

# INDUSTRIAL PARK

Value-Add & Investment Opportunity

MARION  
INDUSTRIAL  
PARK

100,000 SF Industrial Park | 7.29 Acres Land | Prime Location | Superior Accessibility



2255 & 2275 Marion Drive

**LAS VEGAS** NEVADA

ACTUAL SITE

 SRS

**EXCLUSIVELY MARKETED BY**

**MARION  
INDUSTRIAL  
PARK**

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**PROPERTY PHOTO**



# PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

<b>Price</b>	\$15,000,000
<b>Price/SF</b>	\$150
<b>In-Place Net Operating Income</b>	\$563,165
<b>In-Place Cap Rate</b>	3.75%
<b>Year 3 Stabilized Cap Rate</b>	8.17%
<b>Occupancy</b>	55%

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	100,000 SF
<b>Land Area</b>	7.29 Acres
<b>Property Address</b>	2255 & 2275 Marion Drive Las Vegas, Nevada 89115
<b>Year Built / Remodeled</b>	2008, 2006
<b>Parcel Number</b>	140-20-117-004, 140-20-117-005, 140-20-117-013
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

# INVESTMENT HIGHLIGHTS

## 55% Leased 100,000 SF Industrial Park:

- The offering features 45% leased two buildings totaling 100,000 rentable SF, on a 7.29 acres of land

## Prime Industrial Location:

- Situated in the highly sought-after North Las Vegas industrial submarket, the property offers a strategic location ideal for a diverse range of industrial tenants.

## High-Quality Improvements:

- The asset consists of two 50,000 SF buildings, each featuring 20 grade-level 12' x 14' roll-up doors, designed to accommodate flexible industrial uses.

## Superior Accessibility:

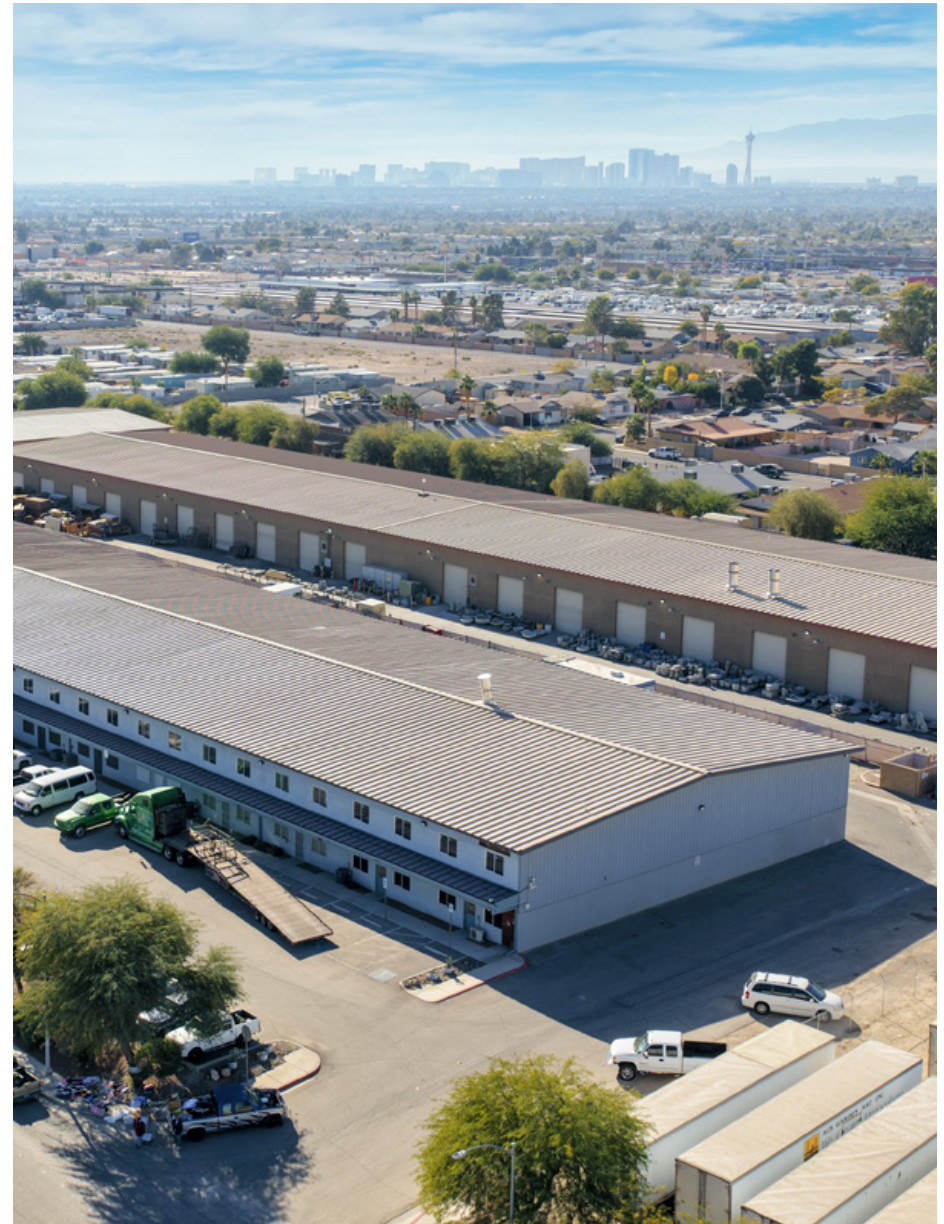
- Conveniently located just 2.5 miles from the E. Cheyenne Avenue on/off ramps of the I-15 Freeway, offering excellent regional connectivity and ease of access for tenants and logistics operators.

