For Sale

Owner-User Live/Work Industrial Opportunity

4030 E. Post Rd.
Las Vegas, NV 89120

Sean Margulis
Founding Partner
702.340.4251
smargulis@logicCRE.com
S.0070247

Seth Zeigler
Associate
702.334.3965
szeigler@logicCRE.com
S.0196121

Adam Miller
Associate
702.513.3512
amiller@logicCRE.com
S.0205315

Listing Snapshot

$4,175,000
Sale Price

± 10,173 SF
Total Square Footage

± 0.60 AC
Total Acreage

Property Highlights

Versatile ± 10,173 Sf Floor Plan
The property totals approximately ± 10,173 square feet, featuring ± 3,000 SF of mezzanine living space on the second floor, ±3,000 SF of office/flex space on the first floor, and ± 4,173 SF of warehouse space on the first floor.

Three Grade-Level Roll-Up Doors
Warehouse area is served by three (3) 12' x 14' grade-level roll-up doors, providing efficient loading, storage, and operational functionality.

Live/Work Industrial Opportunity
Rare owner-user acquisition opportunity combining residential, office, and warehouse components within a single property, featuring a two-bedroom residential living area on the second floor with four (4) bathrooms throughout the building.

Climate-Controlled Throughout
Property is serviced by both HVAC systems and evaporative coolers, offering enhanced comfort and operational flexibility throughout the building.

Only Freestanding Live/Work Building In The District
The only freestanding live/work industrial building remaining in the Southeast Loft District, as all other buildings within the project have been converted to condominium ownership.

SBA 504 Opportunity
An exceptionally rare opportunity to purchase a live/work industrial property with integrated residential accommodations using SBA 504 financing.

Premier Southeast Las Vegas Location
Conveniently located near Harry Reid International Airport, Green Valley, Galleria at Sunset, Sunset Station, and major transportation corridors serving the Las Vegas Valley.

Established Southeast Loft District
Situated within a professionally developed seven-building concrete tilt-up industrial project featuring a diverse mix of warehouse, retail, office, service, and loft users.

Power Capabilities
Equipped with 208Y/120 Volt, 3-phase electrical service, providing the power capacity needed for a wide range of industrial, fabrication, manufacturing, and production uses.

Existing Open-Faced Spray Booth
Property includes a 20' L × 9.5' W × 9' H open-faced spray booth, offering a turnkey solution for painting, finishing, and other specialized industrial operations.

Demographics

	1-mile	3-mile	5-mile
2026 Population	13,651	149,153	414,628
2026 Average Household Income	$99,416	$105,336	$101,161
2026 Total Households	5,953	60,093	170,978

Owner-User Financing Options

$4,175,000 purchase price

Conventional Financing
80% Financing ($3,340,000)
10 year loan
25 year amortization
1% loan origination fee
Rate: 5-year Treasury (currently 4.14%) plus 3% = 7.14% Fixed with a 5-year rate reset
Monthly principal and interest payment of $23,905.56

SBA Financing
90% Financing ($3,757,500)
50% bank 1st ($2,087,500)
10 year loan
25 year amortization
1% loan origination fee
Rate: 5-year Treasury (currently 4.14%) plus 3% = 7.14% Fixed with a 5-year rate reset
Monthly principal and interest payment of $14,940.97
40% SBA 2nd ($1,670,000)
25 year loan
25 year amortization
0.5% loan origination fee
Rate: Fixed at 6.12% currently
Monthly principal and interest payment of $10,882.67

Ray Lucero
SVP Lexicon Bank
702-780-7700
rlucero@lexiconbank.com

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Lease vs. Own Analysis

SF of Building ± 10,173		
LEASE SCENARIO		
Lease Assumptions:	**PSF**	**Amount**
Rent per month		$12,716
Rent per SF	FSG	$1.25
Start-up Costs:		
Prepaid rent and security deposit (2 mo.'s total)	**	$25,433
Lessee TI costs, net of lessor TI allowance		$0
Total Startup Costs		**$25,433**
Gross Monthly Costs:		
Rent payment	$1.25	$12,716
Lease operating costs **	$0.25	$2,543
Gross monthly cash requirement	$1.50	$15,260
Lease Benefits:		
Depreciation tax benefit at 32% tax rate	$0	$0
Approx. monthly principal paydown portion (equity)	$0	$0
Tax benefit on rent deduction at 32% tax rate	$0.40	$4,069
Tax benefit on operating costs at 32% tax rate	$0.08	$814
	$0.00	$0
	$0	$0
	$0.48	$4,883
NET COST after lease benefits	$1.02	$10,376
Est. appreciation benefit, per month:	$0.00	$0
NET COST after lease benefits	**$1.02**	**$10,376**

