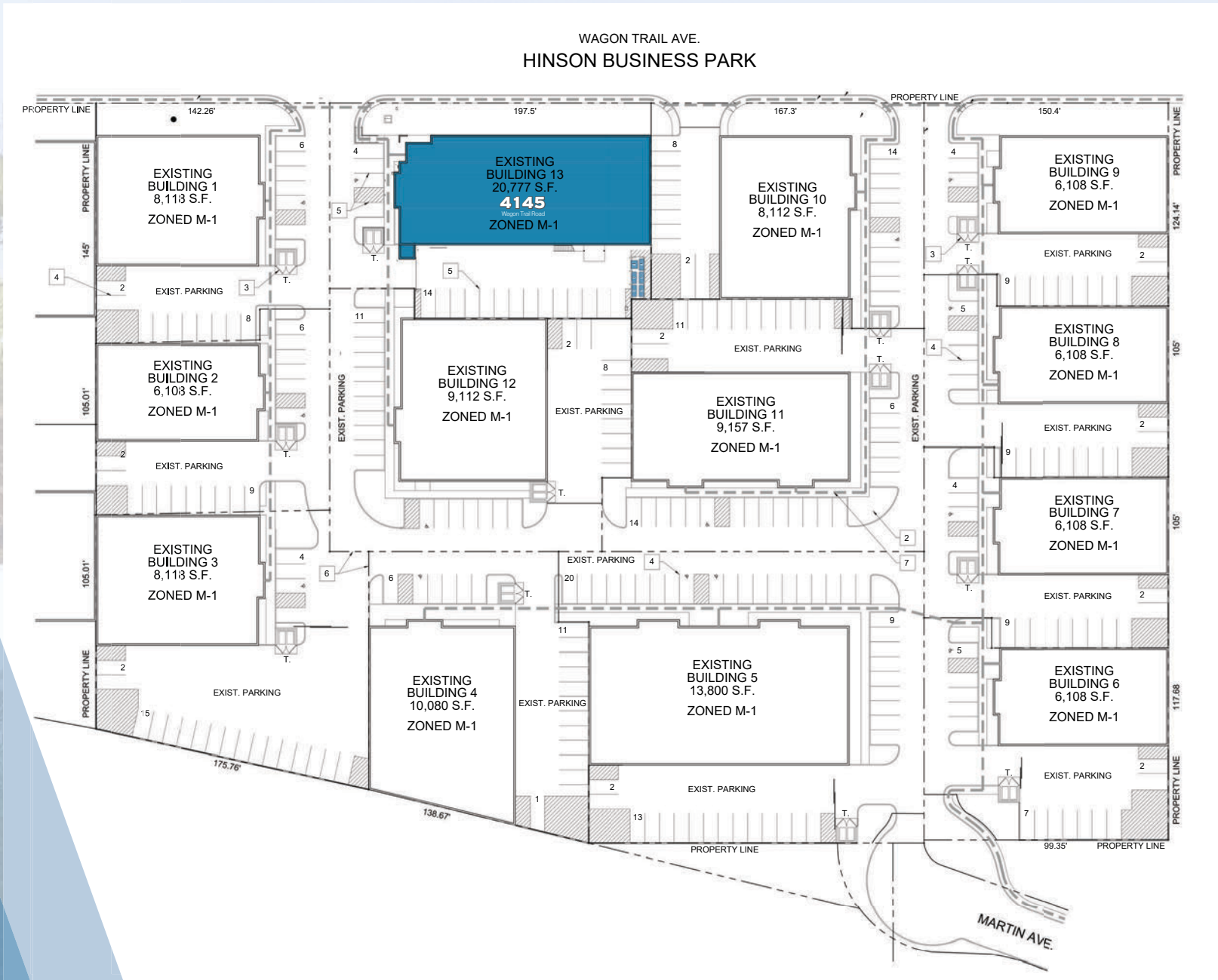
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Site Plan



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.

Access to a Growing Population

Access to Global Markets

Pro Business Regulations

Lower Labor Costs

Near Major US Ports

Reduced Utility & Energy Costs

Affordable Real Estate

No State or Corporate Income Tax

Varied Landscape for Recreation

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
- Google
- TIMEX
- Zappos
- UNAS
- switch
- BDX

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

MAJOR TRANSPORTATION INFRASTRUCTURE



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

Sample SBA 504 Lending Scenarios Provided By:

Guy Gugino 702.498.9642

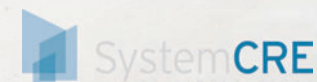


90% LTV Owner Occupied Commercial Real Estate Financing

Date: 09/26/25 4145 Wagon Trail Avenue, Las Vegas - 20,607 SF
Industrial Building

	243 per square foot			255 per square foot			\$267 per square foot					
Project Cost			\$	5,000,000			\$	5,250,000			\$	5,500,000
Purchase Price CDC Debiture Fee			(estimate)	43,000			(estimate)	45,150			(estimate)	47,300
(2.15% total by CDC) CDC Origination Fee			(estimate)	2,500			(estimate)	2,500			(estimate)	2,500
Bank Loan Fee (1.0% approx)			(estimate)	25,205			(estimate)	26,461			(estimate)	27,718
Other Fees: appraisal, environment, title, legal			(estimate)	13,500			(estimate)	13,500			(estimate)	13,500
Total Project Cost			\$	5,084,205			\$	5,337,611			\$	5,591,018
Cash Down Payment (10%)			\$	508,421			\$	533,761			\$	559,102
Total Loan Amount (includes 1st & 2nd mortgage)			\$	4,575,785			\$	4,803,850			\$	5,031,916
	MidFirst	SBA 504	Combined		MidFirst	SBA 504	Combined		MidFirst	SBA 504	Combined	
Loan Details	1st Mortgage	2nd Mortgage	Loans		1st Mortgage	2nd Mortgage	Loans		1st Mortgage	2nd Mortgage	Loans	
Loan Amount	2,518,214	2,057,571	\$ 4,575,785		2,643,722	2,160,128	\$ 4,803,850		2,769,231	2,262,685	\$ 5,031,916	
Loan Rate	6.95%	6.00%	6.52%		6.95%	6.00%	6.52%		6.95%	6.00%	6.52%	
Loan Term (in years)	25	25			25	25			25	25		
Amortization Term (in years)	25	25			25	25			25	25		
Monthly Payment	17,718	13,257	\$ 30,975		18,601	13,918	\$ 32,519		19,484	14,579	\$ 34,063	
Monthly Occupancy Cost (P+) per SF			\$ 1.50				\$ 1.58				\$ 1.65	

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
Loan reprices every 10 years



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AREA MAP



Mobile
ARENA

W Tropicana Ave



MANDALAY BAY
RESORT AND CASINO, LAS VEGAS

Las Vegas Boulevard South

Russell Road



bkm
BKM Valley View
Business Center

W Post Road

4145

Wagon Trail Road

MAJESTIC
Sunset & Valley View
Distribution Center

RioStones

JOHNSTONE
SUPPLY

W Sunset Road

switch

S Valley View Blvd

S Hinson Street



W Maule Ave



EMANUEL & OWENS
REAL ESTATE
Respect Excellence

SystemCRE
REAL ESTATE

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