

FOR SALE
4690 W Post Rd St.130 Las Vegas NV 89118

Industrial Investment Opportunity – Southwest Las Vegas

This offering presents a **freestanding industrial investment property** located in the highly desirable **Southwest Las Vegas submarket** along **W. Post Road**. The property is situated on approximately **±0.36 acres** and is zoned **IL**, featuring **on-site yard and parking**, a scarce and valuable attribute within this tightly held industrial corridor.

Constructed in **2006**, the building contains approximately **±6,500 square feet** and includes a **highly upgraded two-story office component**, providing a modern, professional environment for the tenant.

The property is leased to **Anytime Plumbing LLC**, an operating subsidiary of **TurnPoint Services**, a U.S.-based provider of essential building services including HVAC, plumbing, electrical, and related maintenance and repair services.

TurnPoint Services operates a diversified portfolio of established local and regional service brands across multiple U.S. markets and is supported by institutional private equity ownership. Based on publicly available industry commentary and private-equity market estimates, TurnPoint Services is believed to operate at a national scale, with reported enterprise value estimates **in the range of approximately \$2.0 billion**. As a privately held company, detailed financial information is not publicly disclosed.

Investment Overview

The property is ideally suited for investors seeking a secure, low-management investment with long-term tenancy already in place. The existing lease delivers immediate cash flow, allowing for a comfortable hold while benefiting from the strength and continuity of the tenant.

The lease includes extension options along with scheduled rental increases, creating a clear path to growing income over time. This built-in structure enhances long-term returns

Tenant information is based on publicly available sources and industry commentary. Valuation references are estimates only. No representation or warranty is made regarding tenant financial performance



Information deemed reliable but not guaranteed. Buyer to verify all details.

In addition to the in-place income, the property benefits from strong underlying fundamentals, including its location and functional utility.

Overall, this is a strategic long-term hold designed for investors prioritizing dependable income, minimal management, and future growth—making it an attractive acquisition supported by both tenant strength and long-term upside potential.

Property Snapshot

- **Building Size:** ±6,500 SF
- **Lot Size:** ±0.36 Acres
- **Zoning:** IL (Industrial Light)
- **Year Built:** 2006
- **Office:** Two-story, highly upgraded
- **Loading:** Two (2) grade-level doors
- **Yard / Parking:** On-site

Investment Potential

Gross Income:	\$111,298.72	
Expenses:		
Taxes:	\$7,052	
Insurance:	\$3,872	
Cam (486/mo.)	\$5,832	
Total:	-16,756.00	
NOI	\$94,542.72	Asking \$2,300,000

Tenant reimburses for expense
Total rent adjusted according to increase or decrease of expenses
Net rent year 2026 is \$7,878.56 per month
3% increases every year

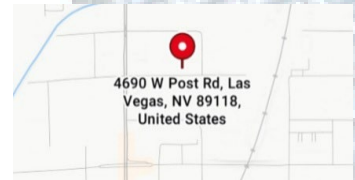
Lease Summary

The original lease term was five (5) years and is scheduled to expire in **December 2026**. The lease provides the tenant with **two (2) five-year extension options**, and the tenant has indicated its intent to extend the lease, subject to lease terms and conditions.

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