



RUSSELL CAMERON
— INDUSTRIAL —

AVAILABLE
For Sale

100% OCCUPIED INVESTMENT OPPORTUNITY

 **MDL Group**

5676 Cameron Street | Las Vegas, NV 89118


CORFAC
INTERNATIONAL
MEMBER | PARTNER

Contents

Executive Summary 03

- + Property Overview
- + Sale Highlights
- + Investment Highlights

Maps & Plans 07

- + Demographic Profile
- + Site Plan
- + Floor Plans
- + Key Tenants Summary
- + Property Photos
- + Nearby Amenities

Financial 16

- + Rent Roll
- + Current Rates vs. Market Rate
- + Cash Flow
- + Sale Comps

Market Overview 21



5960 S. Jones Blvd, Las Vegas, NV 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com



RUSSELL CAMERON
— INDUSTRIAL —

Investment Sales Team

Jarrad Katz, SIOR, CCIM
President | Broker | Principal
Lic# B.0145888.LLC | PM.0167521.BKR
702.610.1002
jkatz@mdlgroup.com

Galit Kimerling, SIOR
Senior Vice President
Lic# S.0065773
323.244.1628
gkimerling@mdlgroup.com



RUSSELL CAMERON INDUSTRIAL
5676 Cameron Street, Las Vegas, NV 89118



RUSSELL CAMERON
INDUSTRIAL

03

Executive Summary

- + Property Overview
- + Sale Highlights
- + Investment Highlights

MDLGroup
Service you deserve. People you trust.

CORFAC
INTERNATIONAL
MEMBER | PARTNER

5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com



Property Highlights

- ±54,496 SF two-story office/warehouse building situated on 2.67 acres
- 100% Leased
- Renovated in 2019
- Approximately ±28,000 SF of gated yard/outside storage
- 22' Clear height
- Power: 1,200 Amps | 120/240 Volts | 3-Phase
- Ten (10) grade level loading doors

Property Overview

5676 Cameron Street is a 100% occupied investment opportunity located in the highly desirable Southwest Las Vegas industrial submarket. The property consists of a ±54,496 square foot two-story office/warehouse building situated on ±2.67 acres and offers a rare combination of functional industrial space and secured outside storage. Features include a large gated yard, multiple grade-level loading doors, ample parking, and excellent access to I-15, I-215, Harry Reid International Airport, and the Las Vegas Resort Corridor. With stable in-place tenancy, a strategic location, and valuable outside storage component, 5676 Cameron Street presents investors with a compelling opportunity to acquire a well-positioned industrial asset in one of Southern Nevada's strongest industrial markets.

Listing Snapshot



Contact Broker

Sale Price



±54,496

Square Footage



Southwest

Submarket

Key Demographics (within a 3-mile radius)



106,227

Total Population



\$100,613

Average Household Income

APN 162-30-403-007
Zoning Industrial Light (IL)
Year Built 1984
Cross Streets Russell Rd & Decatur Blvd
Lot Size ±2.67 AC



Service you deserve. People you trust.



Sale Highlights

Contact Broker

Sale Price

±54,496 SF

Available Square Footage

\$799,291

Year 1 Net Operating Income

100%

Tenant Occupancy

Contact Broker

CAP Rate

±25.4 MONTHS

Weighted Average Lease Term



Service you deserve. People you trust.



RUSSELL CAMERON INDUSTRIAL

5676 Cameron Street, Las Vegas, NV 89118

Executive Summary: Investment Highlights



Stabilized Investment Opportunity

5676 Cameron Street offers investors the rare opportunity to acquire a fully leased industrial asset with immediate, stable cash flow. The property's 100% occupancy provides income certainty from day one, while its multi-tenant configuration helps diversify risk. As industrial fundamentals in Las Vegas continue to outperform many other commercial asset classes, the property is well-positioned to benefit from sustained tenant demand and long-term value appreciation.