## Long-Term Value Opportunity:

- Strong physical attributes, location, and tenant flexibility position the property as an exceptional long-term industrial investment.

## Strong Demographics:

- More than 414,300 residents and 142,700 employees support the trade area
- \$72,727 average household income



## LOCATION



Las Vegas, Nevada  
Clark County  
Las Vegas-Henderson-Paradise MSA

## ACCESS / DOCKING / CLEARANCE



Marion Drive: 2 Access Points  
Clear Height: 20'  
Drive Ins: 40 total  
Docks: 0

## TRAFFIC COUNTS



Marion Drive: 3,400 VPD  
E. Carey Avenue: 11,100 VPD  
E. Lake Mead Boulevard/State Highway 147: 47,500 VPD

## IMPROVEMENTS



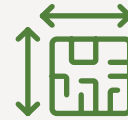
There is approximately 100,000 SF of existing building area

## PARKING



There are approximately 206 parking spaces on the owned parcel.  
The parking ratio is approximately 2.06 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 140-20-117-004, 140-20-117-005, 140-20-117-013  
Acres: 7.29  
Square Feet: 317,552 SF

## CONSTRUCTION



Year Built: 2008, 2006

## ZONING



IP: Industrial Park



610

612

RIVERSTONE AVE

MARION DR  
3,400 VPD

E CAREY AVE 11,100 VPD

MARION INDUSTRIAL PARK

JUDSON AVE

HOLT AVE

47,500 VPD

147

38,500 VPD

33,000 VPD

Myrtle Tate Elementary School

metro by T-Mobile  
Watermill EXPRESS  
La Estetica  
SR AUTO SALES  
LVK9 Santiago Express

Nellis Lake Plaza  
SUPERIOR GROCERS  
BURGER KING  
NAPA  
cricket SUBWAY  
Little Caesars  
State Farm



