



OFFERING MEMORANDUM

4440 E Craig Rd | Free Standing Industrial w/ Fenced Yard

4440 E Craig Rd
Las Vegas, NV 89115

\$3.4M
PRICE

Marcie Hansen
725-332-8111 (Direct)
mh@thehansengroupcommercial.com

Regency Realty Investments
8704 W Charleston Blvd
Las Vegas, NV 89117
702-789-0083
www.regencyrealtyinvestments.com
Lic# NV B.0145866.LLC; CA 02215225



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Las Vegas, NV 89115

PRICE
\$3,400,000

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PRESENTED BY



Marcie Hansen

725-332-8111

mh@thehansengroupcommercial.com

Lic # NV B.0145866; CA 01824108

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Executive Summary

4440 E Craig Rd
Las Vegas, NV 89115

Your success awaits at 4440 E Craig Rd Las Vegas NV 89115. This +/-12,555 SF free standing industrial building on a +/- 0.93 AC lot is an excellent place to grow your business. The construction is concrete tilt-up with three roll up doors, high power 800 Amps / 3-phase electricity, large fenced yard, sprinklered, 24 foot ceilings, and it can be occupied by one owner-user or divided between up to three separate businesses, each with their own drive-in door, which makes a versatile property. It is currently occupied by a retiring owner-user and a month-to-month tenant, which makes it an excellent property for both owner-users and investors. Nestled in the bustling North Las Vegas submarket, this property is strategically positioned to cater to the needs of burgeoning industrial enterprises. The scarcity of buildings of this size in the area further enhances its desirability, making it a coveted asset for astute investors and owner-users alike. 4440 E Craig Rd is zoned IL (light industrial); great for automotive, or general industrial use. It's an excellent location with easy access to major transportation routes. With Las Vegas' industrial market experiencing historically low vacancy rates, this offering presents a rare opportunity for owner-users and investors to secure a turnkey facility.


\$3,400,000
ASKING PRICE


\$270.81
PRICE/SF


12,555
BUILDING SF


2003
YEAR BUILT


225,990
PRO-FORMA NOI


6.65%
PROFORMA CAP RATE


\$1.50/ SF NNN per month
PROFORMA LEASE

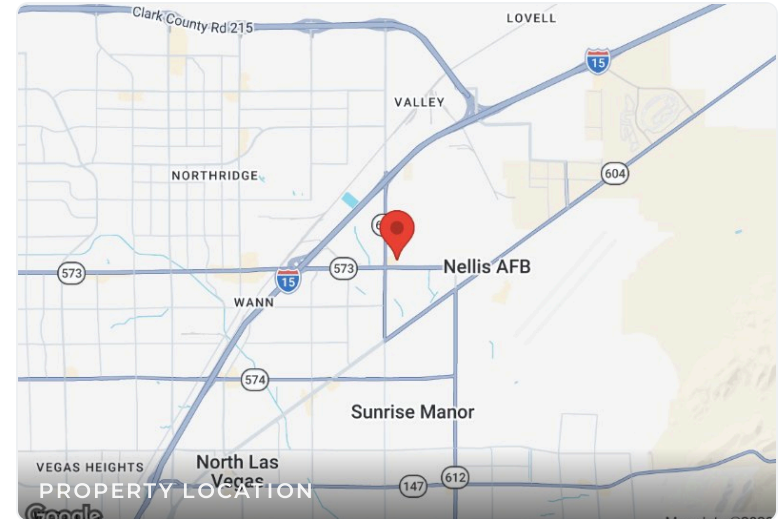
PROPERTY DATA

Building SqFt	12,555
Year Built	2003
Lot Size (Acres)	0.930
Parcel ID	140-05-212-012
Zoning	INDUSTRIAL
County	Clark

Location Highlights

4440 E Craig Rd is strategically positioned within one of the premier freight corridors serving the Las Vegas metropolitan distribution market. The property is located less than one mile from a major interstate interchange, providing tractor-trailer access to the national highway system without local road restrictions. The site is located within minutes of a major international airport with dedicated air cargo facilities, supporting time sensitive distribution operations.

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.