SF of Building ± 10,173		
OWN SCENARIO		
Purchase Assumptions:	**PSF**	**Amount**
Building	$410	$4,175,000
Improvements	$0	$0
Total	$410	$4,175,000
Initial Down Payment:		
Borrower cash down payment	10%	$417,500
Estimated fees on 1st mortgage **		$20,875
Est. appraisal, environmental, other fees **		$10,500
Total Down Payment		**$448,875**
Gross Monthly Costs:		
Mortgage payment *	$2.56	$26,015
Ownership operating costs **	$0.25	$2,543
Gross monthly cash requirement	$2.81	$28,559
Ownership Benefits - excl. appreciation:		
Depreciation tax benefit at 32% tax rate	$0.25	$2,569
Approx. monthly principal paydown portion (equity)	$0.59	$6,019
Tax benefit on interest deduction at 32% tax rate	$0.63	$6,399
Tax benefit on operating costs at 32% tax rate	$0.08	$814
Lease-out income (net of tax at 32% rate)	$0.00	$0
Interest on startup cost difference (net of 32% tax)	-$0.07	-$720
	$1.48	$15,081
NET COST after ownership (excl. appreciation)	$1.32	$13,478
Est. appreciation benefit, per month:	$0.34	$3,479
NET COST Including projected appreciation	**$0.98**	**$9,999**

SBA 504 FINANCING STRUCTURE for Purchase:

%	**Source of Funds**	**Project Amount**	**Interest Rate**	**Amortization assumption**		**Mo. Payment**	
50.0%	Bank 1st Trust Deed (a)	$2,087,500	7.00%	Amortization years	25	$14,754	Due in 10
40.0%	SBA 504 2nd Trust Deed - (b)	$1,670,000	6.17%	Amortization years	25	$11,261	Due in 25
10.0%	Borrower cash down	$417,500					
100.0%		**$4,175,000**		Blended payment and interest rate		**$26,015**	**6.63%**

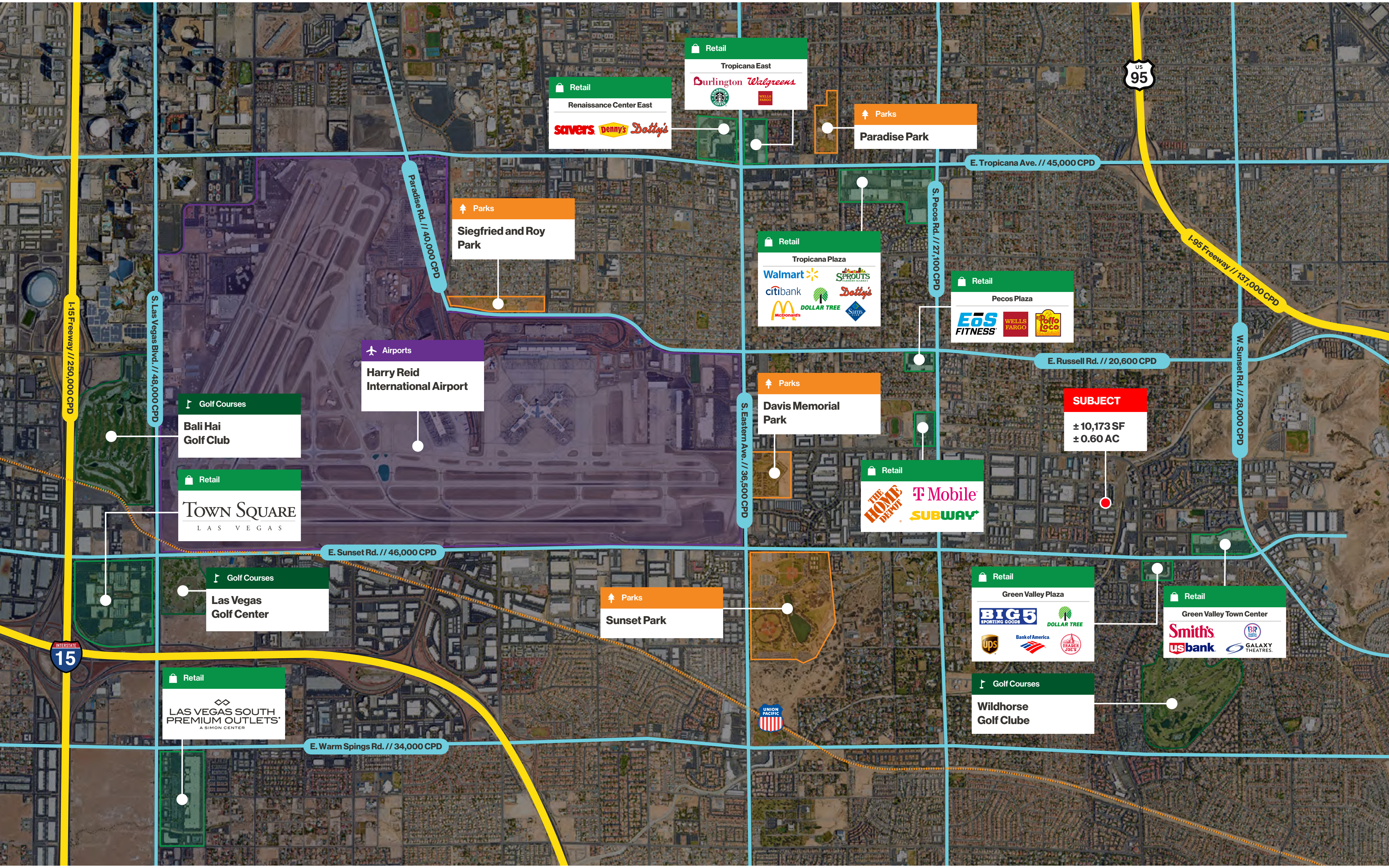
(a) Interest rate and terms are set by the bank, can be fixed or variable and typically range from 15- to 30-year amortizations.
(b) Points + fees on the SBA 504 loan (2.65% + $5,000) are rolled into principal and rounded up. In this example, the 2nd mortgage amount financed would be: $1,720,000
SBA 504 rate is set at time of loan funding and is set based on 10 year treasury rate plus spread and fees.

