

1180

Center Point Drive

HENDERSON, NV 89074

20,784 SF on
1.15 Acres
FOR SALE

OWNER/USER & INVESTMENT OPPORTUNITY!

CBRE

EXECUTIVE SUMMARY

1180 Center Point Drive is a ±20,784 SF multi-tenant industrial office/warehouse building on ±1.15 acres. The property features paved, private yard space, nine (9) grade level truck doors, and immediate access to the I-215/I-515 Freeway Interchange.

Owner/User Investment Opportunity. Rental rates far below market rate. Month-to-Month Tenants. Great Potential to increase rental rates!



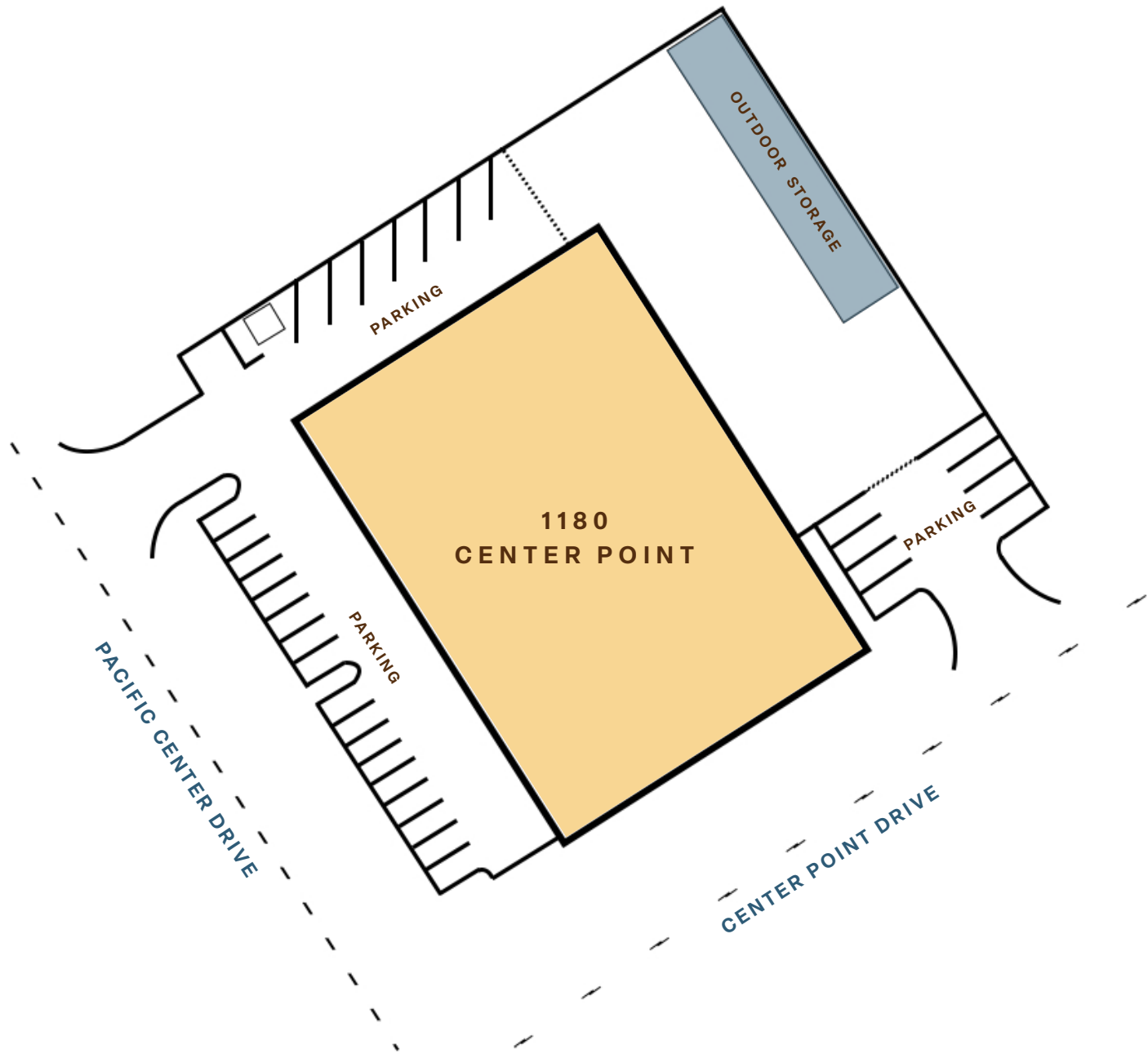
INVESTMENT HIGHLIGHTS

- » Owner/User Investment Opportunity!!
- » ±20,784 SF Office/Warehouse Building on ±1.15 acres
- » Additional ±2,310 SF of Garage Storage
- » Nine (9) 10' x 14' Grade-Level Truck Doors
- » ±22' Clear Height
- » 120/208 Volt, 3-Phase Power (*buyer to verify*)
- » Ample Parking Available
- » Evaporative-cooled Warehouse
- » Sprinklered
- » I-G General Industrial Zoning (Henderson)
- » Built in 1997
- » APN: 178-15-111-007



