

For Sale/Lease | $\pm 42,272$ SF Class "A" Industrial Build-to-Suit Less than 2.5 miles from the Raiders Stadium



Building Rendering

THE OFFERING

The Investment Services Group at Sun Commercial Real Estate, Inc. has been exclusively retained to offer an opportunity to acquire a $\pm 42,272$ SF industrial build-to-suit opportunity located less than 2.5 miles from the 65,000 seat Las Vegas Raiders Stadium now under construction. The project offers a $\pm 42,272$ square foot industrial building with two (2) dock well doors and two (2) 12' x 14' grade level doors, 30' clear height on a ± 2.16 acre site.

INVESTMENT HIGHLIGHTS

- **Brand New Construction** - Gray shell, possession is estimated to be November 2019.
- **Seller Build-Out Lease** - Two 21,136 SF suites. Improvements include: 1,500 SF of HVAC offices each with restrooms, drop ceiling, evaporative coolers, ESFR sprinklers. Turn key.
- **Seller Build-Out Sale** - LED/Sky Lighting, R30 Insulation, evaporative coolers, ESFR sprinklers. Improvements include: 3,000 SF of HVAC offices with 2 restrooms, drop ceiling. Turn key.
- **Ground Zero Location to the Stadium** - Less than 2.5 miles from the 65,000 seat Las Vegas Raiders Stadium under construction.

