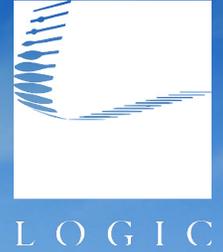


For Sale

Small Facility with Secured Yard



3255 E. St. Louis Ave.
Las Vegas, NV 89104

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Listing Snapshot



\$1,500,000

Sale Price



± 2,398 SF

Total Square Footage
(Office + Shop)



± 1,816 SF

Total Square Footage (Office)



± 582 SF

Total Square Footage (Shop)



± 0.65 AC

Total Acreage



Industrial Light (IL)

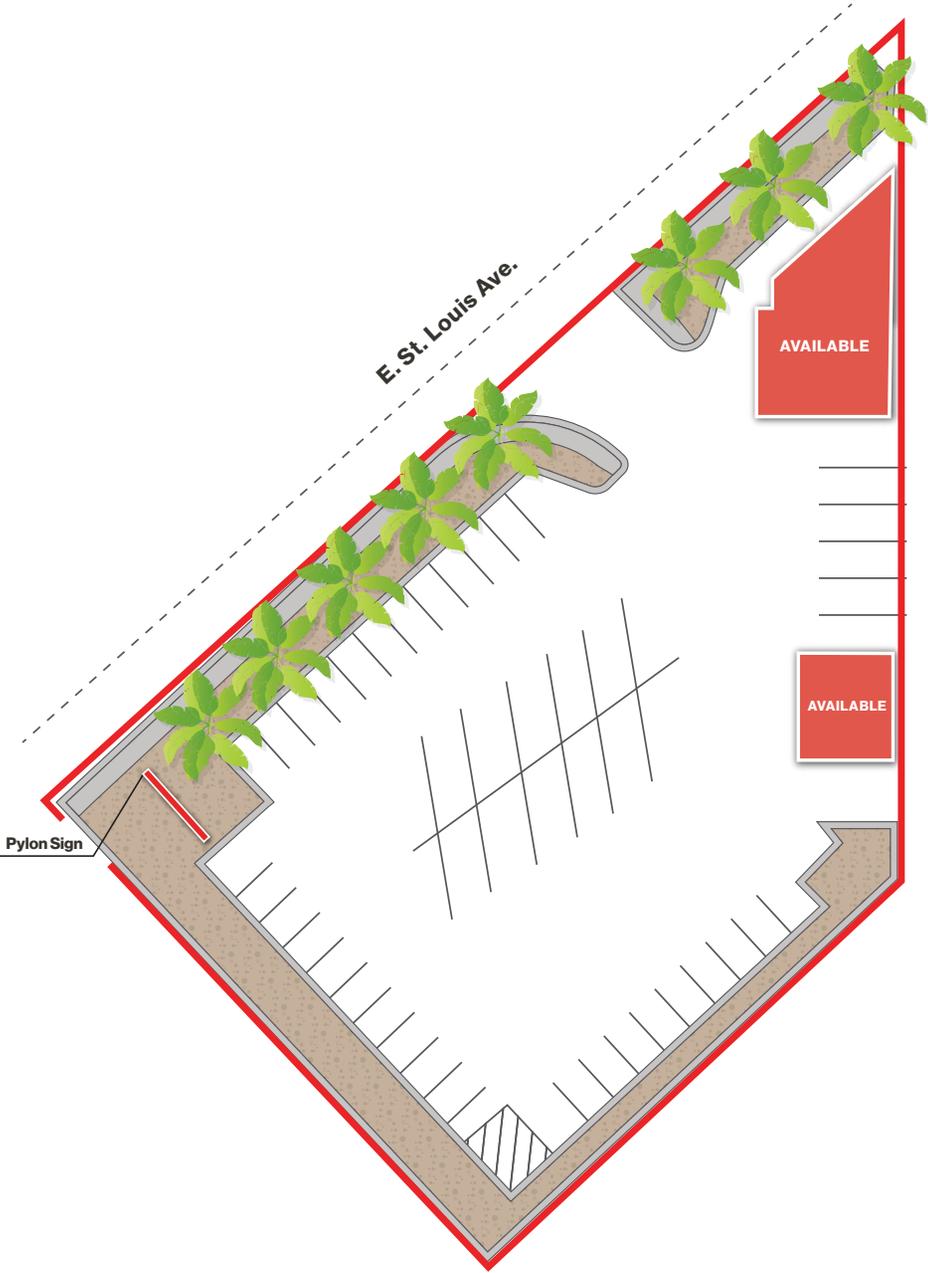
Zoning

Property Overview

- Available May 1st, 2026.
- ± 1,816 SF of two-story office space and ± 582 SF of shop space.
- Approved for auto related use. This ± 0.65 AC parcel with industrial light (IL) zoning delivers an optimal combination of office, shop and secured yard space.
- All fencing material onsite and convey with the sale of the property
- Recently remodeled two-story office space featuring four (4) private offices, one (1) conference room, and two (2) single-stall restrooms.
- Strategically positioned in the Central East Valley submarket with 221-feet of frontage on St. Louis Avenue, the property benefits from ± 46,000 average daily vehicles on nearby Boulder Highway and convenient 15-minute access to Harry Reid International Airport.
- Over half acre paved and fenced private yard







Property Photos



Summary Statistics by Submarket Calculator

Submarket	Inventory SF	Total Avail. SF	Under Construction	Vacancy Rate	Mkt Rent SF/Monthly	Mkt Rent Growth (Quarterly)	Net Absorb. SF (12MO)
Airport	17,181,967	996,554	41,027	5.80%	\$1.35	1.30%	99,100
Central	13,686,907	342,173	0	2.50%	\$1.66	2.60%	57,300
North	62,269,042	9,153,549	0	14.70%	\$0.95	2.80%	726,000
Speedway	17,579,083	2,127,069	376,656	12.10%	\$0.96	3.80%	1,100,000
S/SE Henderson	25,932,973	3,241,622	3,125,840	12.50%	\$1.19	2.50%	148,000
SWLV	40,431,836	2,223,751	1,012,765	5.50%	\$1.38	2.00%	1,400,000
WEST LV	10,671,013	768,313	0	7.20%	\$1.33	1.30%	-238,000
TOTALS	187,752,821	18,853,031	4,556,288	8.61%	\$1.26	2.33%	3,292,400

