

FOR SALE

2015 EAST HELM DRIVE

LAS VEGAS, NV 89119

*±26,460 SF Two-Story Office/Warehouse
with Yard Available Now in Airport - Las
Vegas Submarket*



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Property Overview

ADDRESS	2015 East Helm Dr, Las Vegas, NV 89119
SUBMARKET	Airport Sub-Market
BUILDING SIZE	±26,460 SF
LAND AREA	±1.31 Acres
TENANCY	Single-Tenant
CONSTRUCTION	Reinforced Concrete
CLEAR HEIGHT	25'
POWER	2,000 Amps 120/208 3-Phase Power Service
STORIES	2
FREE STANDING	Yes
GRADE-LEVEL DOORS	3 (12'x12')
APN NUMBER	177-02-612-003
YEAR BUILT	2000
SECURED YARD	20' x 125' (2,500 SF)
PARKING	48 Spaces
BUILDING COMPOSITION	66% Warehouse, 34% Office
ZONING	Industrial Park (IP) Opportunity Zone
CROSS STREETS	E Sunset Rd & S Surrey St
SEVEN MINUTES FROM	Harry Reid Intl. Airport
12 MINUTES (4.5 MILES)	To Brightline West Las Vegas Station





Property Description

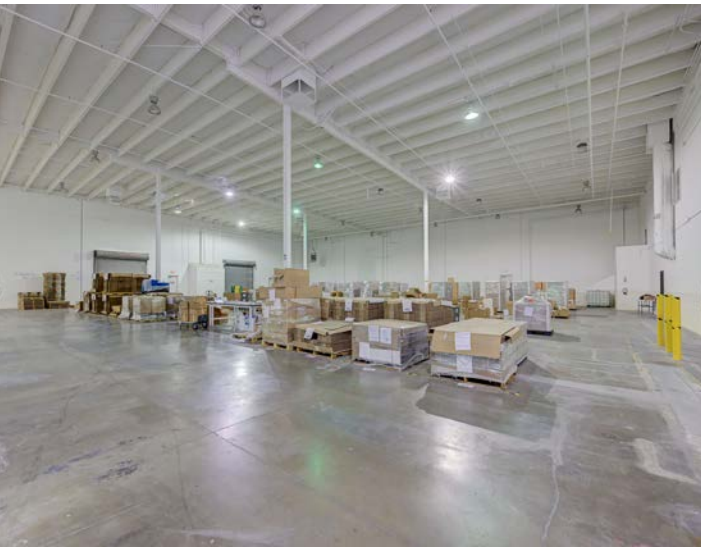
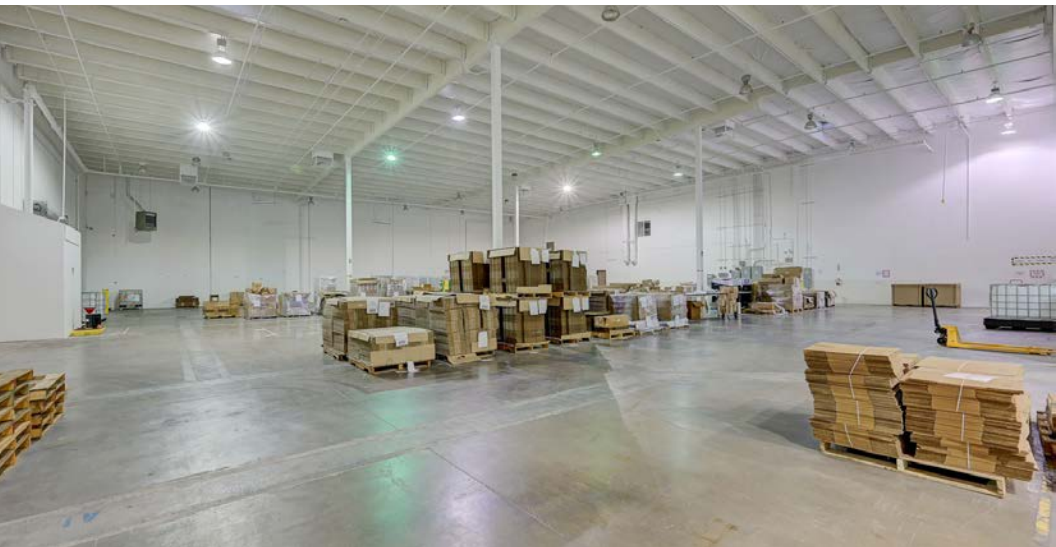
This single-tenant $\pm 26,460$ SF industrial building is located within the Spencer Airport Center in the Airport submarket. The property offers 25' clear height, Secured yard area, and a substantial office component, making it well-suited for both owner-users and investors seeking a centrally located industrial asset near Harry Reid International Airport and the Brightline West Station now under Construction.

Constructed in 2000, the building is comprised of approximately 66% warehouse and 34% office space, featuring three 10' x 12' grade-level doors, 25' clear height, 2,000 Amps of 3-phase power, and durable reinforced concrete construction. The site is zoned Industrial Park (IP) and is located within an Opportunity Zone, providing additional long-term investment advantages.

