

MAGNUM CORPORATE CENTER

7511 Eastgate Road, Henderson, NV 89011

AVAILABLE
For Sale



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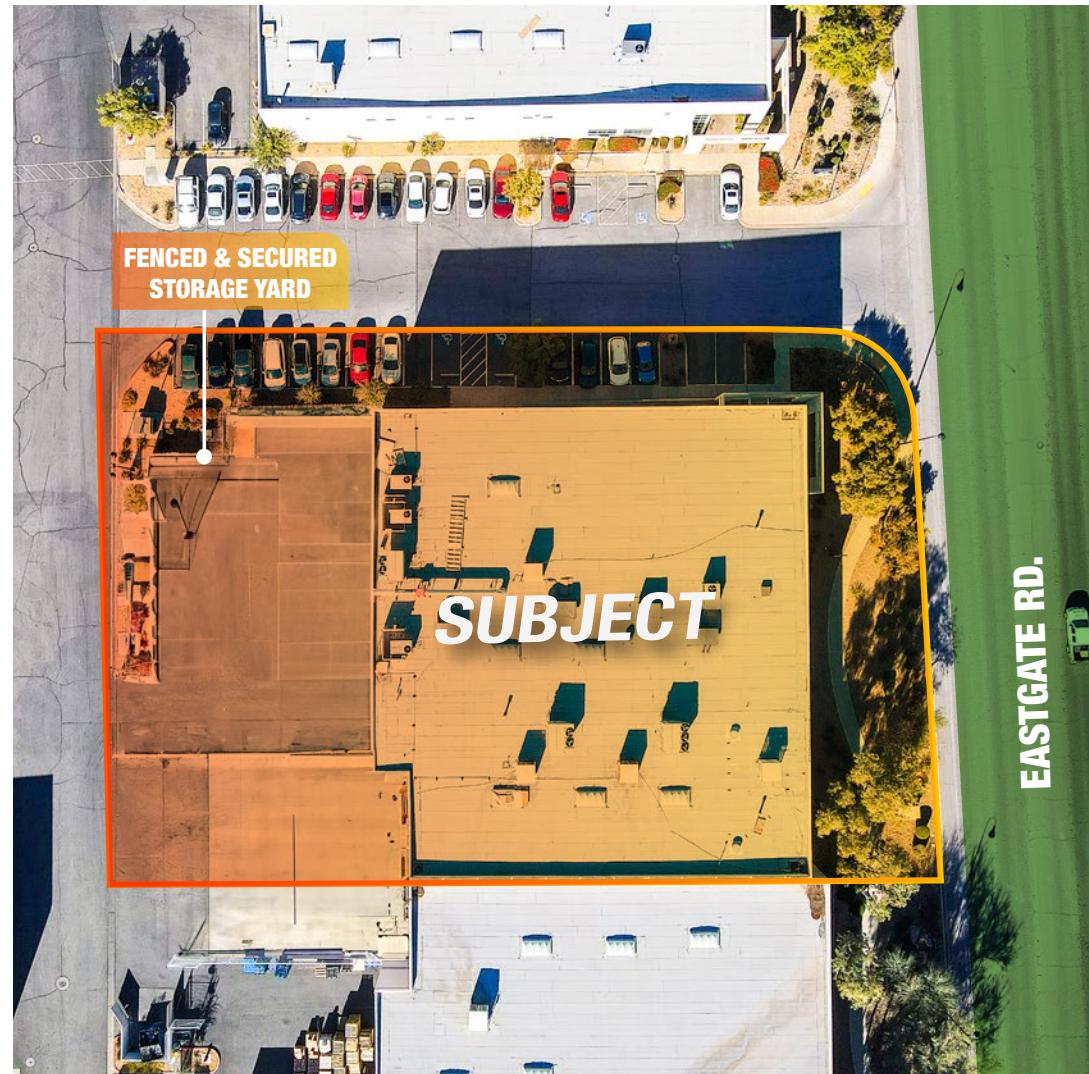
ATTACHED PRIVATE YARD





