

# MAGNUM CORPORATE CENTER

7511 Eastgate Road, Henderson, NV 89011

AVAILABLE  
For Sale

7451-7541  
MAGNUM  
CORPORATE CENTER



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Las Vegas, Nevada 89118  
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[www.mdlgroup.com](http://www.mdlgroup.com)

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### Snapshot

**\$5,589,360**

Sale Price

**\$315 PSF**

Price Per Square Foot

**±17,744 SF**

Square Footage

**±6,822 SF**

Bonus Mezzanine

## Property Overview

7511 Eastgate Road is located in the Henderson submarket, near Eastgate Rd. and West Warm Springs Rd. The building totals ±17,744 SF consisting of ±6,144 SF of office space including a lobby area, large break room, locker room, electrical data room, two (2) men's and two (2) women's restrooms, three (3) storage closets, one (1) large conference room, seven (7) large office spaces suitable for multiple desk areas, and a lab room. In addition, the space includes ±4,406 SF of temperature-controlled lab/packaging space consisting of nine (9) temperature-controlled rooms. The remaining ±6,020 SF is warehouse space which includes two (2) dock doors, one (1) grade door, Two (2) temperature-controlled storage rooms in the mezzanine consisting of ±1,174 SF, and ±6,822 SF of bonus mezzanine space not included in the total square footage. The lab packaging area can be removed to create a larger warehouse space of ±10,606 SF.

## Area Overview

The property is located in the Henderson submarket near Eastgate Road and West Warm Springs Road. The location enjoys almost immediate access to the I-515/I-95/I-11 Freeways as well as the I-215. The property enjoys close proximity to West Warm Springs Road, Sunset Road, the I-515 and I-215 Interchange, and is surrounded by amenities such as Sunset Station, Galleria Mall, The Valley Auto Mall, and more.



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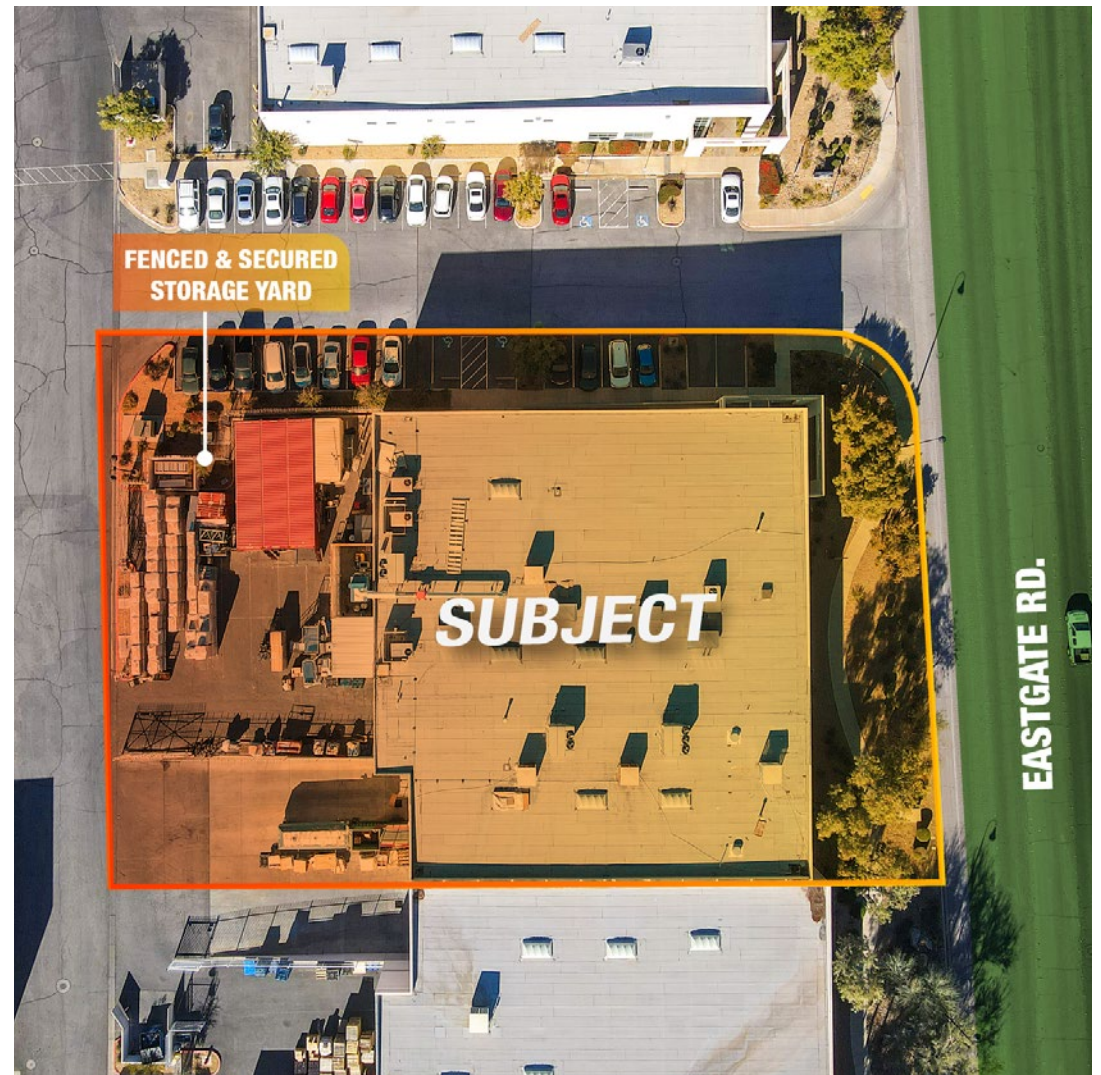


