



**±45,000 SF Industrial Building on
±9.04 ACRES of M-2 Zoned Land**

1011

E. Alexander Rd

NORTH LAS VEGAS, NV 89030

For Sale
Leased Investment
With Upside!

Attractive Conventional Financing
Available



Contact Us

DEAN WILLMORE, SIOR

Executive Vice President
+1 702 369 4808
dean.willmore@cbre.com
Lic. # BS.0023886

LAUREN WILLMORE,
Member Associate, Society of
Industrial and Office Realtors®

Senior Associate
+1 702 369 4825
lauren.willmore@cbre.com
Lic. # S.0188698

CBRE

Content

- 01 **Executive Summary**
- 02 **Property Description**
- 03 **Tenant Overview**
- 04 **Financial Analysis**
- 05 **Location Overview**
- 06 **Market Overview**



1011
E. Alexander Rd
NORTH LAS VEGAS, NV 89030





01

Executive Summary

The Offering

Strategically positioned in the heart of North Las Vegas, **1011 E. Alexander Road** features a $\pm 45,000$ SF freestanding industrial facility situated on approximately 9.04 acres of M-2 zoned land. The property provides excellent access to the I-15 Freeway via the Craig Road and Cheyenne Avenue interchanges, ensuring strong regional connectivity.

Leased to Dune Opco, LLC

3.6 acre Fenced and Paved Yard Available

Completely renovated in 2022, 1011 E. Alexander Road features block and metal construction. The property is currently leased to Dune Opco LLC, a marijuana cultivation operator who has been in operation since 2021.