As the industrial market continues to intensify, we consistently see a discrepancy in market data. Some of these contrasting details are not erroneous but can be attributed to with a myriad of details in how researchers capture data. Nevertheless, we feel it imperative to illustrate to our clients all market stats through our peers and colleagues numbers alike, and utilize a median number in an effort to provide the most clarity possible.

Brokerage	Inventory SF	Under Construction	Vacancy Rate	Avg. Lease Rate	Net Absorb. SF (YTD)	Net Delivered SF (YTD)
Colliers	185,006,366	4,191,287	10.10%	\$1.06	1,893,142	5,066,644
CBRE	182,098,995	6,155,437	10.20%	\$1.02	2,616,643	5,000,000
JLL	ND	2,174,736	16.80%	\$0.92	591,310	4,670,537
Cushman & Wakefield	175,918,518	6,159,145	11.60%	\$1.09	2,056,751	4,917,282
AVERAGE:	181,007,960	4,670,151	12.18%	\$1.02	1,789,462	4,913,616

Notable Market Transactions

Largest Sales by Price

Address	Size (SF)	Buyer	Sale Price
8451 W. Badura Ave. Las Vegas, NV 89113	82,094	Intermountain Healthcare	\$25,859,610
3130 N. Lamb Blvd. Las Vegas, NV 89115	104,440	LC Industries	\$23,500,000
Bermuda Rd. South of E. Bruner Ave. Henderson, NV 89044	85,947	RCG Group	\$20,330,000
Total:			\$69,689,610

Largest Leases by Size

Address	Submarket	Tenant	Total SF
3700 Bay Lake Trl. North Las Vegas, NV 89030	North Las Vegas	Global Industrial Distribution	464,203
3310 N. Commerce St. North Las Vegas, NV 89030	North Las Vegas	Findlay Machine & Tool, LLC dba Kreate	337,008
5210 E. Carey Ave. North Las Vegas, NV 89156	North Las Vegas	Welspun USA	228,760
Total:			1,029,971

Las Vegas Industrial Market Overview

The market is showing signs of renewed strength, with several long-anticipated deals finally coming to fruition. Big-box developments that had been sitting idle are now being leased, and a number of significant sales closed this past quarter, both strong indicators of forward momentum. Landlords and developers are taking an assertive approach to attract tenants, offering competitive terms and incentives that continue to drive leasing activity across the valley.