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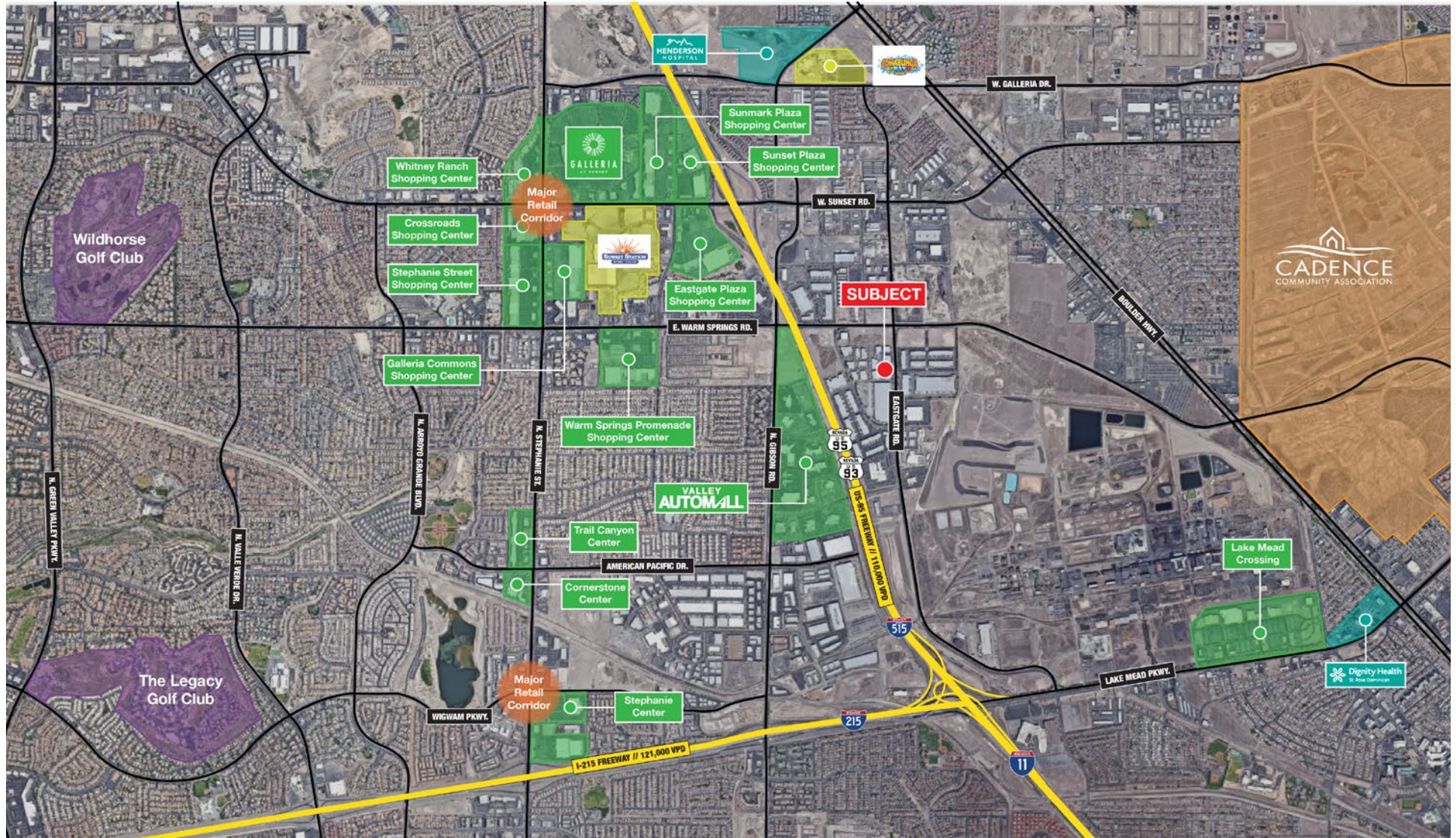
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## Property Highlights