± 1.55 miles

to Craig Road Interchange

± 1.56 miles

to Cheyenne Avenue Interchange



\$18,500,000

Sale Price



7.92%

Pro-Forma
Cap Rate



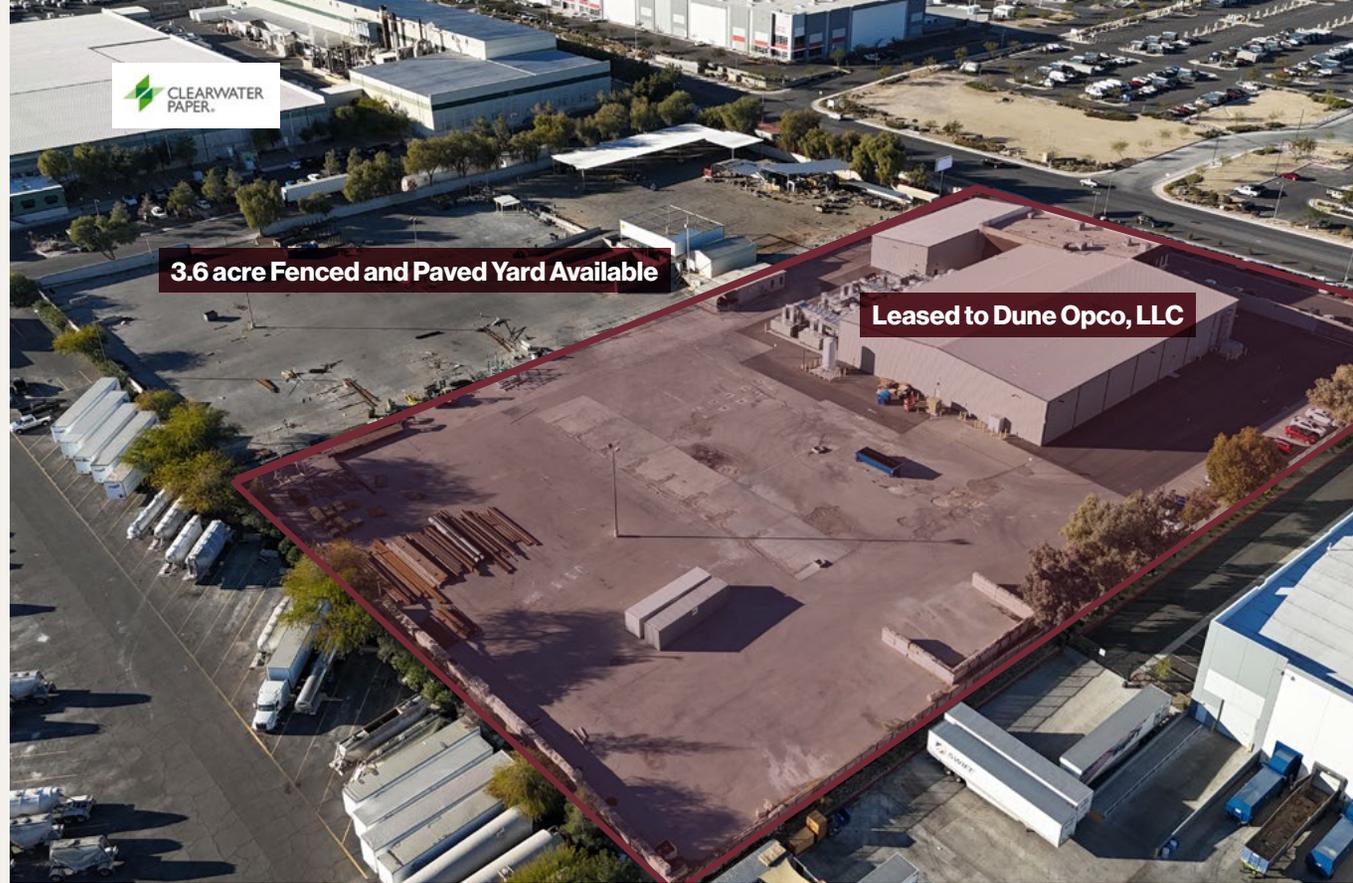
\$1,465,256

Pro-Forma NOI



Property Highlights

- Located near Craig Road and 5th Street
- Completely Renovated (Interior and Exterior) in 2022
- Across the street from new Amazon Distribution Center
- Exclusive gate access via Donna Street
- Three points of gated access on the property.
- Paved, gated and fenced yard with ±50,000 SF concrete loading platform
- Power, water, gas and sewer services available