EL TOVAR AVENUE

PAYSON AVENUE

PENMAR CIR

ARMEL COURT

DOLLY LANE

NAP

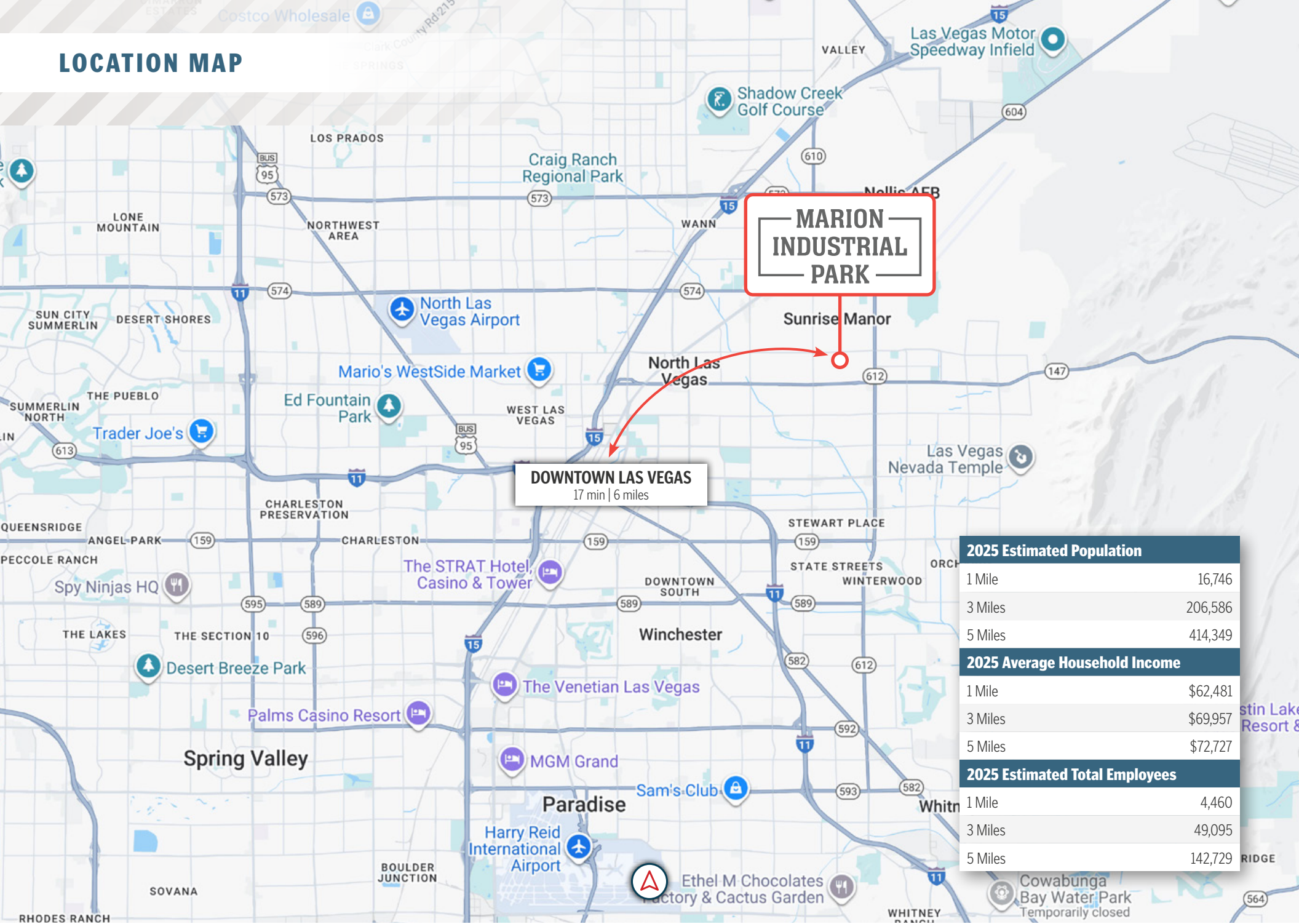
MARION DRIVE 3,400 VPD

MARION INDUSTRIAL PARK

Brothers Auto Body Inc

BATTERIES 4 LESS

# LOCATION MAP



**DOWNTOWN LAS VEGAS**  
17 min | 6 miles

2025 Estimated Population	
1 Mile	16,746
3 Miles	206,586
5 Miles	414,349
2025 Average Household Income	
1 Mile	\$62,481
3 Miles	\$69,957
5 Miles	\$72,727
2025 Estimated Total Employees	
1 Mile	4,460
3 Miles	49,095
5 Miles	142,729



## LAS VEGAS, NEVADA

Las Vegas, NV founded in 1905 and incorporated in 1911, is located in the southern part of the state. The city currently occupies a land area of 133.2 square miles and. The City of Las Vegas is the largest city in Nevada with a population of 672,298 as of July 1, 2025.

Las Vegas' pioneering spirit, enterprising nature and can-do attitude are helping pave the road to economic recovery in Southern Nevada. Currently, gaming, tourism and educational instruction remain the leading areas of employment for Southern Nevadans. Las Vegas offers a market area of more than 51 million people within one day's drive. It is a convenient Western U.S. location near other key high-tech markets such as Denver, Los Angeles, Phoenix, Salt Lake City, San Diego and San Francisco.