- The property is  $\pm 17,744$  SF plus a  $\pm 6,822$  SF bonus load bearing mezzanine
- Frontage on Eastgate Road
- Great Exposure and Access
- Fenced and Secure Storage Yard ( $\pm 8,050$  SF)
- Zoned IG - General Industrial
- Prominent Building Signage & Visibility
- $\pm 600$  Amps, 3-Phase Power (to be verified by buyer)
- $\pm 24'$  Clear height
- Two (2) dock high doors ( $\pm 9'x\pm 10'$ )
- One (1) grade level door ( $\pm 12'x\pm 14'$ )
- Sprinkler System
- Easy access to I-215 beltway and I-95/I-11 Freeway
- Henderson submarket

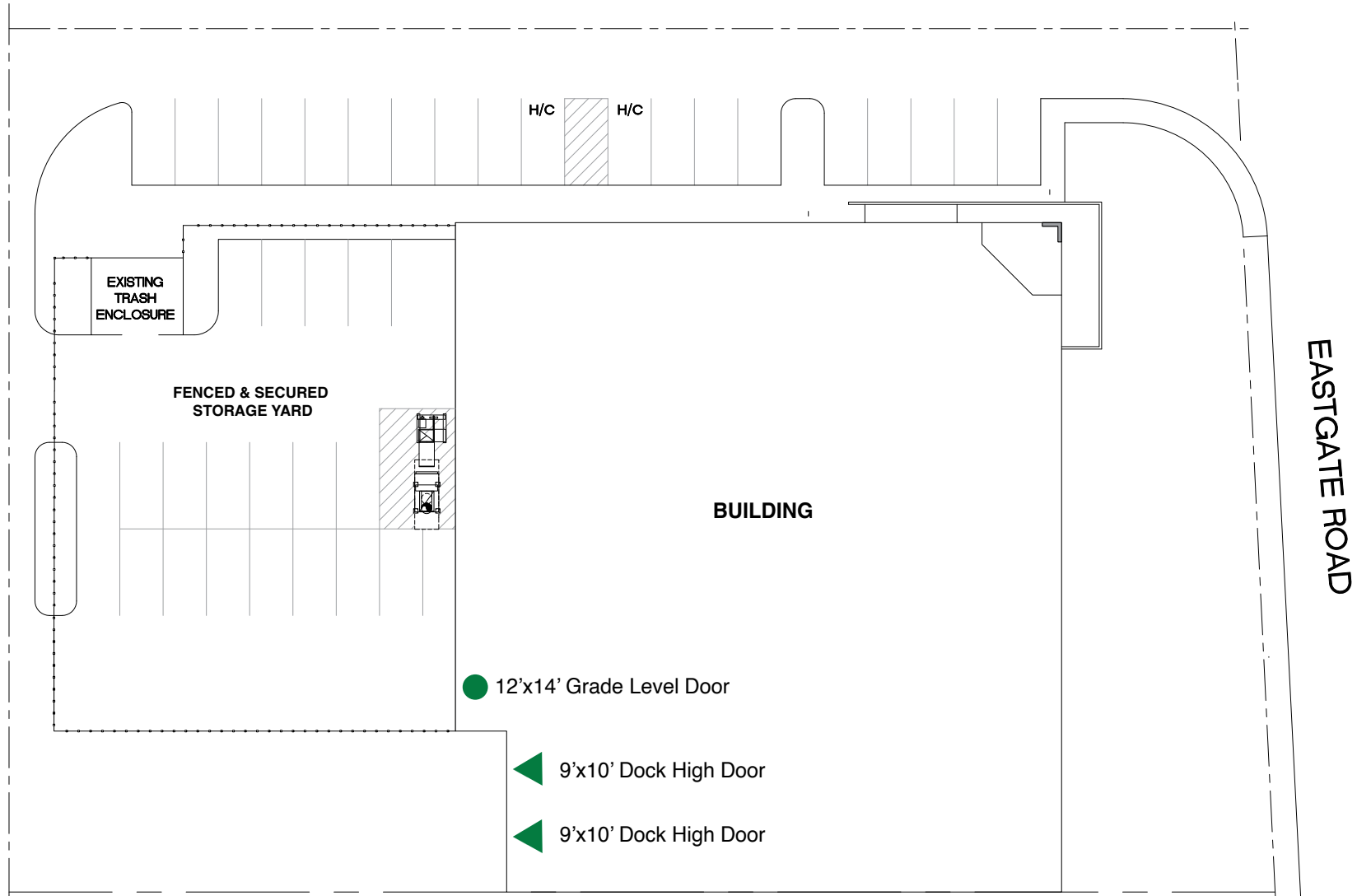


- Large Retail
- New Development
- Hospital
- Golf Club
- Casino & Hotel

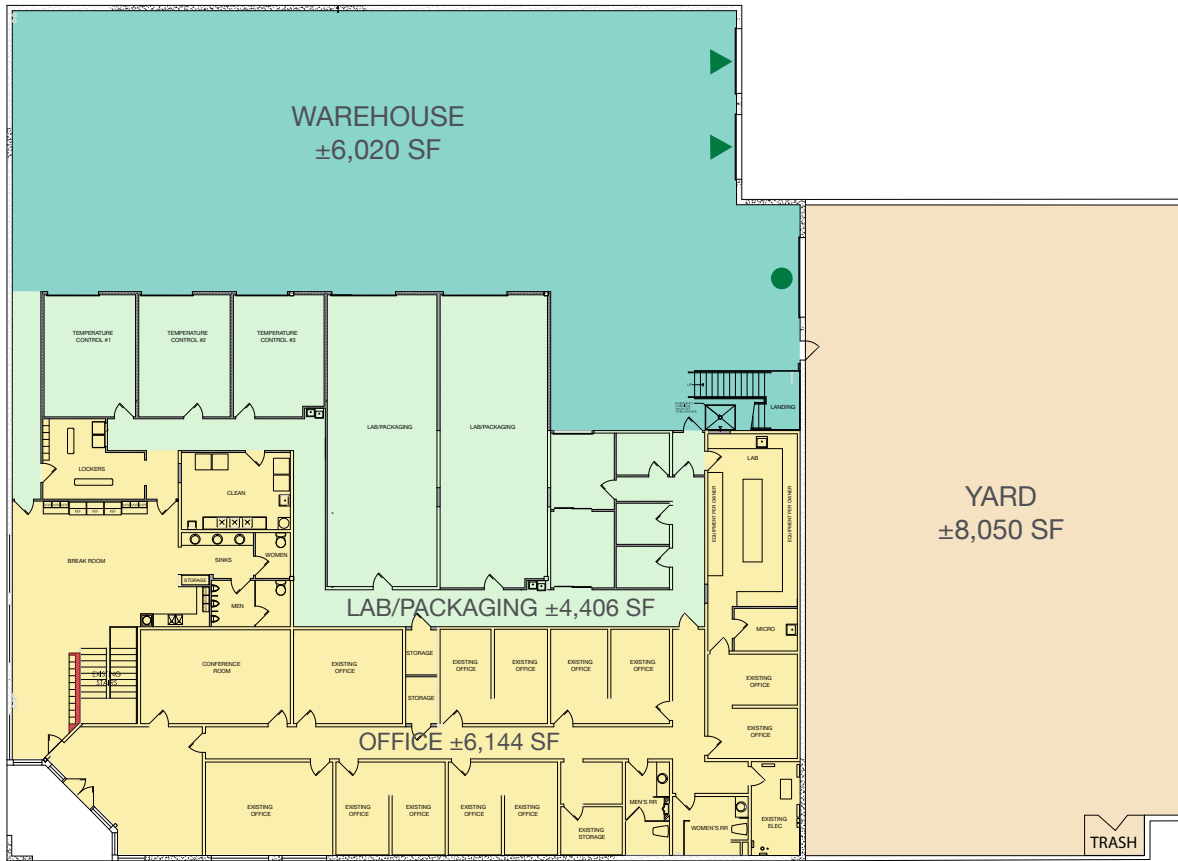




Site Plan



Existing Floor Plan



Suite Details

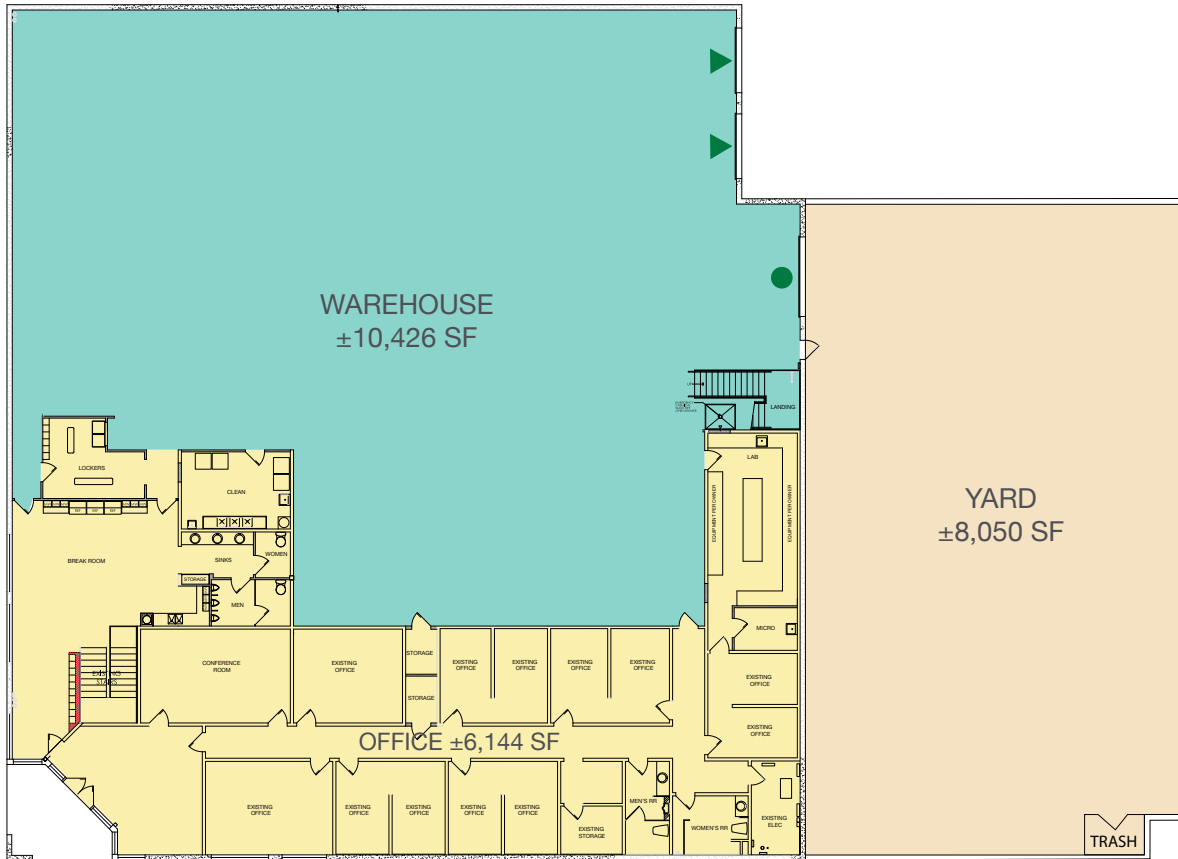
- + Total SF: ±17,744
- + 1<sup>st</sup> Floor Office SF: ±6,144
- + 1<sup>st</sup> Floor Lab/Packaging SF: ±4,406
- + Upstairs Enclosed Storage SF: ±1,174
- + Warehouse SF: ±6,020
- + Mezzanine SF: ±6,822  
(Not Included in the SF)
- + Dock High Door: Two (2) 9'x10'
- + Grade Level Door: One (1) 12'x14'
- + Clear Heights: ±24'
- + Power: ±600 amps - 3 Phase  
(to be verified by buyer)

▼ Dock High Door ● Grade Level Door

● Warehouse ● Lab/Packaging ● Office ● Yard

Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.