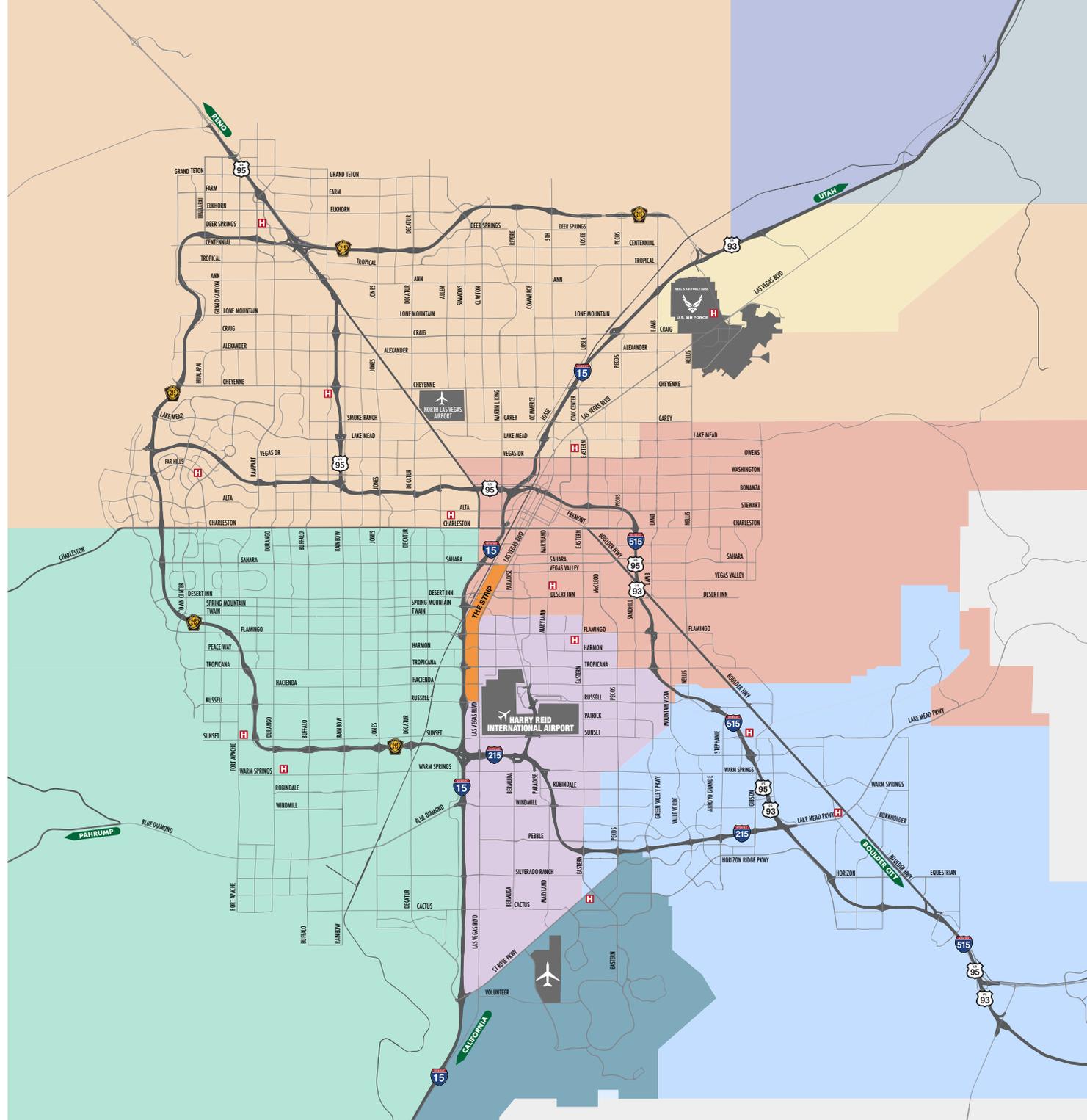
Over the past few years, the price gap between submarkets has continued to widen. The Southwest submarket has further solidified its position as one of the valley's premier industrial corridors, thanks to its high image, proximity to amenities, and exceptional connectivity via the 215 Beltway. This premium positioning is reflected in both land and building values, with the Southwest consistently commanding the highest industrial rents and sale prices in the valley. Phelan Commerce Center, a newly constructed ±82K SF building, recently sold for \$315 PSF. Meanwhile, several big-box buildings in Henderson that had been sitting vacant are now closing the pricing gap to compete more directly with North Las Vegas. OMP Conestoga, a newly built ±85K SF building, sold for \$215 PSF, and a newly constructed ±104K SF freestanding building at Cheyenne Industrial Park in North Las Vegas traded at \$225 PSF.