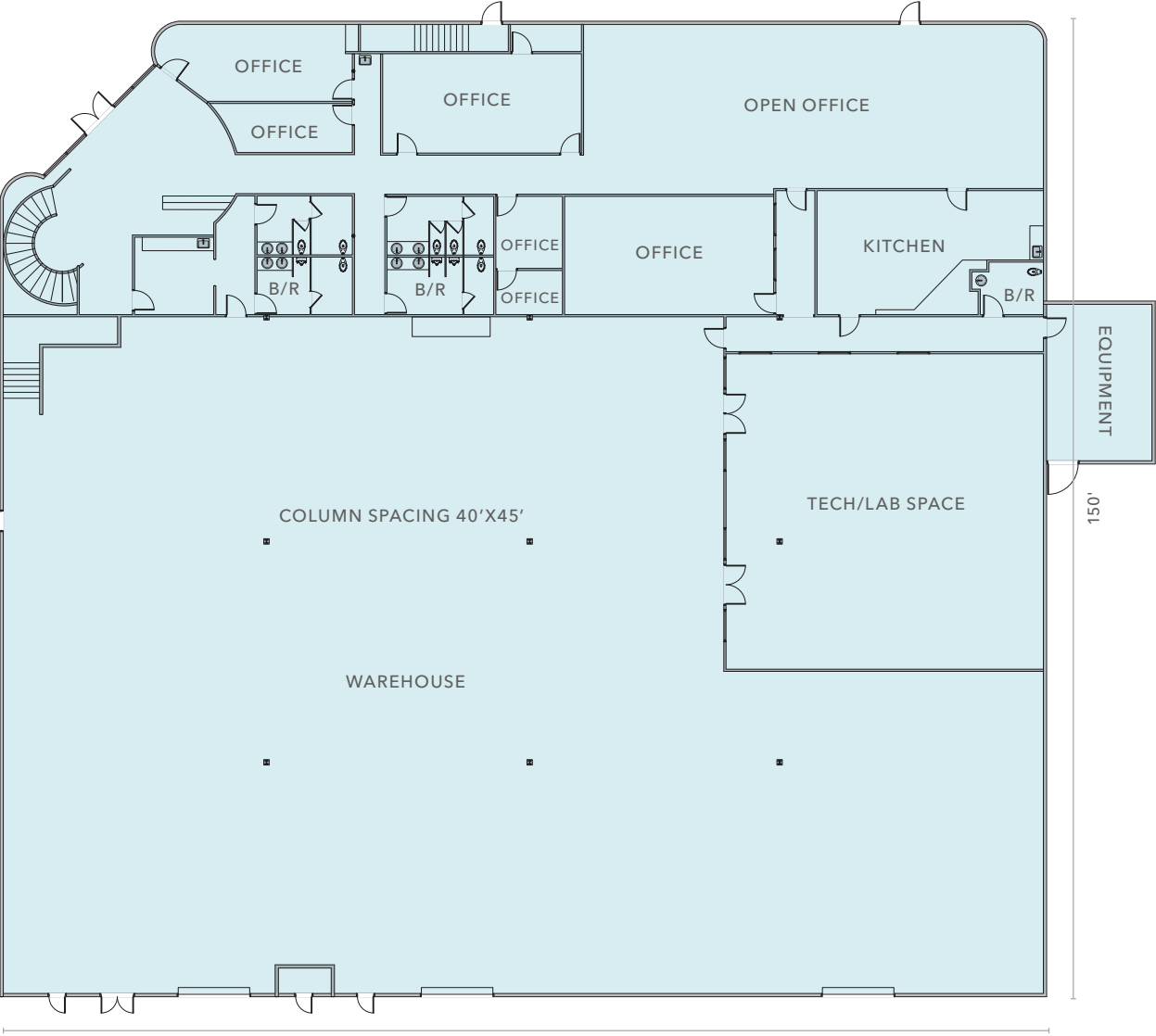
INTERIOR OFFICE PHOTOS



INTERIOR WAREHOUSE PHOTOS



FIRST FLOOR PLAN



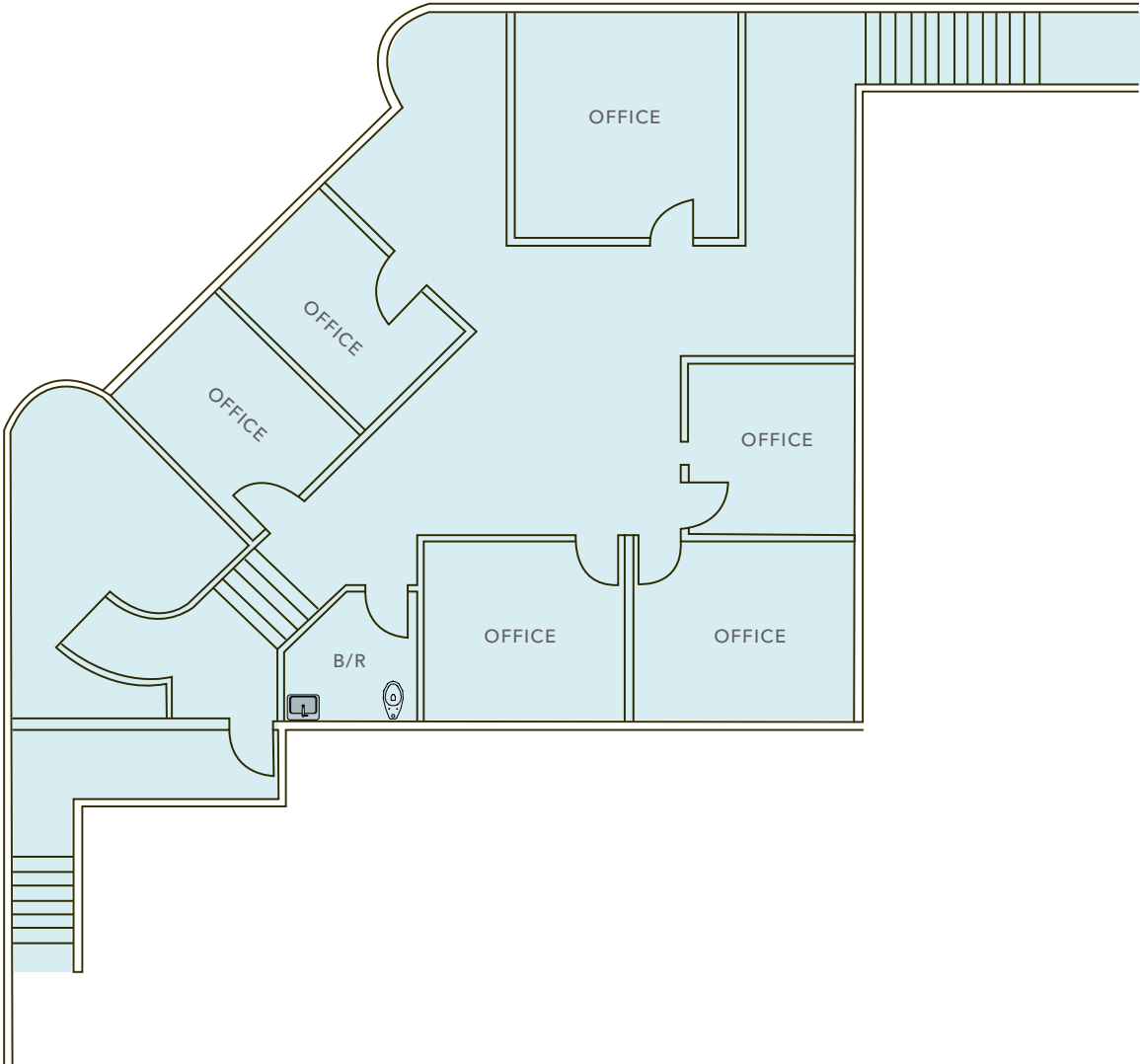
OFFICE

TECH/LAB SPACE

SECOND FLOOR PLAN

1,781 SF

OFFICE







LOAN TYPE: SBA 504

PROJECT COST

PURCHASE PRICE	\$302 per SF	\$7,999,000
CDC DEBENTURE FEE (1.15% TOTAL BY CDC)		\$36,795
CDC ORGINATION FEE (1.50% TOTAL BY CDC)		\$2,500
BANK LOAN FEE (1.0% APPROX)		\$40,275
OTHER FEES: APPRAISAL, ENVIROMENT, TITLE, LEGAL		\$13,500
TOTAL PROJECT COSTS		\$8,092,070
CASH DOWN PAYMENT (10%)		\$809,207
TOTAL LOAN AMOUNT (INCLUDES 1ST & 2ND MORTGAGE)		\$7,282,863
* estimate		

LOAN DETAILS

	MIDFIRST 1st Mortgage	SBA 504 2nd Mortgage	COMBINED Loans
LOAN AMOUNT	\$4,025,593	\$3,257,270	\$7,282,863
LOAN RATE	6.84%	5.85%	6.40% Adj 5yrs
LOAN TERM (IN YEARS)	25	25	
AMORTIZATION TERM (IN YEARS)	25	25	
MONTHLY PAYMENT	\$28,042	\$20,689	\$48,731
MONTHLY OCCUPANCY COST (P+I)			\$1.84 per SF

* The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend. All credit decisions are subject to credit qualification



2015 E HELM DR

FUTURE OF VEGAS DEVELOPMENT

This prime industrial property is within close proximity to future Brightline West Las Vegas Station generally located at Address: 1100 W Robindale Rd, Las Vegas, NV 89123

Zoned for industrial park (IP) Opportunity Zone. Located at E Sunset Road & S Surrey Street, it's just 7 minutes from the Harry Reid Intl. Airport and 12 minutes (4.5 mi) to Brightline West Las Vegas Station.



AVAILABLE FOR SALE

2015 E HELM DR

SEVEN MINUTES FROM HARRY REID INTERNATIONAL AIRPORT



AVAILABLE FOR SALE

KIDDER MATHEWS



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