Potential Floor Plan



Suite Details

- + Total SF: ±17,744
- + 1<sup>st</sup> Floor Office SF: ±6,144
- + Upstairs Enclosed Storage SF: ±1,174
- + Warehouse SF: ±10,426
- + Mezzanine SF: ±6,822  
(Not Included in the SF)
- + Dock High Door: Two (2) 9'x10'
- + Grade Level Door: One (1) 12'x14'
- + Clear Heights: ±24'
- + Power: ±600 amps - 3 Phase  
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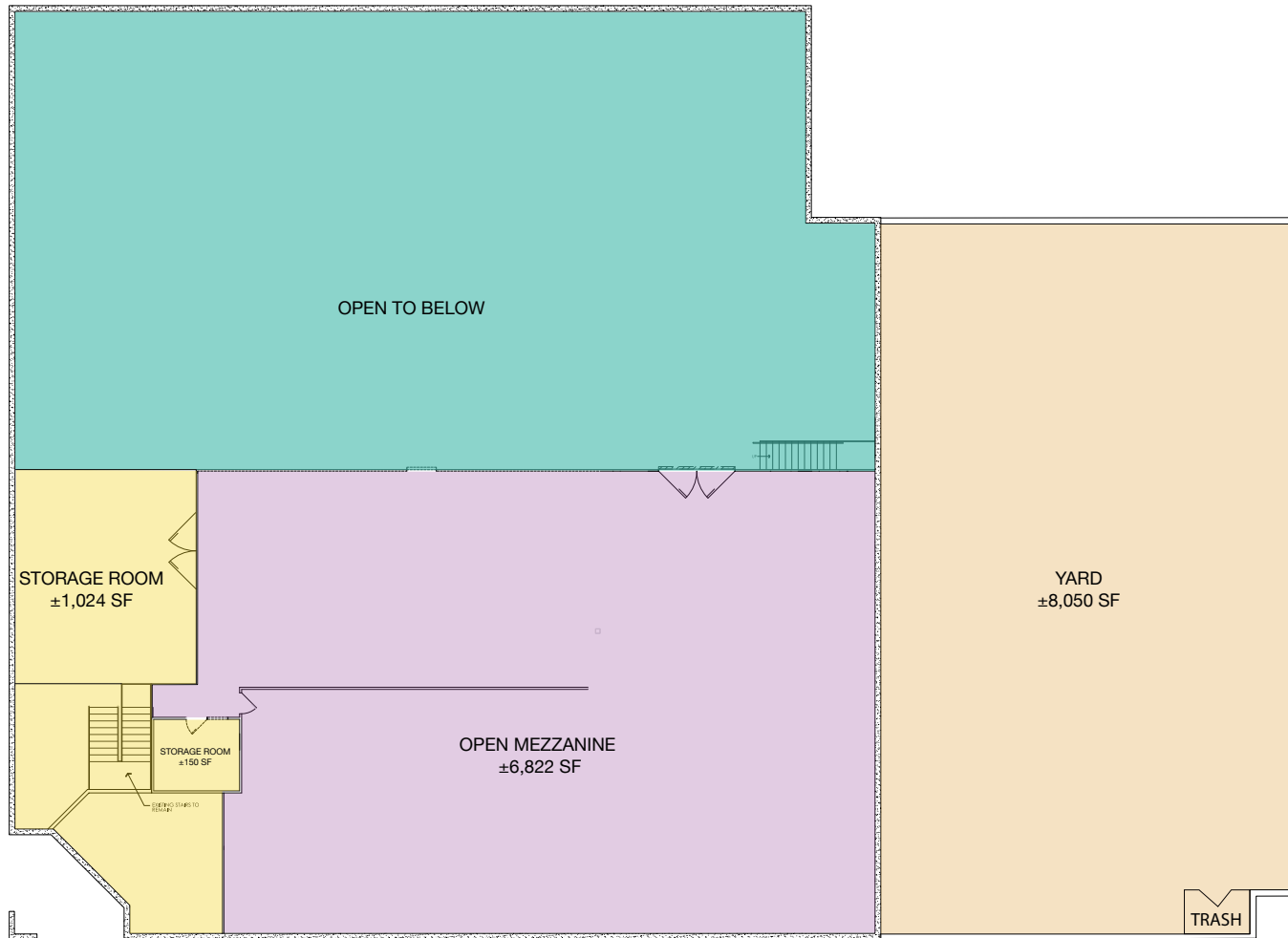
▼ Dock High Door ● Grade Level Door