It is home to Switch, the world's largest and most powerful data center and technology ecosystem. Switch clients include Cisco, Dell, and eBay, Fox, MGM, Pixar and Sony. Switch recently unveiled plans to invest \$2 billion in new infrastructure that will bolster the state's growing tech industry, bridging Southern and Northern Nevada. The primary drivers of the Las Vegas economy are tourism, gaming and conventions, which in turn feed the retail and restaurant industries.

Las Vegas has 68 parks. The city owns the land for, but does not operate, four golf courses: Angel Park Golf Club, Desert Pines Golf Club, Durango Hills Golf Club and the Las Vegas Municipal Golf Course. It is also responsible for 123 playgrounds, 23 softball fields, 10 football fields, 44 soccer fields, 10 dog parks, six community centers, four senior centers, 109 skates parks, six swimming pools and more.

The College of Southern Nevada (the third largest community college in the United States by enrollment) is the main higher education facility in the city. Other institutions include the University Of Nevada School Of Medicine, with a campus in the city, and the for-profit private school Le Cordon Bleu College of Culinary Arts. Educational opportunities exist around the city; among them are the University of Nevada, Las Vegas and Nevada State College run by the Nevada System of Higher Education, Desert Research Institute, The International Academy of Design & Technology Las Vegas and Touro University Nevada.

# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	16,746	206,586	414,349
2030 Projected Population	17,598	211,692	426,770
2010 Census Population	15,242	195,083	383,573
Projected Annual Growth 2025 to 2030	1.00%	0.49%	0.59%
Historical Annual Growth 2010 to 2020	0.55%	0.56%	0.66%
<b>Households &amp; Growth</b>			
2025 Estimated Households	4,968	62,935	135,638
2030 Projected Households	5,270	65,007	140,928
2010 Census Households	4,099	55,035	116,845
Projected Annual Growth 2025 to 2030	1.19%	0.65%	0.77%
Historical Annual Growth 2010 to 2020	1.35%	1.10%	1.16%
<b>Income</b>			
2025 Estimated Average Household Income	\$62,481	\$69,957	\$72,727
2025 Estimated Median Household Income	\$50,203	\$56,668	\$56,953
2025 Estimated Per Capita Income	\$18,685	\$21,508	\$24,008
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	430	3,106	8,365
2025 Estimated Total Employees	4,460	49,095	142,729



# RENT ROLL



Suite #	Tenant Name	Size SF	Pro Rata (SF)	Pro Rent Monthly	Pro Rent \$/SF/Mo	Pro Rent Annual	Pro Rent \$/SF/Yr	Pro Rata (\$)	Lease Start Date	Lease End Date
2275-A	Vacant	25,000	25%	\$25,000	\$1.00	\$300,000	\$12.00	24%	-	-
2275-B	Vacant	12,500	13%	\$12,500	\$1.00	\$150,000	\$12.00	12%	-	-
2275-C	Wood Worker	12,500	13%	\$13,125	\$0.90	\$157,500	\$12.60	13%	TBD	MTM
001	Stephanie Cortes HC Body Shop	2,500	3%	\$2,875	\$1.15	\$34,500	\$13.80	3%	Jun-21	Jul-27
002	Restyling Granite Stone LLC	2,500	3%	\$2,888	\$1.16	\$34,656	\$13.86	3%	Jun-21	Jul-27
003	PFW Enterprises Inc	2,500	3%	\$2,500	\$1.00	\$30,000	\$12.00	2%	Mar-25	Apr-28
004_005	Art & Iron, Inc.	5,000	5%	\$4,600	\$0.92	\$55,200	\$11.04	4%	Jun-18	May-27
006	Miguels Mobile Mechanic LLC	2,500	3%	\$2,750	\$1.10	\$33,000	\$13.20	3%	Jan-25	Jan-28
007	James V Moon	2,500	3%	\$2,750	\$1.10	\$33,000	\$13.20	3%	Nov-24	Oct-27
008, 009	Leon Enterprises Inc	5,000	5%	\$5,200	\$1.04	\$62,400	\$12.48	5%	Sep-23	Aug-26
010	Luis Manuel Vargas	2,500	3%	\$2,750	\$1.10	\$33,000	\$13.20	3%	Jan-25	Dec-27
011	Abraham Garcia, IND	2,500	3%	\$2,520	\$1.01	\$30,236	\$12.09	2%	Feb-18	Jul-26
012	Andres Sosa and Enrique Soto	2,500	3%	\$2,888	\$1.16	\$34,656	\$13.86	3%	May-24	Apr-27