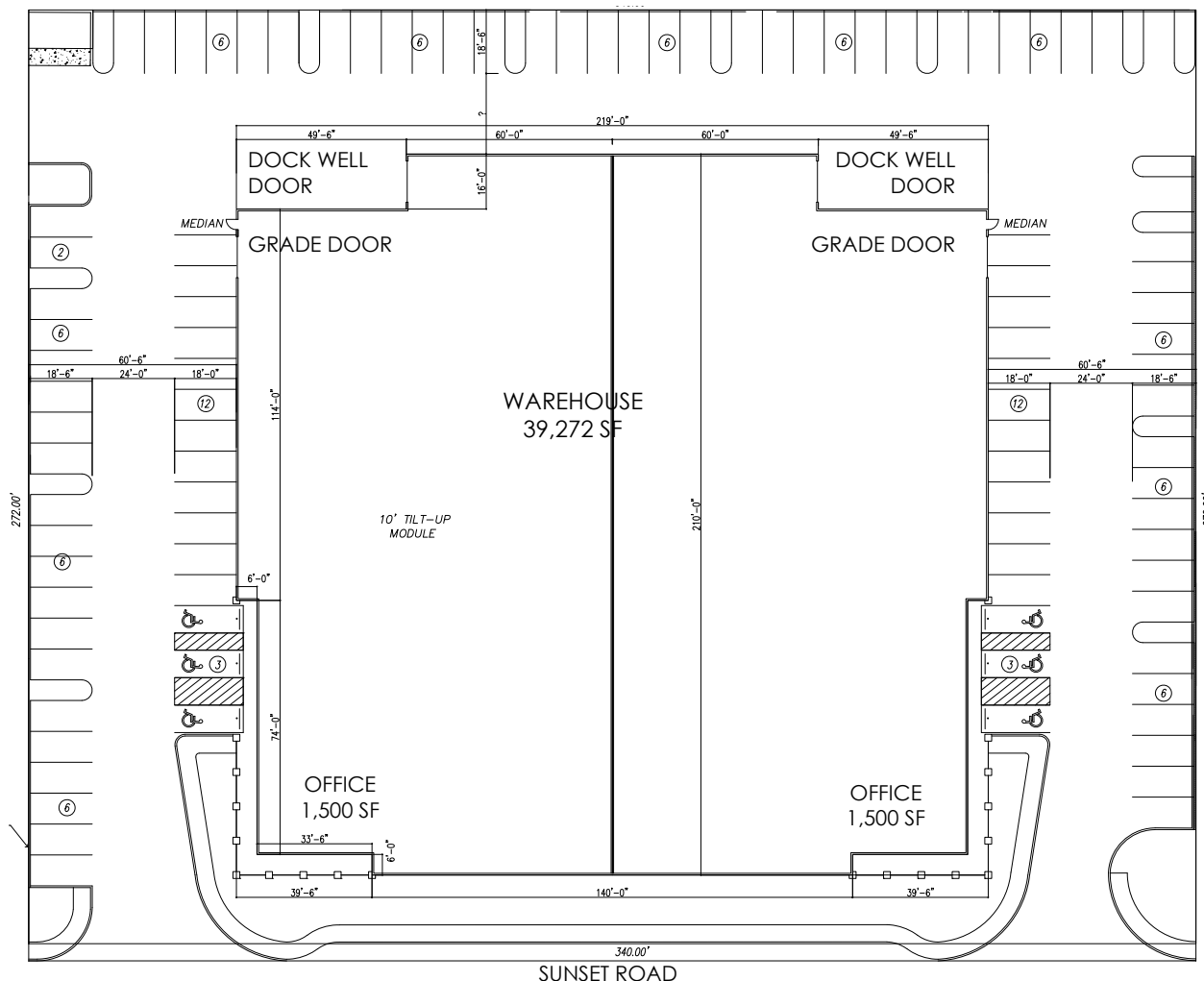




PROPOSED SITE PLAN

±42,272 SF Industrial Build-to-Suit | Sunset Road and Decatur Boulevard

Parcel Number	162-31-401-018
Building SF	±42,272 SF
Office	±3,000 SF
Warehouse	±39,272 SF
Site Area	±2.16 Net Acres 94,089 SF
Clear Height	30'
Dock Doors	2 dock well doors
Grade Doors	2 12'x14' doors
Power	Two 1200 amp services, 277/480V, 3 Phase
Parking Stalls	±98
Parking Ratio	±2.32/1,000
Sunset Road Frontage	±340 Feet
Completion Date	November 2019
Zoning	M-D
Sale Price	\$7,400,000
Price Per SF	\$175
Lease Rate	\$0.90 PSF (NNN)



Art Farmanali, SIOR
Senior Vice President
702-968-7310

ArtF@suncommercialre.com

Paul Miachika
Executive Vice President
602-814-0661

PaulM@suncommercialre.com

Cathy Jones, CPA, SIOR, CCIM
CEO
702-968-7320

CathyJ@suncommercialre.com

Roy Fritz, CCIM
Senior Vice President
702-968-7322

RoyF@suncommercialre.com

Taylor Vasquez
Associate
702-968-7316

TaylorV@suncommercialre.com

Dylan Heroy
Associate
702-968-7317

DylanH@suncommercialre.com

Exclusively listed by:
Sun Commercial Real Estate, Inc.
6140 Brent Thurman Way, Suite 140
Las Vegas, Nevada 89148
702 | 968 | 7300 Ph
702 | 968 | 7301 Fax
www.SunCommercialRE.com



LOCATION AERIAL MAP

±42,272 SF Industrial Build-to-Suit | Sunset Road and Decatur Boulevard



Art Farmanali, SIOR
Senior Vice President
702-968-7310

ArtF@suncommercialre.com

Paul Miachika
Executive Vice President
602-814-0661

PaulM@suncommercialre.com

Cathy Jones, CPA, SIOR, CCIM
CEO
702-968-7320

CathyJ@suncommercialre.com

Roy Fritz, CCIM
Senior Vice President
702-968-7322

RoyF@suncommercialre.com

Taylor Vasquez
Associate
702-968-7316

TaylorV@suncommercialre.com

Dylan Heroy
Associate
702-968-7317

DylanH@suncommercialre.com

Exclusively listed by:
Sun Commercial Real Estate, Inc.
6140 Brent Thurman Way, Suite 140
Las Vegas, Nevada 89148
702 | 968 | 7300 Ph
702 | 968 | 7301 Fax
www.SunCommercialRE.com