● Warehouse ● Office ● Yard

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### Mezzanine Storage Floor Plan



● Warehouse ● Open Mezzanine ● Office ● Yard

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## SBA Loan

### Own the Business? Own the Building

Purchase Price	\$5,589,360	7511 Eastgate Road, Henderson, NV 89011	
Improvements	\$0	Building Size	<b>17,744 SF</b>
Other	\$74,640		
<b>Total Project Cost</b>	<b>\$5,664,000</b>	Price Per Sq. Ft.	<b>\$319 PSF</b>

### 90% SBA 504 Financing Example

Financing Package		Amount	Rate	Term	Amort	Monthly Pymt.
Bank 1st Mortgage	50%	\$2,832,000	7.00%	10 Yrs	25 Yrs	\$20,016
SBA 504 2nd Mortgage*	40%	\$2,320,000	6.37%	25 Yrs	25 Yrs	\$15,471
Down Payment	10%	\$566,400				
*Includes financed SBA fee of \$54,400			6.71%		\$2.00 PSF	\$35,487

#### Monthly Costs

	PSF	Monthly
Mortgage Payments	\$2.00	\$35,487
	\$0	\$0
<b>Total Monthly Payment</b>	<b>\$2.00 PSF</b>	<b>\$35,487</b>

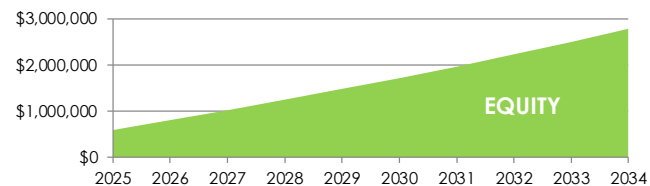
#### Adjusted Monthly Costs

	PSF	Monthly
Total Monthly Payment	\$2.00	\$35,487
Less Depreciation	(\$0.55)	(\$9,682)
<b>Total Adjusted Monthly Payment</b>	<b>\$1.45 PSF</b>	<b>\$25,805</b>

#### Out of Pocket Expense

Cash Down Payment	10.0%	\$566,400
Estimated Bank Fees	1.5%	\$42,480
Est. Appraisal & Environmental		\$6,800

#### Invest in Your Future: Equity Over First 10 Years



#### Assumptions:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms and fees are estimated and vary depending on lender.
- Operating costs, title and insurance are estimates.
- SBA rate is as of January '24. Actual rate is set at debenture sale.
- Depreciation is estimated at an 80% bracket over 39 years.
- SBA rate is estimated at 2.15% plus a \$5,000 legal fee. Fees are financed.
- 90% LTV financing generally does not require additional collateral.

# Clark County Nevada


## Synopsis


As of the 2010 census, the population was 1,951,269, with an estimated population of 2,376,683 in 2020. Most of the county population resides in the Las Vegas Census County Divisions across 476 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 74% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 13th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$8.1 billion, which surpasses that of the state government.

## Quick Facts

 **±476**  
Size (Sq. Mi.)

 **2,376,683**  
Population

 **280**  
Pop. Density (Per Sq. Mi.)

Source: [www.clarkcountynv.gov](http://www.clarkcountynv.gov),  
[www.wikipedia.com](http://www.wikipedia.com)



## Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping.

Discover a wealth of advantages in Henderson, beginning with a culture of opportunity fueling your success with faster access. Lower cost. Higher skills. Greater quality.

Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

## Quick Facts

 **±106**

Size (Sq. Mi.)

 **317,610**

Population

 **2,984**

Pop. Density (Per Sq. Mi.)

Source: [www.wikipedia.com](http://www.wikipedia.com)

Source: [www.hendersonnow.com](http://www.hendersonnow.com)



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# Professional Sports



## Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has three major league professional teams: the Vegas Golden Knights of the NHL, which began play in 2017 as the region's first major pro team, the Las Vegas Raiders of the NFL which began play in 2020, and the Las Vegas Aces of the WNBA, which began play in 2018.

Las Vegas is home to four minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL, and the Vegas Vipers of the XFL. The Las Vegas Lights and Vegas Vipers are currently the only teams playing in the city of Las Vegas, at the city-owned Cashman Field.