# RENT ROLL



Suite #	Tenant Name	Size SF	Pro Rata (SF)	Pro Rent Monthly	Pro Rent \$/SF/Mo	Pro Rent Annual	Pro Rent \$/SF/Yr	Pro Rata (\$)	Lease Start Date	Lease End Date
013	Leticia Ojeda, a sole proprietor	2,500	3%	\$3,125	\$1.25	\$37,500	\$15.00	3%	Apr-25	May-30
014	Nevada Granite LLC	2,500	3%	\$2,750	\$1.10	\$33,000	\$13.20	3%	Nov-24	Oct-27
015	Jose Ramirez, IND	2,500	3%	\$2,888	\$1.16	\$34,656	\$13.86	3%	May-21	Jun-27
016	High Hitter Hydraulics LLC	2,500	3%	\$2,888	\$1.16	\$34,656	\$13.86	3%	Dec-23	Nov-28
017, 018	VACANT	5,000	5%	\$5,500	\$1.10	\$66,000	\$13.20	5%	-	-
019	VACANT	2,500	3%	\$2,750	\$1.10	\$33,000	\$13.20	3%	-	-
020	Prospective Tenant	2,500	3%	\$2,700	\$1.08	\$32,400	\$12.96	3%	May-26	Apr-29
Total Occupied		55,000	55%	\$59,197	\$1.08	\$710,360	\$12.92	56%		
Total Vacant		45,000	45%	\$45,750	\$1.02	\$549,000	\$12.20	44%		
Total / Wtd. Avg:		100,000	100%	\$104,947	\$1.05	\$1,259,360	\$12.59	100%		

# PRICING SUMMARY



## FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtandequity@srsre.com](mailto:debtandequity@srsre.com)

### Pricing Summary

Asking Price	\$15,000,000
PSF	\$150
Net Operating Income	\$563,165
In-Place Cap Rate	3.75%
Year 3 Stabilized Cap Rate	8.17%

### Operating Cash Flow

	In-Place	
Potential Rental Revenue	\$1,259,360	
Potential Reimbursement Revenue	\$110,000	
<b>Gross Potential Revenue</b>	<b>\$1,369,360</b>	
Rental Vacancy	(\$549,000)	44%
<b>Effective Gross Revenue</b>	<b>\$820,360</b>	
Less Expenses	(\$257,195)	
<b>Net Operating Income</b>	<b>\$563,165</b>	

### Operating Expenses

	In-Place	PSF/Yr
Taxes	\$58,883	\$0.59
Insurance	\$83,597	\$0.84
CAM	\$102,715	\$1.03
Management	\$12,000	\$0.12
<b>Total</b>	<b>\$257,195</b>	<b>\$2.57</b>

### Notes

- Operating Expenses are estimated based on Aug-2025 Trailing 12-month Operating Statement