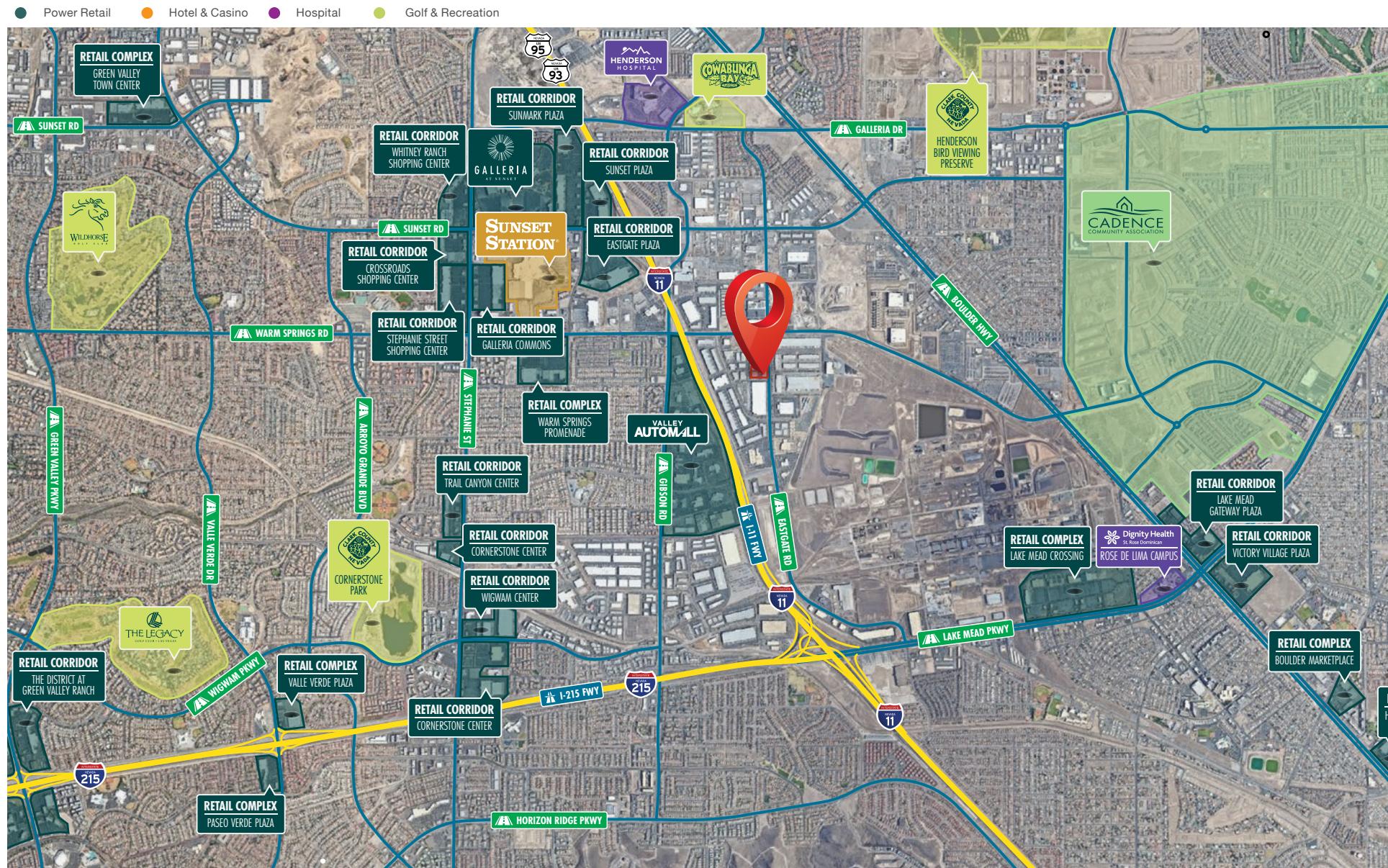
Property Highlights

- 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 I-G - General Industrial
- Prominent Building Signage & Visibility
- ± 400 Amps (could be expanded to ± 600 Amps), 3-Phase Power (to be verified by buyer)
- $\pm 24'$ Clear height
- Two (2) dock high doors ($\pm 9' \times \pm 10'$)
- One (1) grade level door ($\pm 12' \times \pm 14'$)
- Sprinkler System
- Easy access to I-215 beltway and I-95/I-11 Freeway
- Henderson submarket