*Source: [www.wikipedia.com](http://www.wikipedia.com)*



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# Nevada Tax Advantages

## Synopsis

Nevada has always been a popular state for businesses. One of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

### Nevada Tax System:

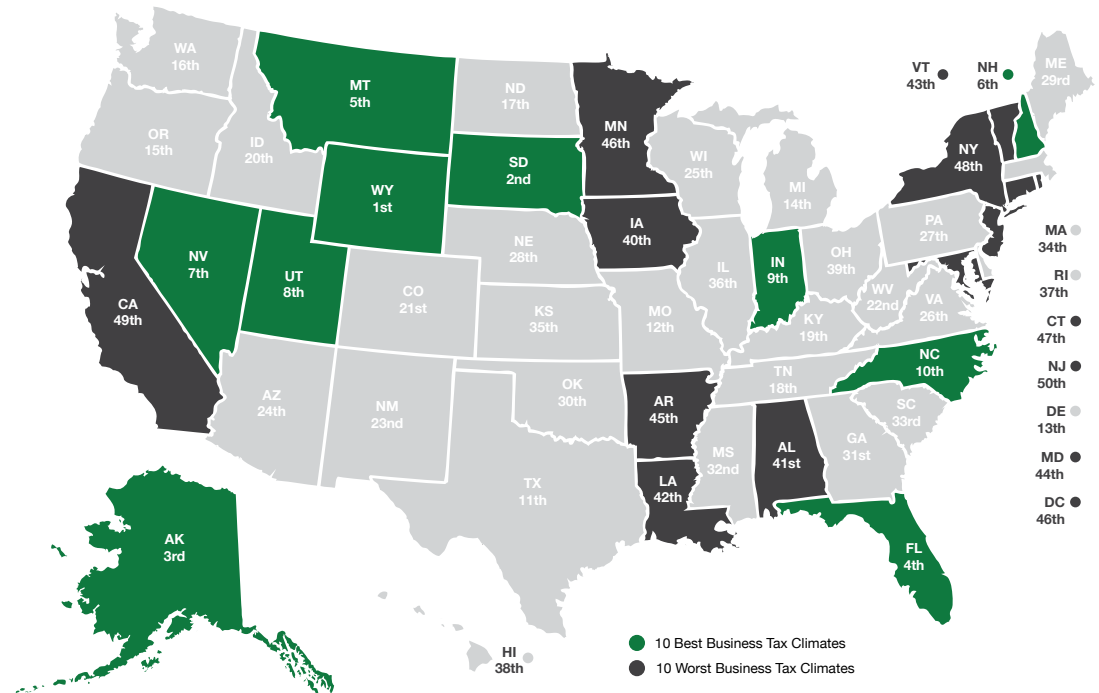
Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Nevada takes it seriously with attracting new businesses because of taxes. There are plenty of taxes you must pay in other states, but not in Nevada. **Here are the main tax advantages:**

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Source: Nevada Governor's Office of Economic Development; [www.TaxFoundation.org](http://www.TaxFoundation.org)

2022 State Business Tax Climate Index



### Road Transportation

Las Vegas and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers, as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

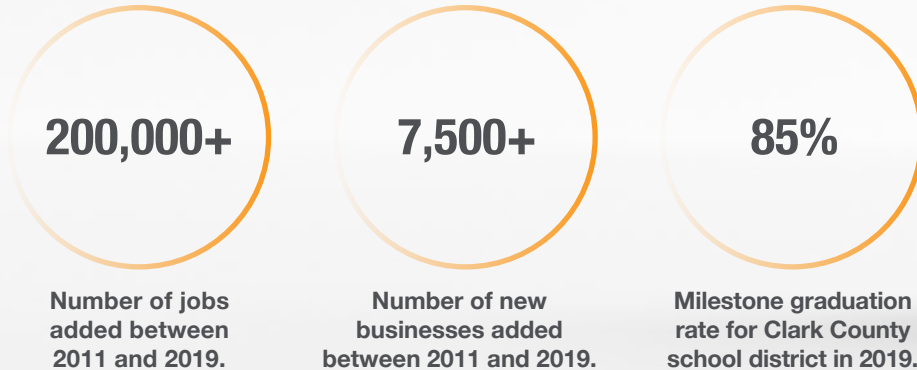
Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million residents and handling more than 189 million pounds of cargo.

# Southern Nevada Growth



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

**Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

**The College of Southern Nevada (CSN)** was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

## Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

*Source: Las Vegas Global Economic Alliance (LVGEA)*



# Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



## Shipping and Mailing Services

UPS	FedEx	UNITED STATES POSTAL SERVICE
Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--