- Over 3,000 amps, 277/480 volt, 3 phase power
- Yard features outdoor security pole lighting
- M-2 Zoning (City of North Las Vegas)
- APN:139-11-102-001



3.6 acre Fenced and Paved Yard Available

Leased to Dune Opco, LLC



Office Improvements

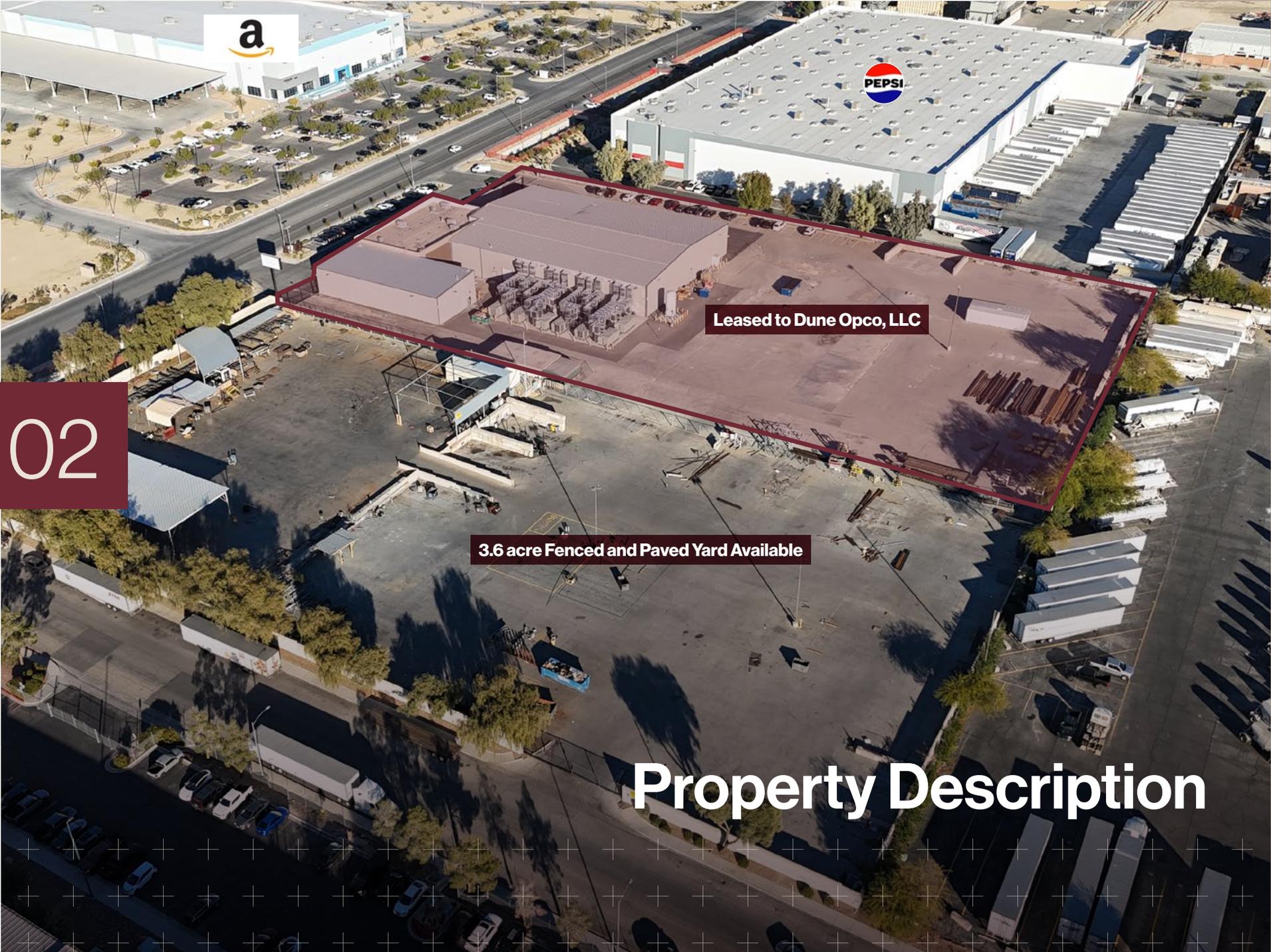
- Approximately 10,000 SF of two-story Class A office space
- Welcoming reception area
- Fifteen (15) standard offices
- Seven (7) executive offices
- Two conference rooms accommodating up to 10 people each
- Open bullpen area
- Two kitchens
- ±1,000 SF modular office located in the yard