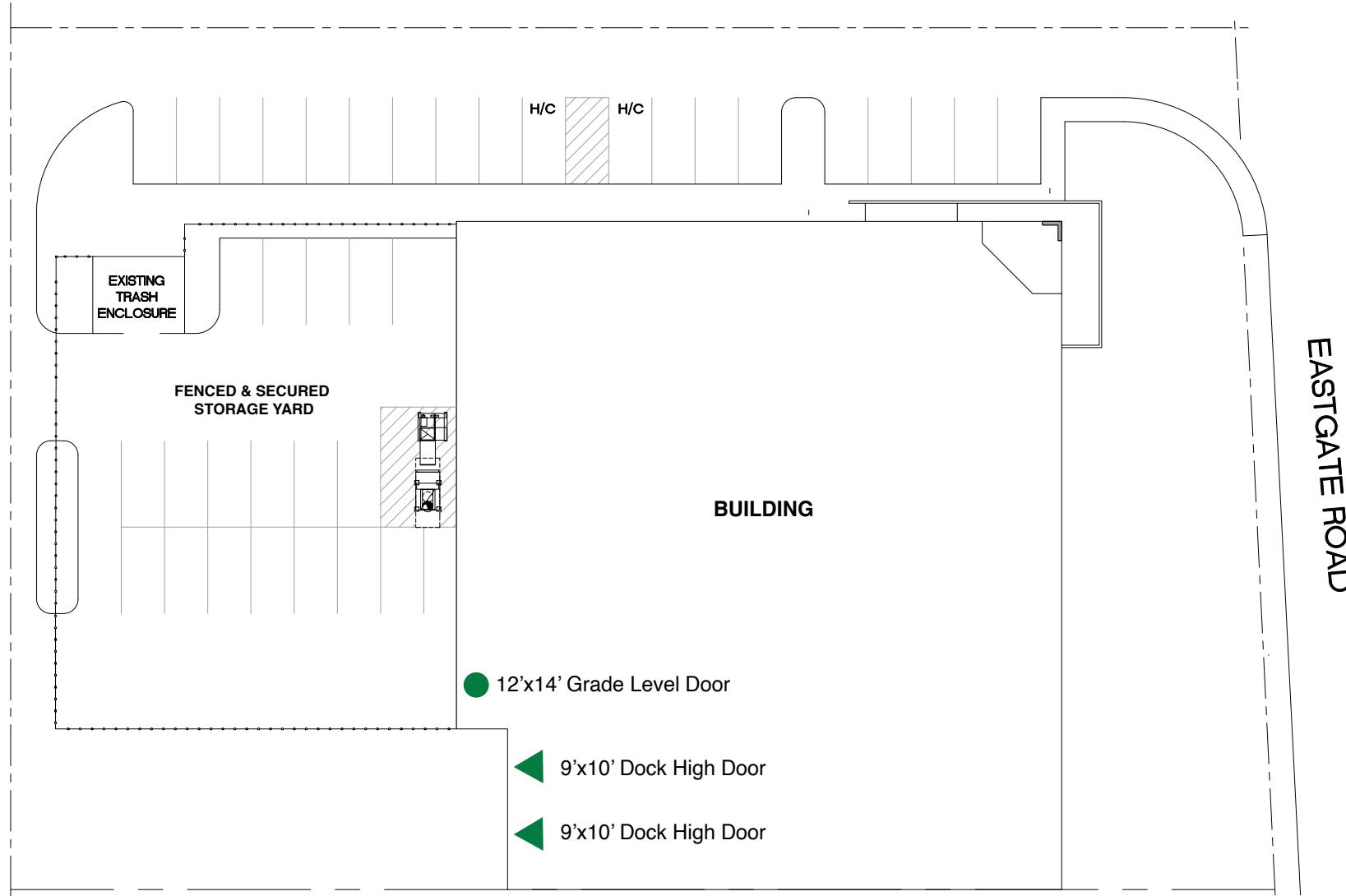








Site Plan



Floor Plan

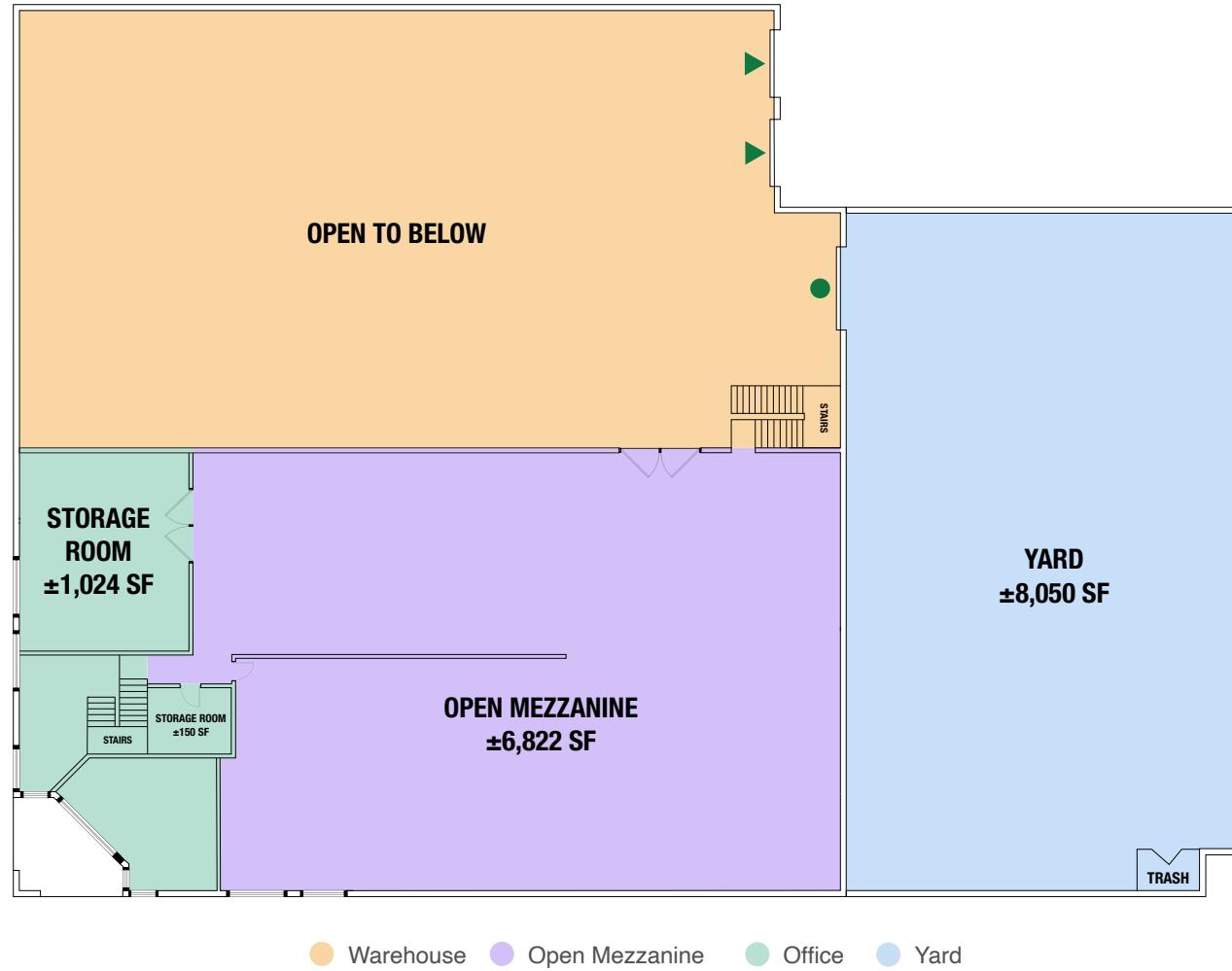
Suite Details

+ Total SF:	±17,744
+ 1 st Floor Office SF:	±6,144
+ Upstairs Enclosed Storage SF:	±1,174
+ Warehouse SF:	±10,426
+ Mezzanine SF: (Not Included in the SF)	±6,822
+ Dock High Door:	Two (2) 9'x10'
+ Grade Level Door:	One (1) 12'x14'
+ Clear Heights:	±24'
+ Power:	±400 amps (could be expanded to ±600 Amps), 3-Phase Power (to be verified by buyer)