Functional Industrial Design with Secured Yard

The ±54,496 square foot two-story office/warehouse building is designed to accommodate a wide range of industrial users. Featuring a combination of warehouse and office space, multiple grade-level loading doors, and a large secured yard for outside storage, the property offers functionality that is increasingly difficult to find in today's market. The gated outdoor storage component adds significant value, providing tenants with a highly sought-after amenity that remains in limited supply throughout Southern Nevada.



Strategic Southwest Las Vegas Location

Situated on ±2.67 acres in the heart of the Southwest Las Vegas industrial submarket, 5676 Cameron Street benefits from exceptional connectivity and accessibility. The property offers convenient access to Interstate 15, Interstate 215, Harry Reid International Airport, and the Las Vegas Resort Corridor, allowing tenants to efficiently serve customers and distribution networks throughout the region. Its central location within one of Southern Nevada's most established industrial corridors further enhances its long-term investment appeal.



Service you deserve. People you trust.



5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

RUSSELL CAMERON INDUSTRIAL
5676 Cameron Street, Las Vegas, NV 89118



RUSSELL CAMERON
— INDUSTRIAL —

07

Maps & Plans

- + Demographic Profile
- + Site Plan
- + Floor Plan
- + Key Tenants Summary
- + Property Photos
- + Nearby Amenities

MDLGroup
Service you deserve. People you trust.

CORFAC
INTERNATIONAL
MEMBER | PARTNER

📍 5960 S. Jones Boulevard, Las Vegas, Nevada 89118
📞 (702) 388-1800 MAIN • (702) 388-1010 FAX
🌐 www.mdlgroup.com