Warehouse Improvements

- Approximately 30,000 SF of warehouse space
- ±3,000 amps, 220/480V, 3-phase power
- 25' clear height
- Six (6) grade-level loading doors
- Durable block/metal construction
- Built in 1997 (Renovated in 2022)
- Brand-new improvements currently underway





Leased to Dune Opco, LLC

02

3.6 acre Fenced and Paved Yard Available

Property Description

Property Overview

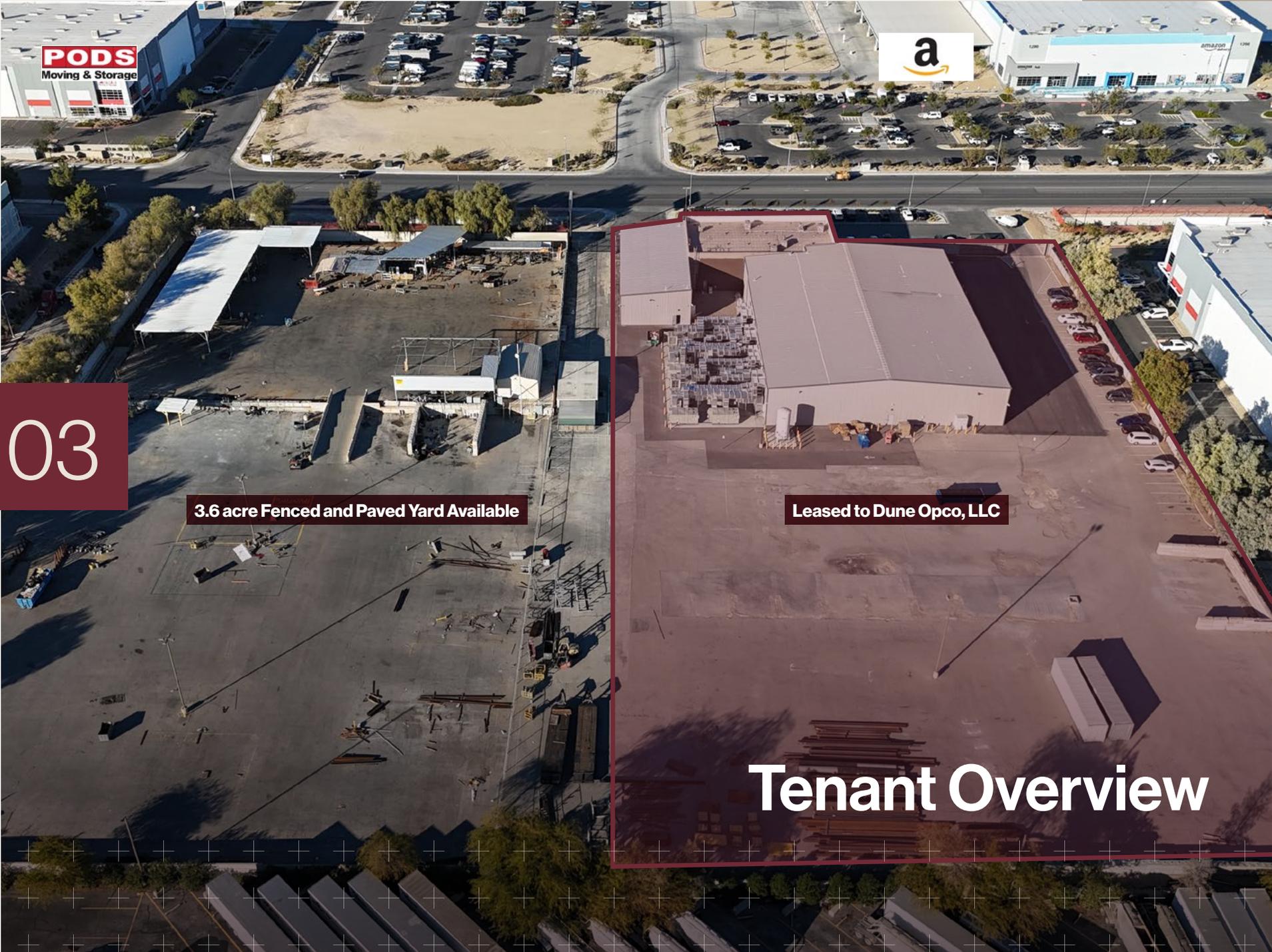


Address	1011 E. Alexander Road North Las Vegas, NV 89030
Market/Submarket	North Las Vegas
Square Footage	±45,000 SF
Lot Size	9.04 acres
Year Built	1997 build ; renovated 2022
Type	IOS - Two-Tenant Property
Features	25' Clear Height / Entire Property is Fenced and Gated
Zoning	M-2 (North Las Vegas General Industrial)



Leased to Dune Opco, LLC

3.6 acre Fenced and Paved Yard Available



PODS
Moving & Storage



03

3.6 acre Fenced and Paved Yard Available

Leased to Dune Opco, LLC

Tenant Overview

Tenant Fast Facts



Lease Signatory	Dune Opco, LLC
U.S. Headquarters	Founded in Washington State
Sector/Industry	Cannabis Cultivation
Number of Employees	45
Locations	9 Facilities across 4 States
Top Competitors	Mint Cannabis, Oasis
Brand Names	Perfect Harvest and Mama J's