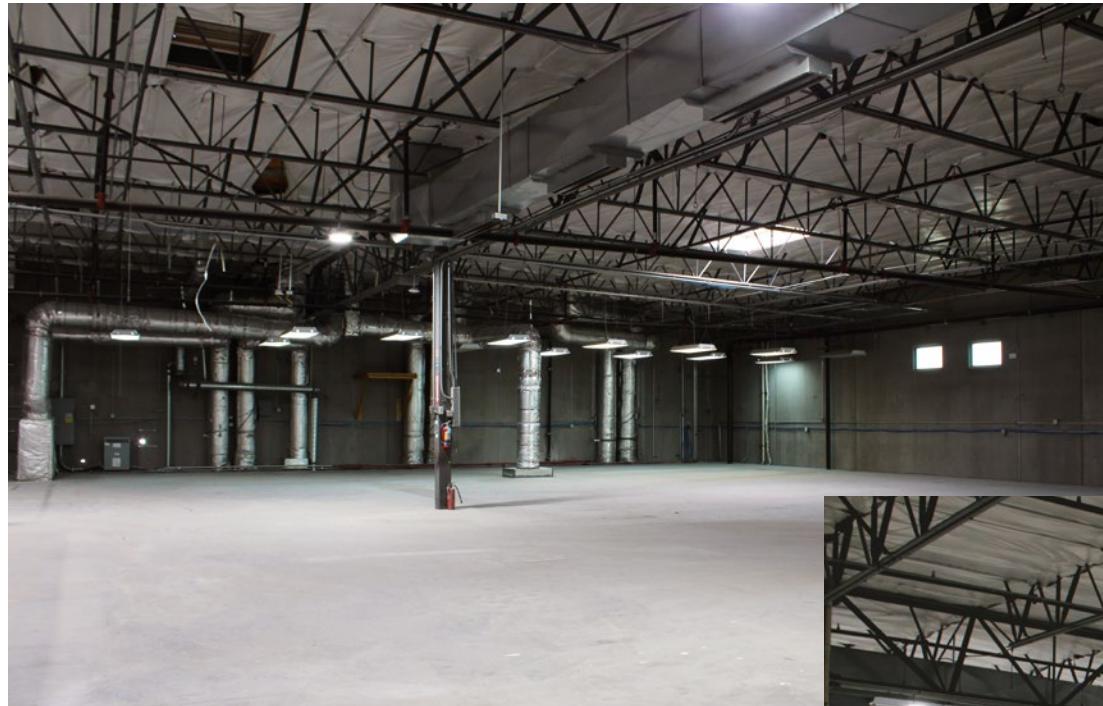


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Mezzanine Storage Floor Plan



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MEZZANINE PHOTOS

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% 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 14th-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 \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**

Land Area
(Square Miles)

 **2,265,461**

Population

 **298**

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Henderson, Nevada

Strategic Location Meets High Quality of Life

The Henderson submarket within the Las Vegas Valley thrives due to its exceptional location. Sitting southeast of Las Vegas proper, Henderson offers logistical advantages for businesses and residents alike. Major freeways like the I-15 and I-215 run through Henderson, providing easy access to essential transportation routes. The Henderson Executive Airport caters to smaller business travel, while the Harry Reid International Airport, just ten miles away in Las Vegas, offers convenient connections for long-distance travel.

Beyond logistics, Henderson boasts a vibrant tapestry of offerings. Residents enjoy a variety of retail centers, from outdoor shopping malls like Boulder Marketplace to larger complexes housing national brands. Family-friendly neighborhoods abound, with well-maintained communities and excellent schools. For those seeking excitement, the world-famous Las Vegas Strip with its dazzling casinos and shows lies just a short drive away. Henderson also offers a variety of entertainment venues within its borders, ensuring residents have options for a night out without venturing far.

