



OFFERING MEMORANDUM

# 4440 E Craig Rd | Free Standing Industrial

4440 East Craig Road  
Las Vegas, NV 89115

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Lic# NV B.0145866.LLC; CA 02215225

**\$3.60M**  
PRICE



# 4440 E Craig Rd | Free Standing Industrial

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Las Vegas, NV 89115

PRICE  
**\$3,600,000**

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## CONTENTS

Executive Summary	3
Location Highlights	4
Market Overview	14
Demographics	15
Closing	16

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## PRESENTED BY



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# Executive Summary

4440 East Craig Road  
Las Vegas, NV 89115

Your success awaits at 4440 E Craig Rd Las Vegas NV 89115. This +/-12,555 SF free standing industrial building on a +/- 0.93 AC lot is an excellent place to grow your business. The construction is concrete tilt-up with three roll up doors, high power 240 V / 3-phase electricity, large fenced yard, and 20 foot ceilings, which makes a versatile property. Nestled in the bustling North Las Vegas submarket, this property is strategically positioned to cater to the needs of burgeoning industrial enterprises. The scarcity of buildings of this size in the area further enhances its desirability, making it a coveted asset for astute investors and owner-users alike. 4440 E Craig Rd is zoned IL (light industrial); great for automotive, or general industrial use. It's an excellent location with easy access to major transportation routes. With Las Vegas' industrial market experiencing historically low vacancy rates, this offering presents a rare opportunity for owner-users and investors to secure a turnkey facility.

**\$3,600,000**  
PRICE

**\$286.74**  
PRICE/SF

## PROPERTY DATA

Building SqFt	12,555
Year Built	2003
Lot Size (Acres)	0.930
Parcel ID	140-05-212-012
Zoning	INDUSTRIAL
County	Clark
Frontage	—
Coordinates	36.241919,-115.076902
Drive-In Doors	3
Power	240 V / 3-Phase
Sprinklers	Yes
Clear Height	20 Ft Ceiling Height
Property Type	Industrial
Cooling Type	YES

# Location Highlights

4440 E Craig Rd | Free Standing Industrial is strategically positioned within one of the premier freight corridors serving the Las Vegas metropolitan distribution market. The property is located less than one mile from a major interstate interchange, providing tractor-trailer access to the national highway system without local road restrictions. The site is located within minutes of a major international airport with dedicated air cargo facilities, supporting time-sensitive distribution operations.

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.



## LOCATION

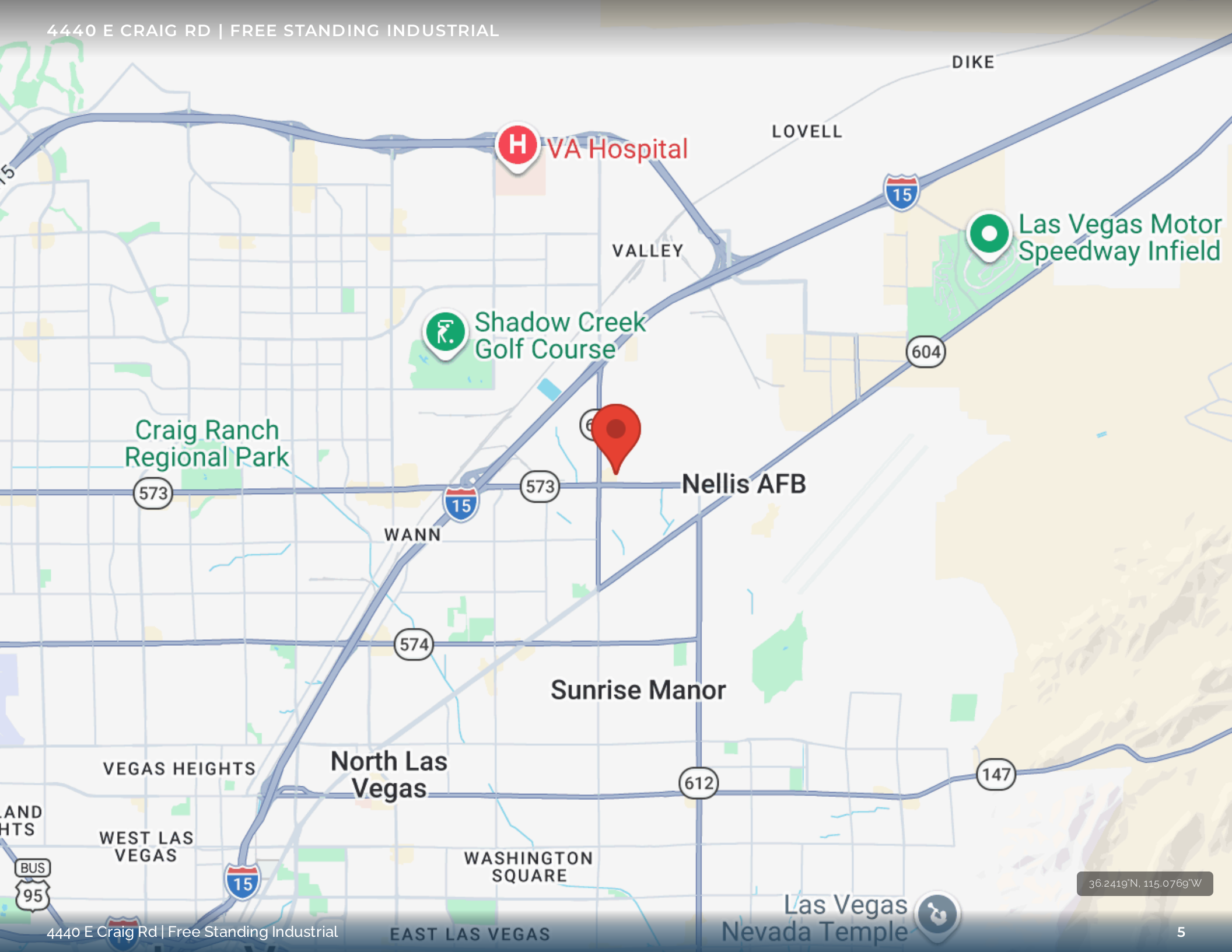
Address	4440 East Craig Road
City	Las Vegas
State	Nevada
Zip Code	89115
County	Clark
APN / Parcel #	140-05-212-012
Coordinates	36.241919,-115.076902