LOCATION

Address	4440 E Craig Rd
City	Las Vegas
State	Nevada
Zip Code	89115
Country	Clark
APN / Parcel #	140-05-212-012
Coordinates	36.241919,-115.076902

TRANSIT

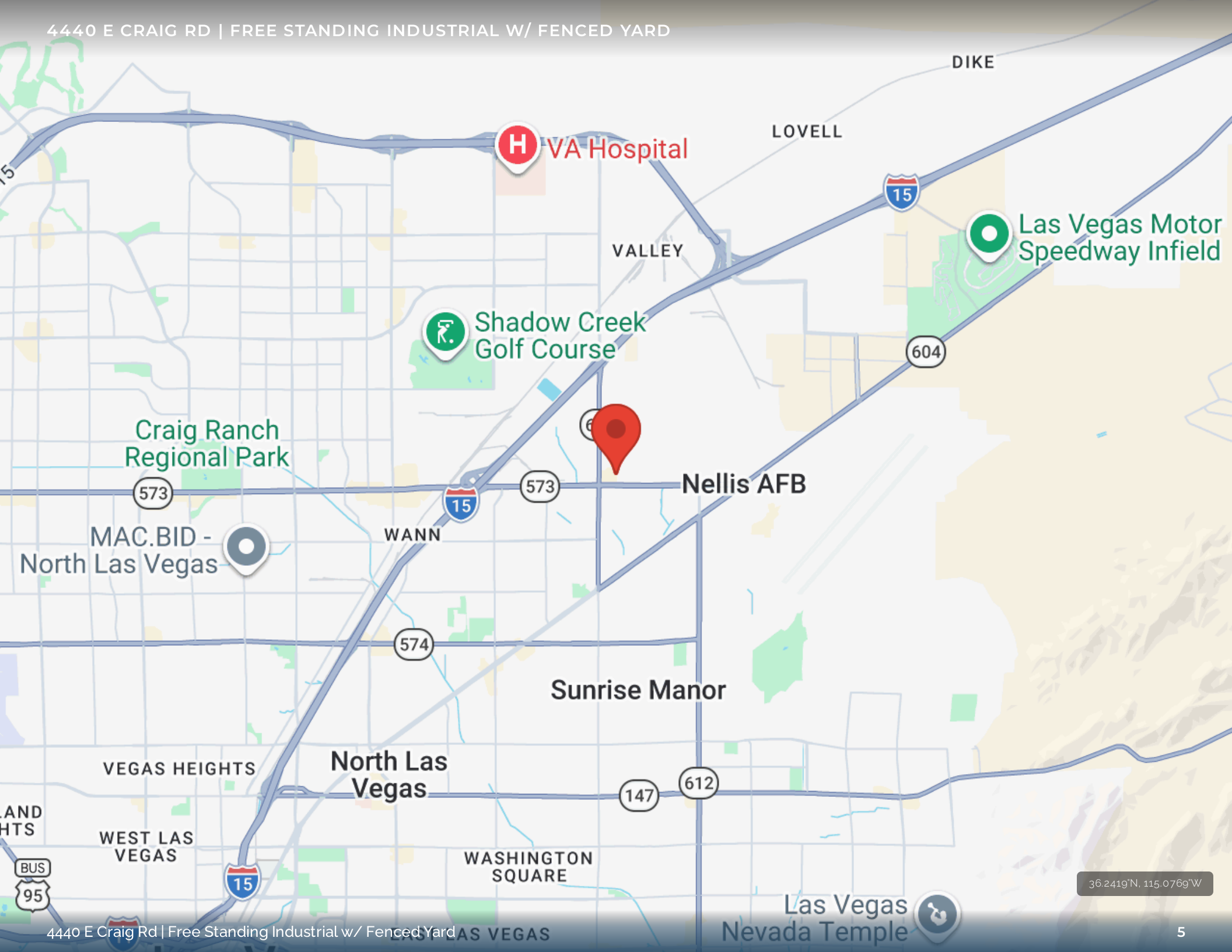
WB Craig after Copper Sage	0.1 mi
EB Craig after Lamb	0.2 mi
NB Lamb after Craig	0.2 mi

