

Sunpac Industrial Park

±8,718 SF Stand Alone Warehouse

PRICE
REDUCED!

Offering Memorandum

320 Sunpac CT, Henderson, NV 89011

FOR SALE or LEASE

Exclusively Listed By:

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EXECUTIVE
SUMMARY

Executive Summary

3320 Sunpac Ct is a strategically located industrial asset in the heart of Henderson, Nevada, one of Southern Nevada's most sought-after and supply-constrained industrial submarkets. Situated within an established industrial park, the property offers excellent access to major transportation corridors, allowing for efficient connectivity throughout the Las Vegas Valley.

The building is well-suited for warehousing, distribution, light manufacturing, or service-oriented industrial users, featuring a functional layout, on-site parking, and strong operational utility. Surrounded by a dense concentration of industrial and logistics users, the location benefits from consistent tenant demand and long-term market stability.

With limited competing supply and continued growth in the Henderson submarket, 320 Sunpac Ct presents a compelling opportunity for both investors and owner-users seeking a high-quality industrial asset in a premier location.

Contact Broker	\$2,200,000	\$252.35
LEASE RATE	OFFERING PRICE	PRICE/SF

APN/Parcel:	178-01-510-024
Square Feet:	±8,718 SF
Lot Size:	0.50 Acres
Year Built:	1998
Zoning:	IL (Limited Industrial)
Sprinklers:	Yes



PROPERTY HIGHLIGHTS

- Rare Owner-User or Investment Opportunity
- ±8,716 Total SF
- ±5,822 SF Warehouse
- ±1,538 SF Office & ±1,358 SF 2nd Floor Office
- Secured Fenced Yard Space
- (3) - 14' x 14' FT Grade Level Doors
- Parking: ±12 Parking Spaces
- ±18' FT Clear Height

320 Sunpac CT, Henderson, NV 89011









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MARKET
OVERVIEW

Las Vegas Overview

The Las Vegas Metropolitan Statistical Area (MSA), located in southern Nevada, is a dynamic and rapidly expanding region. It encompasses Clark County, which includes the cities of Las Vegas, Henderson, North Las Vegas, and their surrounding areas.

Globally renowned for its vibrant entertainment and gaming industry, the Las Vegas Strip is a major draw for tourists, hosting world-class resorts, casinos, and entertainment venues that attract millions of visitors each year. However, beyond the glitz and glamour, it's also home to a diverse population and a variety of residential neighborhoods, offering a range of housing options from high-rise condos to suburban developments.

In recent years, the Las Vegas MSA has made significant strides in diversifying its economy beyond tourism and hospitality. The region has seen growth in sectors such as technology, manufacturing, and logistics, driven by efforts to attract new businesses and create a more resilient economic base. The presence of a major international airport and excellent transportation infrastructure supports these industries, facilitating trade and commerce.

Additionally, the area's favorable climate, relatively low cost of living, and abundant recreational opportunities continue to attract new residents, contributing to a steady population increase. This growth fuels demand for housing, retail, and commercial spaces, making the Las Vegas MSA a vibrant and promising area for investment and development.



Las Vegas Highlights



World Class Tourism & Entertainment

The continuous influx of tourists and conventions drives demand for retail, hospitality, and related commercial spaces.



Economic Diversification Initiatives

Efforts to attract industries beyond gaming and tourism, such as technology and manufacturing, provide stability & growth opportunities in commercial real estate.



Strategic Location & Infrastructure

Proximity to major highways and the presence of a major international airport facilitate trade, logistics, and distribution, boosting demand for industrial and commercial properties.

Las Vegas Demographics

The Las Vegas Metropolitan Statistical Area (MSA) economy has shown remarkable resilience and growth, despite the challenges faced by its key sectors. While the leisure and hospitality segment, crucial to Las Vegas's identity, struggled to recover swiftly from the pandemic, it finally regained its 2019 peak employment levels by May 2023.

In the meantime, the professional and business services sector picked up the slack, with employment surpassing its five-year average by April 2023. Gaming revenue in Nevada has consistently exceeded \$1 billion monthly for 33 consecutive months, underscoring the robust performance of the entertainment industry.

Over the past decade, the Las Vegas metro has experienced an average annual job growth of 3.1%, significantly higher than the national average of 1.4%. This economic dynamism is complemented by a 15.8% population growth, largely fueled by in-migration, particularly from southern California.

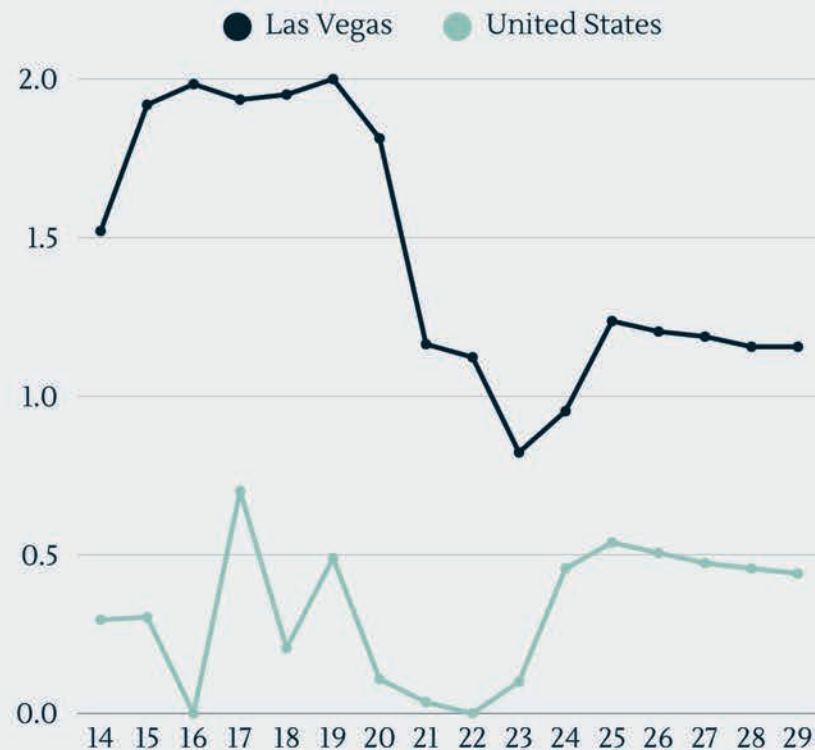
Major sports investments, such as the NFL's Las Vegas Raiders, the NHL's Golden Knights, and the planned relocation of Major League Baseball's Athletics, along with high-profile events like the Super Bowl and Formula One races, have further invigorated the local economy.

SPORTS & ENTERTAINMENT





POPULATION GROWTH (Y-O-Y)



The population will expand by more than 125,000 residents over the next five years, resulting in the formation of nearly 52,700 households.

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