As artificial intelligence becomes increasingly integrated into our everyday lives, the demand for infrastructure to support these needs is accelerating. Switch is progressing on its expansion in the Southwest, while Novva's recent purchase of nearly 205 acres in Apex has put the submarket back in the spotlight as a viable location for large-scale, power-intensive users.

The final quarter of 2025 will serve as the last push to maintain momentum, though seasonal holidays and ongoing tariff considerations may influence activity. How the market closes out the year will offer valuable insight as we reflect on 2025 and prepare for what lies ahead in 2026.

2025 Las Vegas Valley Submarket Map

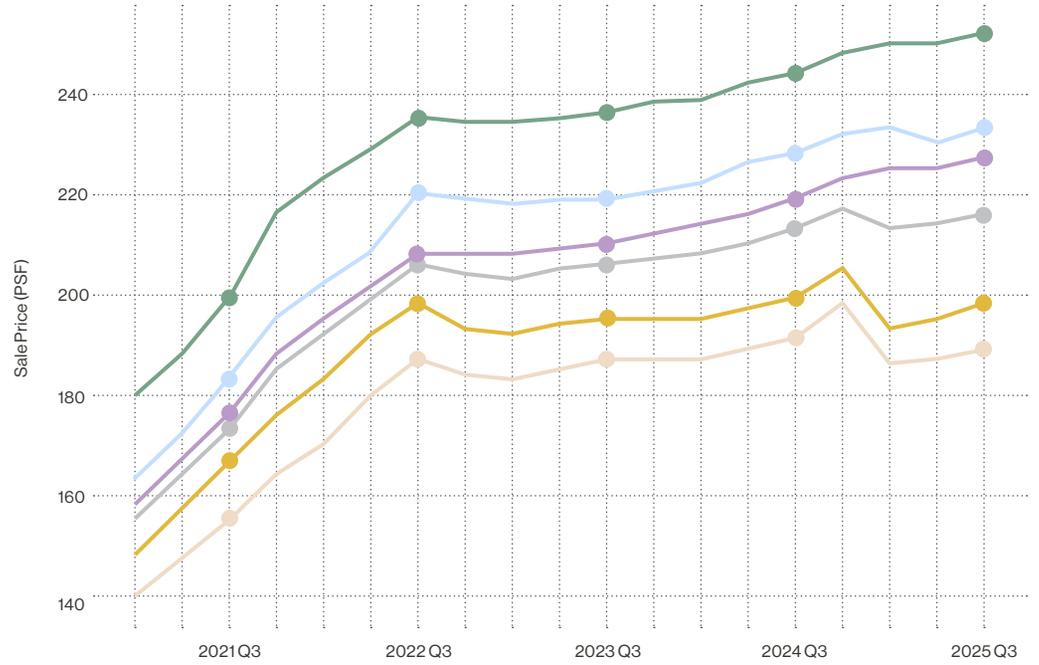
Las Vegas Valley	
Submarket	Inventory SF
North Las Vegas	± 62.27MM
S/SE Henderson	± 25.93MM
West Henderson	± 25.93MM
Southwest	± 40.43MM
West	± 10.67MM
Central	± 13.69MM
Airport	± 17.18MM
Speedway	± 17.58MM