AIRPORTS

Harry Reid International Airport	11.7 mi
Boulder City Municipal Airport	23.8 mi
Millennium Vip Group Inc	10.9 mi

HIGHWAYS

Las Vegas Freeway	0.9 mi
Bruce Woodbury Beltway	2.6 mi
Purple Heart Highway	5.3 mi
US 93	5.6 mi



DIKE

LOVELL

H VA Hospital

VALLEY

15

Las Vegas Motor
Speedway Infield

Shadow Creek
Golf Course

604

Craig Ranch
Regional Park

573

573

Nellis AFB

MAC.BID -
North Las Vegas

WANN

15

574

Sunrise Manor

VEGAS HEIGHTS

North Las
Vegas

147

612

AND
HTS

WEST LAS
VEGAS

WASHINGTON
SQUARE

15

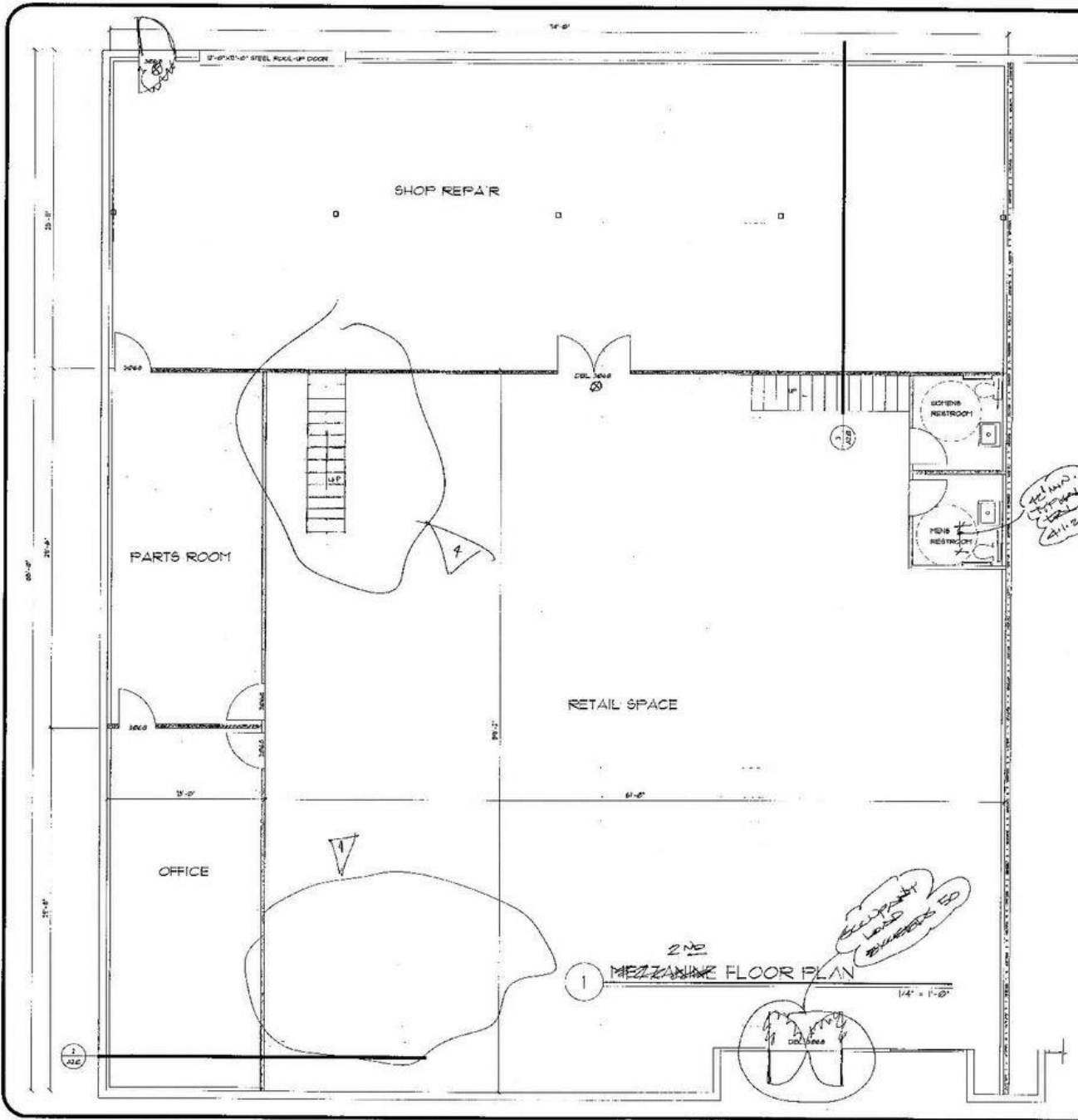
BUS
95







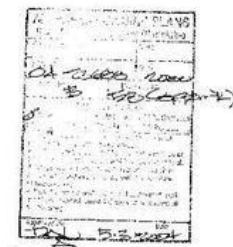




PROJECT DATA	
CODE ANALYSIS	PROJECT DATA
EXTERIOR WALL PER TABLE SA USE	1 HR LESS THAN 20' FEET
OPENING IN EXTERIOR WALL PER TABLE SA USE	NOT PERMITTED LESS THAN 5 FEET PROTECTED LESS THAN 10 FEET
OWNER	SPRINKLERS DEVELOPMENT
OWNER REPRESENTATIVE	BO BULLENS INC.
ADDRESS	4440 E CRAIG RD.
EXISTING ZONING	C-2
BUILDING DEPARTMENT	CLARK COUNTY BUILDING DEPT.
SEismic ZONE	SEISMIC DESIGN CATEGORY 'D'
CONSTRUCTION TYPE FOR BASIC ALLOWABLE AREA	VA
FIRE BRACKETS	YES
ALLOWABLE AREA INCREASE OPEN TO ROOF	NA
AREA SEPARATION WALLS	1 HOUR - 1 HR RATED