SALE PRICE: \$4,500,000.00

SITE PLAN



PROFORMA

CATEGORY	CURRENT (ACTUAL)	PROFORMA (YEAR1)	NOTES/ASSUMPTIONS
RENT	\$199,339.44	\$277,477.20	Market rates at \$1.15/SF NNN \$0.50/SF for the storage space
CAM REIMBURSEMENTS	\$17,831.52 *	\$45,084.16	
RENT + CAM	\$217,170.96	\$322,561.36	
OPERATING INCOME	\$45,084.16	\$45,084.16 **	
NOI	\$172,086.80	\$277,477.20	
CAP RATE	3.82%	6.17%	Based on \$4.5MM asking price

*Current owner inherited several leases and did not charge full CAM

**Subject to new owner's expenses and management

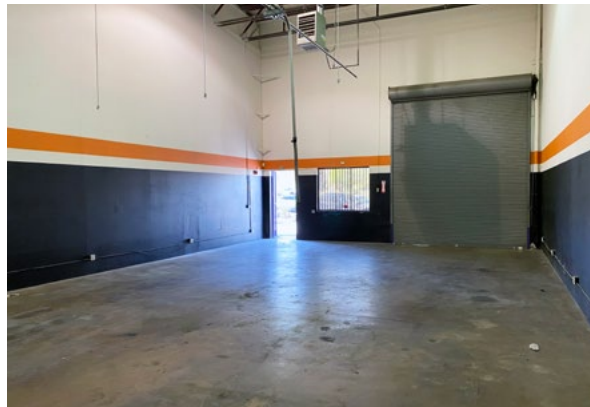
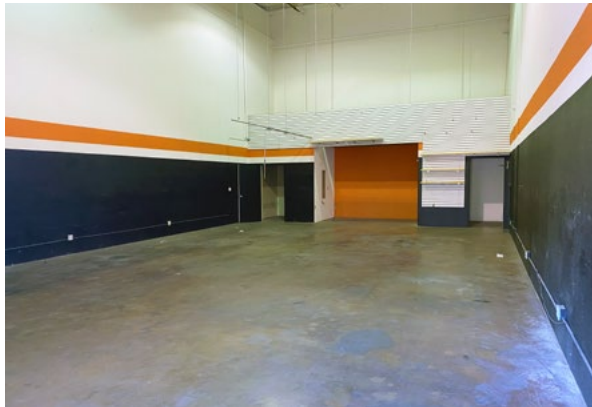
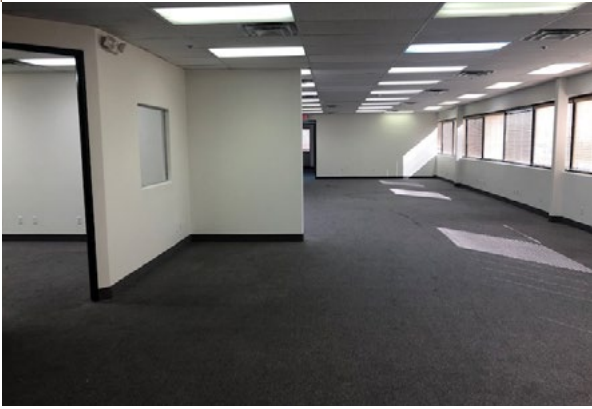
RENT ROLL

UNIT	TENANT	SQFT	RENT	RENT/SF/MO	CAM	CAM/SF	TOTAL RENT + CAM	LEASE TYPE	LEASE EXPIRE DATE	OPTIONS	RENTAL INCREASES
100	Far Western Anthropological Research	3,845	\$3,607.44	\$0.94	included in rent	N/A	\$3,607.44	Mod Gross	7/31/2026	No	N/A
110											
115	PartsCo Nevada, LC	6,325	\$5,235.47	\$0.83	N/A	N/A	\$6,390.47	Mod Gross	10/31/2027	One 5 year	11/1/2026 2% increase Ste 112 only
storage		2,310	\$1,155.00	\$0.50							
140	Warmez	1,581	\$1,013.25	\$0.64	\$221.34 Included in Rent	\$0.14	\$1,013.25	Mod Gross	Month to Month	No	N/A
145	Real Water	1,581	\$5,600.46	\$0.62	\$1,264.62	\$0.14	\$6,865.08	Net	10/31/2021	No	N/A
150		3,162									
200		4,290									

ANNUAL RENT TOTAL
\$199,339.44

ANNUAL RENT + CAM TOTAL
\$214,514.88

PROPERTY PHOTOS



AERIAL MAP



1180
Center Point Drive

DISTANCES TO:	
I-15 Freeway	1.4 miles
I-215 Freeway	1.1 miles
Harry Reid Int'l Airport	10.1 miles
Las Vegas "Strip"	10.6 miles

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