" see financing assumptions in next section.*
*** see inputs section below for assumptions."*

Disclaimer: This sample analysis is based on a series of assumptions, including loan interest rates and annual appreciation rates, and is meant only to be illustrative in nature. The analysis is not a guarantee of any actual results of any loan or purchase transaction or ownership of any real property, all of which are subject to risks, uncertainties and assumptions that are difficult to predict and beyond our control. No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, withdrawal without notice, prior sale, lease or financing. We include projections, opinions, assumptions or estimates for example only, and they may not represent future performance of the property. You and your financial and legal advisors should conduct your own evaluation of the property and transaction economics.

Aerial

Airports Golf Courses Parks Retail



Floor Plan | First Floor

Grade Level Door

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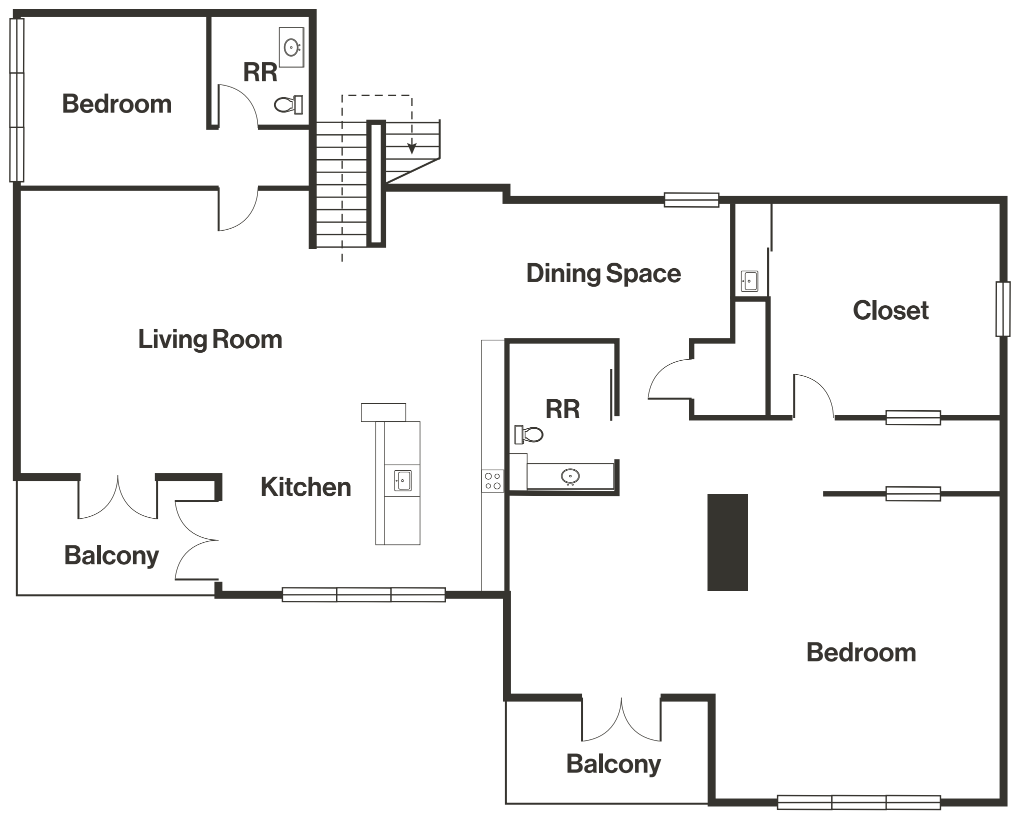
Floor Plan | Second Floor



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Sean Margulis
Founding Partner
702.340.4251
smargulis@logicCRE.com
S.0070247

Seth Zeigler
Associate
702.334.3965
szeigler@logicCRE.com
S.0196121

Adam Miller
Associate
702.513.3512
amiller@logicCRE.com
S.0205315