ALLOWABLE BUILDING HEIGHT IN STORED PROPOSED BUILDING HEIGHT IN STORAGE	2
BUILDING AREA INFORMATION OFFICE SPACE - AREA	361 SQ. FT.
GARAGE AREA	350 SQ. FT.
BUILDING AREA INFORMATION WAREHOUSE SPACE - AREA	6192 SQ. FT.
GROSS AREA	6700 SQ. FT.
OCCUPANT LOAD FACTOR FOR OFFICE	100 SQ. FT. PER PERSON
NUMBER OF OCCUPANCY OFFICE SPACE	7
NUMBER OF EXITS REQUIRED OFFICE SPACE	2
NUMBER OF EXITS PROVIDED OFFICE SPACE	2
FRESH EXITS WIDTH REQUIRED	54" = 3'-6"
TOTAL EXITS WIDTH PROVIDED	5'-0"
NUMBER OF OCCUPANCY WAREHOUSE SPACE	4
NUMBER OF EXITS REQUIRED WAREHOUSE SPACE	2
NUMBER OF EXITS PROVIDED WAREHOUSE SPACE	2
FRESH EXITS WIDTH REQUIRED	34" = 2'-10"
TOTAL EXITS WIDTH PROVIDED	5'-0"

*add info to plan
restrooms
all done*

*occupant load
warehouse 50*



S.C. Builders, Inc.
#50833
Jul Mackinnon
CLARK COUNTY BUILDING DEPT.
RECORDS FILE SET

ATV CYCLE SPORTS

LAS VEGAS, NEVADA

EXISTING 1ST FLOOR PLAN

DATE	REVISION
JUN 11 2008	1
JUN 11 2008	2
JUN 11 2008	3
JUN 11 2008	4
JUN 11 2008	5
JUN 11 2008	6
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JUN 11 2008	99
JUN 11 2008	100

SHEET #
A2.0

Photo Gallery



Market Overview

The Greater Las Vegas Metro Area

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.



DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	18,618
Median HH Income	\$64,530
Households	5,588

3-MILE RADIUS

Population	101,103
Median HH Income	\$69,536
Households	31,871

5-MILE RADIUS

Population	326,242
Median HH Income	\$70,541
Households	102,079

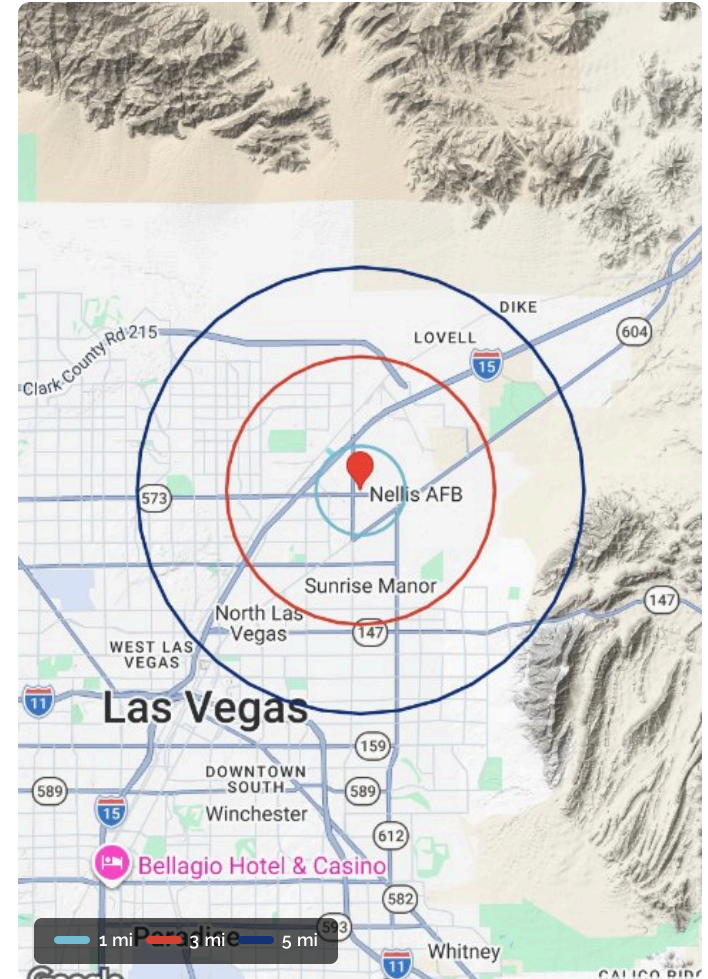
Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,640	55,975	201,358
2010 Population	14,066	81,074	265,621
2026 Population	18,618	101,103	326,242
2031 Population	19,903	105,822	342,420
2026-2031 Growth Rate	1.34 %	0.92 %	0.97 %
2026 Daytime Population	20,251	116,681	287,868

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,264	16,936	60,306
2010 Total Households	4,312	24,028	77,178
2026 Total Households	5,588	31,871	102,079
2031 Total Households	6,018	33,685	108,181
2026 Avg. Household Size	3.32	3.11	3.14
2026 Owner Occupied Housing	2,129	14,958	53,790
2031 Owner Occupied Housing	2,368	16,098	57,636
2026 Renter Occupied Housing	3,459	16,913	48,289
2031 Renter Occupied Housing	3,650	17,587	50,545
2026 Vacant Housing	260	2,123	4,946
2026 Total Housing	5,848	33,994	107,025

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	438	2,900	9,634
\$15,000-\$24,999	381	1,784	5,748
\$25,000-\$34,999	415	2,523	8,032
\$35,000-\$49,999	817	3,949	12,518
\$50,000-\$74,999	1,219	5,930	17,861
\$75,000-\$99,999	850	4,697	15,136
\$100,000-\$149,999	1,069	6,305	19,175
\$150,000-\$199,999	293	2,197	8,144
\$200,000 or greater	106	1,585	5,830
Median HH Income	\$64,530	\$69,536	\$70,541
Average HH Income	\$74,400	\$83,061	\$85,522



\$64,530 MEDIAN HH INCOME (1-MI)	\$74,400 AVG HH INCOME (1-MI)
38.1% OWNER OCCUPIED (1-MI)	61.9% RENTER OCCUPIED (1-MI)
4.4% VACANCY RATE (1-MI)	1.34 % 2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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DISCLAIMER