## TRANSIT

WB Craig after Copper Sage	0.1 mi
EB Craig after Lamb	0.2 mi
NB Lamb after Craig	0.2 mi

## AIRPORTS

Harry Reid International Airport	11.7 mi
Boulder City Municipal Airport	23.8 mi
Millennium Vip Group Inc	10.9 mi



DIKE

LOVELL

**H** VA Hospital

VALLEY

**15**

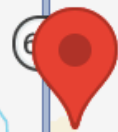
Las Vegas Motor  
Speedway Infield

Shadow Creek  
Golf Course

604

Craig Ranch  
Regional Park

573



Nellis AFB

**15**

573

WANN

574

Sunrise Manor

VEGAS HEIGHTS

North Las  
Vegas

612

147

AND  
HTS

WEST LAS  
VEGAS

**15**

WASHINGTON  
SQUARE

BUS  
95

















# Market Overview

## Greater Las Vegas Metro Market

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.



### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>19,103</b>	Population	<b>100,324</b>	Population	<b>321,656</b>
Median HH Income	<b>\$62,660</b>	Median HH Income	<b>\$66,195</b>	Median HH Income	<b>\$66,542</b>
Households	<b>5,789</b>	Households	<b>31,497</b>	Households	<b>100,072</b>

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,165	55,410	200,459
2010 Population	14,177	80,582	264,840
2025 Population	19,103	100,324	321,656
2030 Population	20,423	104,830	335,119
2025-2030 Growth Rate	1.35 %	0.88 %	0.82 %
2025 Daytime Population	20,945	115,493	285,992

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,453	16,772	60,064
2010 Total Households	4,369	23,898	76,907
2025 Total Households	5,789	31,497	100,072
2030 Total Households	6,229	33,178	105,136
2025 Avg. Household Size	3.29	3.12	3.16
2025 Owner Occupied Housing	2,357	15,059	53,358
2030 Owner Occupied Housing	2,665	16,277	57,369
2025 Renter Occupied Housing	3,432	16,438	46,714
2030 Renter Occupied Housing	3,565	16,902	47,767
2025 Vacant Housing	230	1,940	4,451
2025 Total Housing	6,019	33,437	104,523

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	468	2,935	9,722
\$15,000-\$24,999	434	1,987	6,288
\$25,000-\$34,999	505	2,880	9,088
\$35,000-\$49,999	792	3,745	11,950
\$50,000-\$74,999	1,318	6,195	18,659
\$75,000-\$99,999	909	4,700	15,078
\$100,000-\$149,999	1,041	5,883	17,889
\$150,000-\$199,999	231	1,773	6,420
\$200,000 or greater	91	1,392	4,965
Median HH Income	\$62,660	\$66,195	\$66,542
Average HH Income	\$71,225	\$80,488	\$82,036

<b>\$62,660</b> MEDIAN HH INCOME	<b>\$71,225</b> AVG HH INCOME
<b>40.7%</b> OWNER OCCUPIED	<b>59.3%</b> RENTER OCCUPIED
<b>3.8%</b> VACANCY RATE	<b>1.35 %</b> 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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DISCLAIMER