Fast Facts



616,001
Daytime Population



24,825
Number of Businesses



69.9%
Employees Drive to Work



51.9%
White Collar Employees



1.02%
2025-2030 Growth Rate

5-Mile Radius

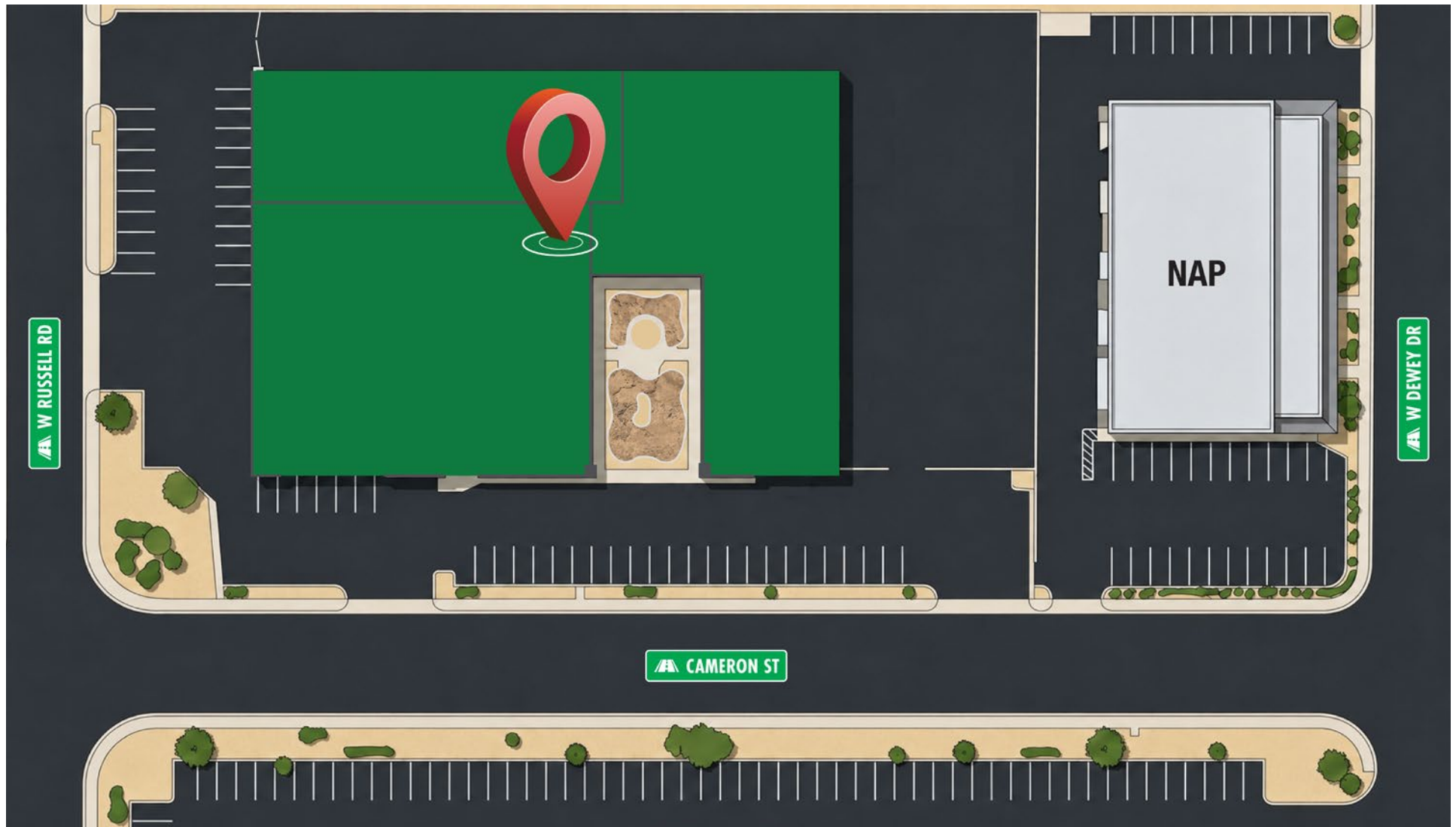
Population	1 mile	3 miles	5 miles
2010 Population	7,629	94,389	305,741
2020 Population	8,859	101,797	347,212
2025 Population	9,020	106,227	365,657
2030 Population	9,289	110,268	384,600
2010-2020 Annual Rate	1.51%	0.76%	1.28%
2020-2024 Annual Rate	0.34%	0.81%	0.99%
2025-2030 Annual Rate	0.59%	0.75%	1.02%
2025 Median Age	38.6	39.3	39.1

Households	1 mile	3 miles	5 miles
2010 Households	3,527	39,797	125,060
2020 Households	3,876	42,451	143,278
2025 Total Households	3,932	44,693	153,065
2030 Total Households	4,061	46,707	162,405
2010-2020 Annual Rate	0.95%	0.65%	1.37%
2020-2024 Annual Rate	0.27%	0.99%	1.27%
2025-2030 Annual Rate	0.64%	0.89%	1.19%