Leased to Dune Opco, LLC

3.6 acre Fenced and Paved Yard Available

Alexander Road



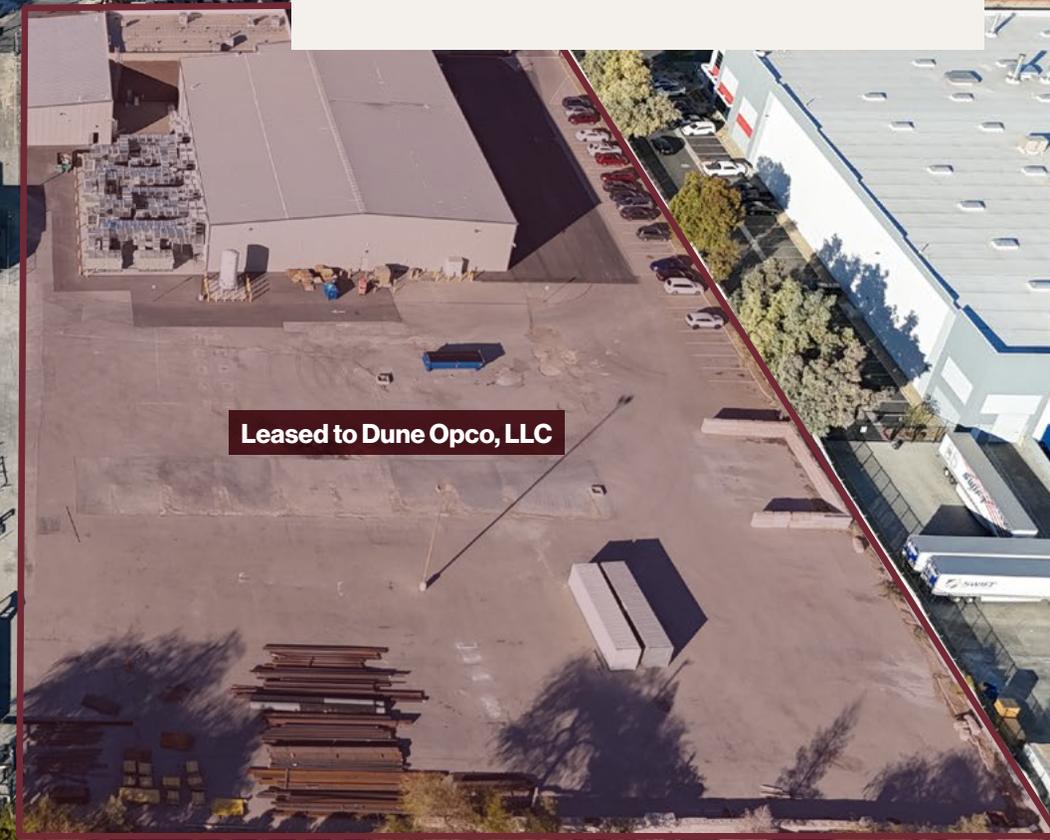
3.6 Acres - Upside Potential!

Asking Lease Rate \$0.25/SF NNN

Potential Year 1 NOI \$470,448

FEATURES

- Entire Site Paved and Fenced
- ±50,000 SF Raised Concrete Pad with Canopies for Storage, Assembly and Fabrication
- ± 1,000 SF HVAC Mobile Office
- Yard has its own Power and Water
- Yard has gated access to both Alexander Road and Donna Street
- Yard is illuminated with Exterior Pole Lighting



Dune Opco Lease

Current Annual Rent \$1,012,958

Annual Escalations 3.0%

Lease Commencement 10-15-2021

Lease Expiration 4-30-2032

Lease Type NNN

Renewal Options Two (2) 5-Year Options

Security Deposit \$225,000



04

Leased to Dune Opco, LLC

3.6 acre Fenced and Paved Yard Available

Financial Analysis

05

Location Overview

Aerial Map



Aerial Map - Low Altitude



Alexander Road

1011
E. Alexander Rd



Donna Street





06

Market Overview

Why Las Vegas



Labor Force

- Nevada labor costs are among the lowest in the southwest region
- Employment in Southern Nevada is expected to gross 2.5x the national average
- The Las Vegas metro area employees over 55,000 workers in the logistics and manufacturing sector



Assistance Programs

- Nevada Catalyst Funds
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement



Tax Abatement

- Personal Property Tax Abatement

Tax-Free Haven

- No Corporate Income Tax
- No Franchise Tax
- No Franchise Tax on Income
- No Corporate Shares Tax
- No Unitary Tax
- No Estate Tax



56.5%
Home Ownership Rate



MEDIAN HOME VALUE

\$299,751 Vegas

\$309,800 U.S.

ESRI

Notable Accolades

#4 Entrepreneur Growth
(Kaufman Foundation, 2017)

#6 North Las Vegas Millennial Homeownership
(Yahoo Finance, 2019)

#9 State Business Climate Index
(Tax Foundation, 2019)

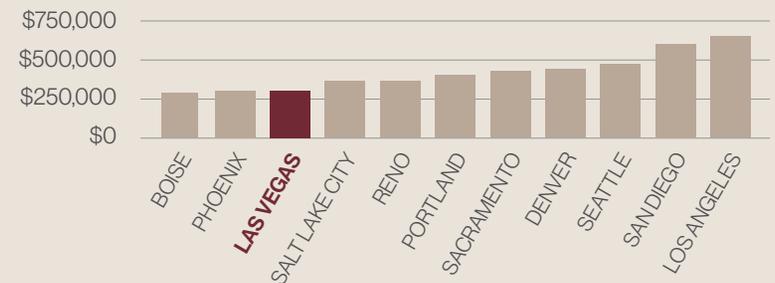


McCarran Airport is in the **TOP 10** U.S. airports



Las Vegas is less than one day's drive to **60** million customers and **five** major ports