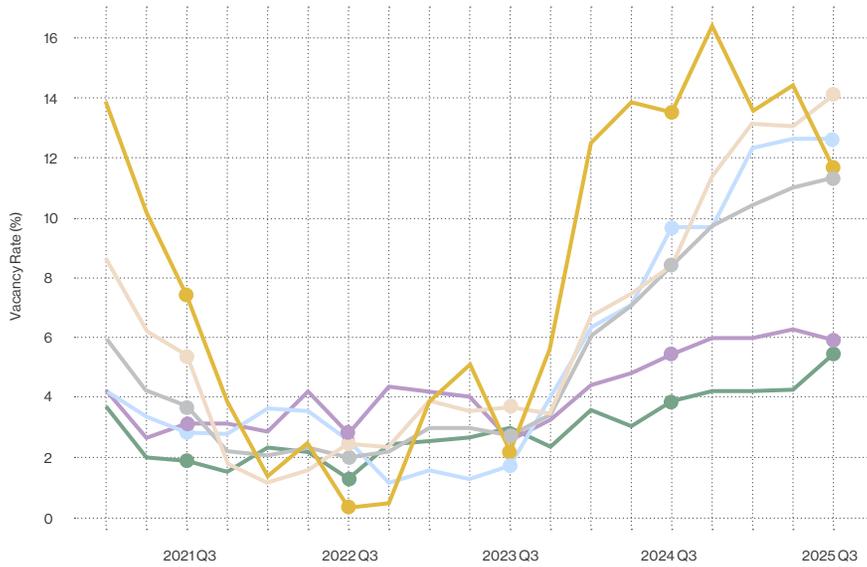
Then VS Now

- North Las Vegas
- SW Las Vegas
- S/SE Las Vegas Henderson
- Airport
- Speedway
- Las Vegas Valley

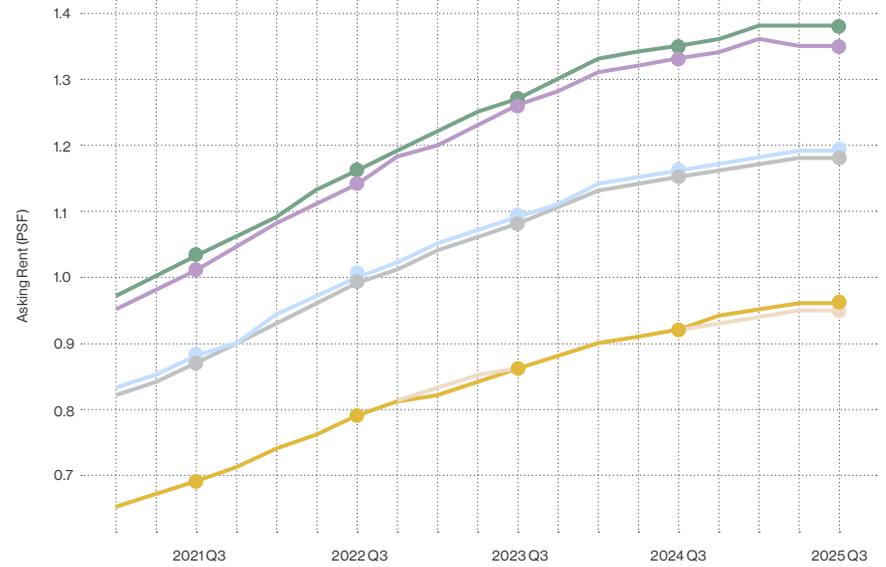
Industrial Sale Price Per Square Footage by Submarket (2021-2025)



Industrial Vacancy Rate by Submarket (2021-2025)



Industrial Asking Rent by Submarket (2021-2025)



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