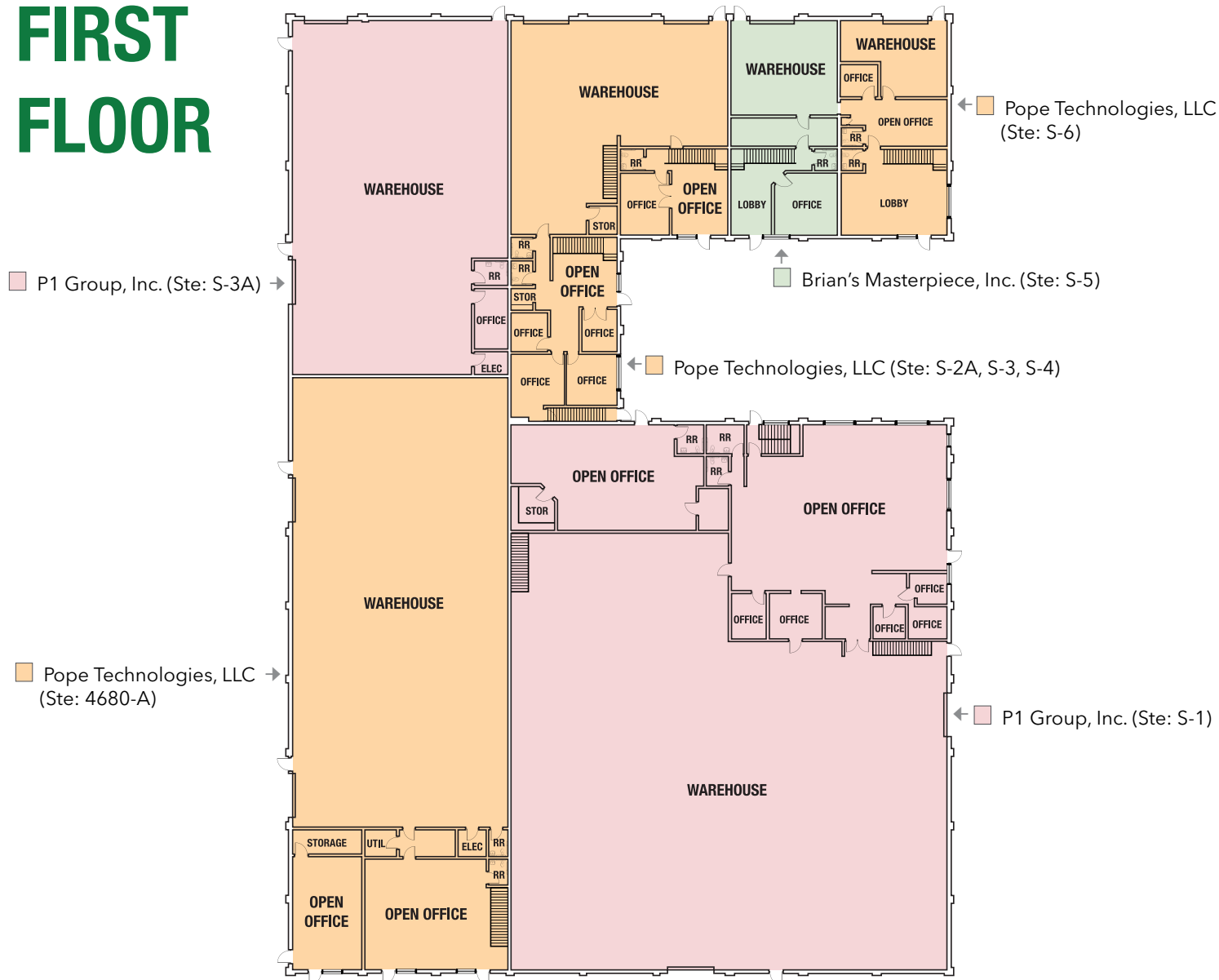
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$88,611	\$89,872	\$95,878
2030 Average Household Income	\$99,551	\$100,613	\$107,195
2025-2030 Annual Rate	2.35%	2.30%	2.26%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	4,614	56,163	162,703
2020 Total Housing Units	4,495	52,045	164,818
2025 Total Housing Units	4,510	54,054	173,668
2025 Owner Occupied Housing Units	1,158	18,607	63,962
2025 Renter Occupied Housing Units	2,774	26,086	89,103
2025 Vacant Housing Units	578	9,361	20,603
2030 Total Housing Units	4,695	56,261	183,432
2030 Owner Occupied Housing Units	1,246	19,843	68,373
2030 Renter Occupied Housing Units	2,815	26,865	94,032
2030 Vacant Housing Units	634	9,554	21,027