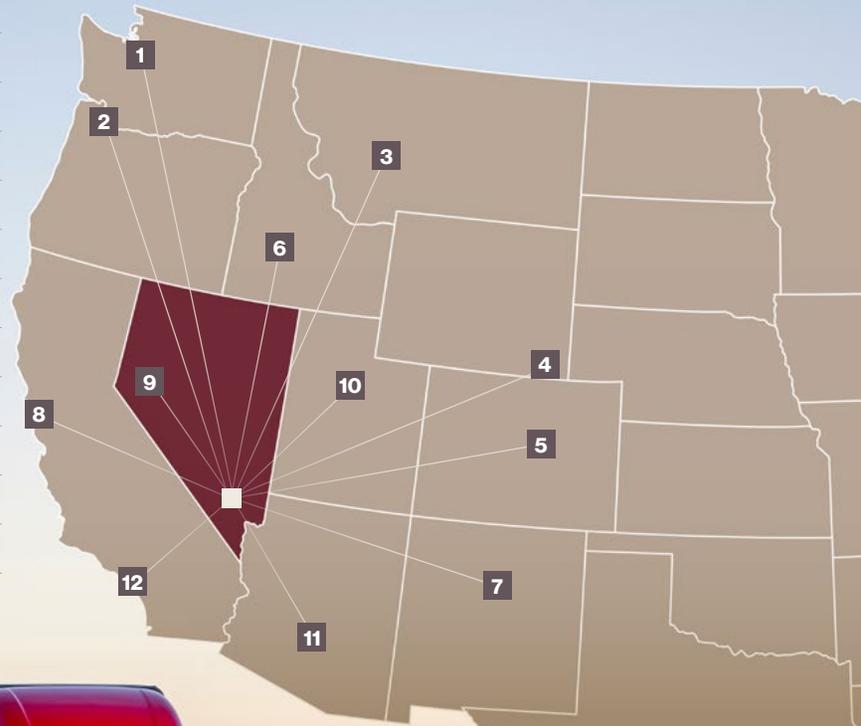
Comparable Metropolitan Regions



2.3 Million Southern Nevada Residents

One Day Truck Service

1	SEATTLE	1,129 miles	16h 52min
2	PORTLAND	982 miles	15h 44min
3	HELENA	907 miles	12h 31min
4	CHEYENNE	837 miles	11h 52min
5	DENVER	752 miles	10h 45min
6	BOISE	634 miles	9h 31min
7	SANTA FE	634 miles	9h 8min
8	SAN FRANCISCO	562 miles	8h 20min
9	RENO	452 miles	6h 55min
10	SALT LAKE CITY	424 miles	5h 50min
11	PHOENIX	300 miles	4h 39min
12	LOS ANGELES	265 miles	3h 54min



Access to Over 77 Million+ People
Within One Day Truck Drive

23.1% of US Population

Affiliated Business Disclosure

© 2026 CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CPM 1011 E. Alexander Rd_brochure 03/23/26



1011

E. Alexander Rd

NORTH LAS VEGAS, NV 89030

Contact Us

DEAN WILLMORE, SIOR

Executive Vice President
+1 702 369 4808
dean.willmore@cbre.com
Lic. # BS.0023886

LAUREN WILLMORE,

**Member Associate, Society of
Industrial and Office Realtors®**
Senior Associate
+1 702 369 4825
lauren.willmore@cbre.com
Lic. # S.0188698

ALEX STANISIC, SIOR

First Vice President
+1 702 369 4874
alex.stanisic@cbre.com
Lic. # S.0179950

MIKE WILLMORE,

**Member Associate, Society of
Industrial and Office Realtors®**
Senior Associate
+1 702 369 4823
mike.willmore@cbre.com
Lic. # S.0183520

KYLE KIRCHMEIER

Senior Associate
+1 702 369 48262
kyle.kirchmeier@cbre.com
Lic. # S.0197013

CBRE

© 2026 CBRE, Inc. CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM1011 E. Alexander Rd_brochure 03/23/26