# CASH FLOW

For the Years Ending	\$ / SF Mo 1 Annualized	Annualized Jun-2026	Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031	Year 6 May-2032	Year 7 May-2033	Year 8 May-2034	Year 9 May-2035	Year 10 May-2036	Year 11 May-2037
Potential Gross Revenue													
Base Rental Revenue	\$12.59	\$1,259,360	\$1,264,225	\$1,282,100	\$1,302,674	\$1,322,063	\$1,341,837	\$1,380,761	\$1,479,632	\$1,504,519	\$1,527,413	\$1,552,003	\$1,590,742
Absorption & Turnover Vacancy	(\$5.49)	(549,000)	(447,500)	(44,033)	(2,917)	(9,015)	(37,142)	(49,849)	(34,628)	(40,586)	(6,967)	(21,529)	(94,746)
Scheduled Base Rental Revenue	\$7.10	710,360	816,725	1,238,068	1,299,756	1,313,048	1,304,695	1,330,912	1,445,005	1,463,933	1,520,446	1,530,474	1,495,996
Expense Reimbursement Revenue	\$1.10	110,000	127,083	199,133	211,738	217,179	219,474	223,643	233,338	239,825	252,298	257,693	253,664
Total Potential Gross Revenue	\$8.20	820,360	943,809	1,437,201	1,511,494	1,530,228	1,524,169	1,554,555	1,678,342	1,703,758	1,772,744	1,788,167	1,749,660
General Vacancy	\$0.00	0	0	(6,200)	(13,884)	(12,840)	(6,539)	(12,080)	(11,487)	(7,293)	(14,842)	(13,603)	(7,677)
Effective Gross Revenue	\$8.20	820,360	943,809	1,431,000	1,497,610	1,517,387	1,517,630	1,542,475	1,666,855	1,696,465	1,757,902	1,774,564	1,741,983
Operating Expenses													
Property Taxes	\$0.59	58,883	58,883	60,649	62,469	64,343	66,273	68,262	70,309	72,419	74,591	76,829	79,134
Insurance	\$0.84	83,597	83,597	86,105	88,688	91,349	94,089	96,912	99,819	102,814	105,898	109,075	112,347
CAM	\$1.03	102,715	102,715	105,796	108,970	112,239	115,607	119,075	122,647	126,326	130,116	134,020	138,040
Management	\$0.12	12,000	12,000	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657	16,127
Total Operating Expenses	\$2.57	257,195	257,195	264,911	272,858	281,044	289,475	298,159	307,104	316,317	325,807	335,581	345,649
Net Operating Income	\$5.63	563,165	686,614	1,166,090	1,224,752	1,236,344	1,228,155	1,244,315	1,359,751	1,380,147	1,432,095	1,438,983	1,396,334
Leasing & Capital Costs													
Tenant Improvements	-	0	2,250	23,948	1,591	2,459	10,130	14,781	9,851	11,069	1,900	5,871	
Leasing Commissions	-	0	11,016	101,896	7,791	12,037	49,594	102,415	58,547	54,193	9,303	28,747	
CapEx	-	0	1,000,000	0	0	0	0	0	0	0	0	0	
Total Leasing & Capital Costs	-	0	1,013,266	125,843	9,383	14,496	59,724	117,196	68,398	65,262	11,203	34,618	
Cash Flow After Debt Service & Before Taxes	-	563,165	(326,652)	1,040,246	1,215,369	1,221,847	1,168,431	1,127,120	1,291,353	1,314,885	1,420,892	1,404,365	
<b>Occupancy Trends</b>													
Average Physical Occupancy	-	55,000	63,542	96,667	99,792	99,375	97,500	96,458	97,708	97,500	99,583	98,750	
Average Physical Occupancy - %	-	55.00%	63.54%	96.67%	99.79%	99.38%	97.50%	96.46%	97.71%	97.50%	99.58%	98.75%	
Cap Rate	-	3.75%	4.58%	7.77%	8.17%	8.24%	8.19%	8.30%	9.07%	9.20%	9.55%	9.59%	

# ASSUMPTIONS

General Information		Created in AE 15.0			Market Assumptions		Large Industrial Boxes		Small Suites	
Analysis Start Date	June 2026	Market Rent	\$1.00/SF/Month		\$1.10/SF/Month					
Term	10 Years	Rental Increases	None		3% Annual					
Inflation	3%	Lease Term	5 Years		3 Years					
Market Rent Growth	3%	Rental Abatements	None		None					
General Vacancy	1%	Renewal Probability	80%		80%					
Expense Growth	3%	Vacant Space Turnover	6 Months		3 Months					
Property Tax Growth	3%	Expense Recapture	\$2.00/SF/Year		\$2.00/SF/Year					
		Tenant Improvements (PSF)								
		New / Renewal	\$1.50 / \$0		\$1.50 / \$0					
		Leasing Commissions								
		New / Renewal	6.0% / 3.0%		6.0% / 3.0%					

## Notes

1. Analysis assumes \$1 Million Capital Expenditure spend to secure a Tenant for Suite 2275 Vacancies in Month 9, including Tenant Improvement and Leasing Commission
2. Other Vacancies are assumed to be leased up in Year 2. Month-to-Month tenants are assumed to stay for 1 year before rolling to market leasing
3. All tenants are modeled to reimburse \$2.00/SF/Yr for Operating Expenses
4. Operating Expenses are estimated based on Aug-2025 Trailing 12-month Operating Statement



**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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