Henderson acts as a gateway to further exploration. Adventurous residents can head south on scenic highways to reach the historic town of Boulder City, nestled against the beautiful Black Mountains. This charming getaway offers a glimpse into Nevada's rich mining past. For those with an eye for adventure, Arizona lies just beyond, beckoning with its stunning natural landscapes and outdoor recreation opportunities.



Henderson beckons with its perfect blend of family-friendly charm and exciting proximity to Las Vegas. This dynamic submarket boasts a thriving economy and high quality of life, making it an investor's dream and a resident's paradise.



Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Nevada Tax Advantages

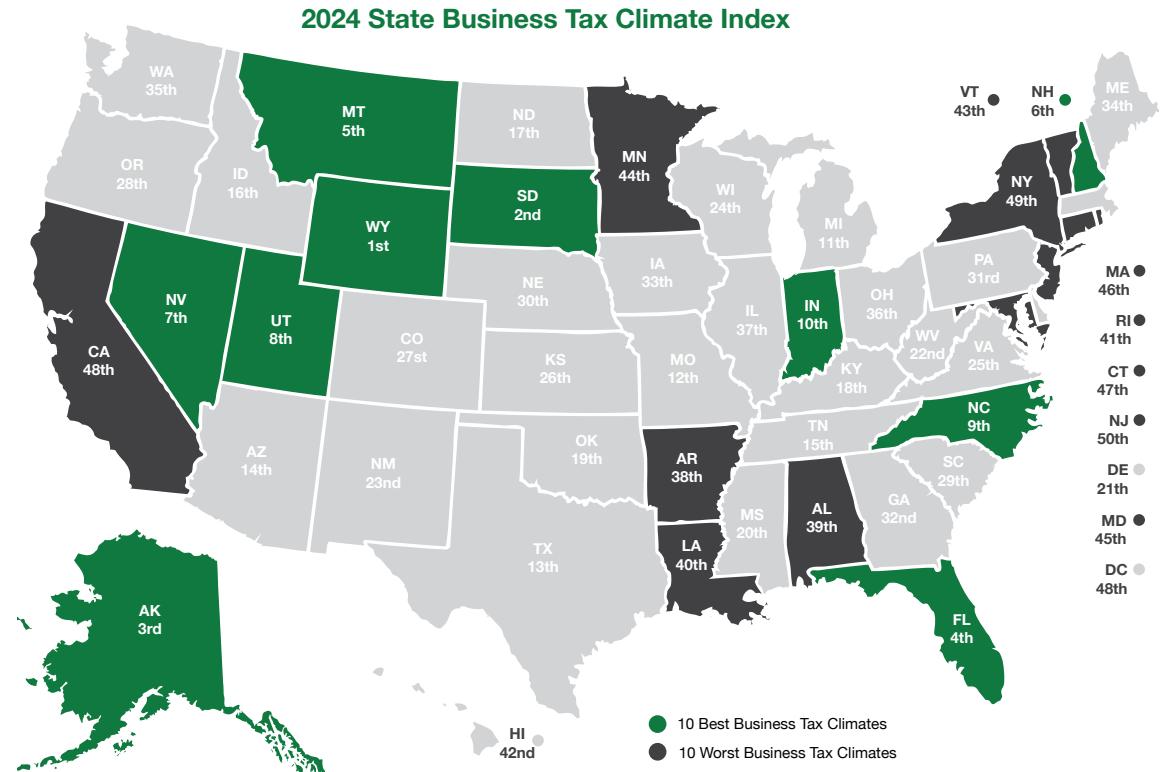
NEVADA

Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- 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



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



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, too, 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 and handling more than 189 million pounds of cargo.

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



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



Freight Service Center
3 Mi



Freight Center
3 Mi



Customer Service Center
5 Mi

Distribution Center
10 Mi

Cargo Center
3 Mi

UPS Air Cargo
18 Mi

Air Cargo
20 Mi

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Investment Sales Team

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Service you deserve. People you trust.



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