Source: ESRI



FIRST FLOOR



Listing Snapshot



±54,496
Total SF



Three (3)
Tenants



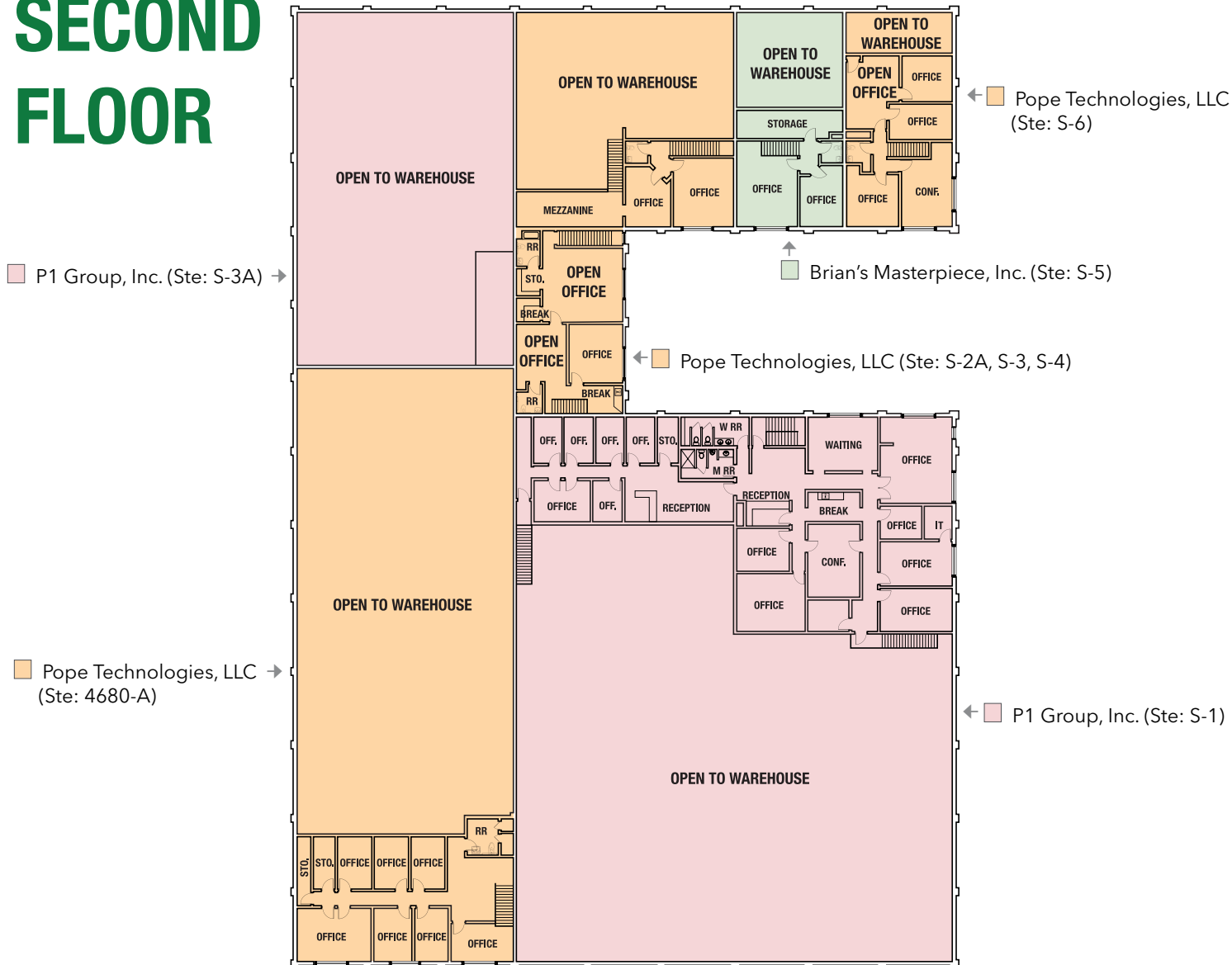
Ten (10)
Grade Level Doors



1.08:1,000 SF
Parking Ratio

Ste	Tenant	Tenant SF
4680-A	Pope Technologies	±11,915
S-1	P1 Group	±23,265
S-2A S-3 S-4	Pope Technologies	±7,519
S-3A	P1 Group	±5,820
S-5	Brian's Masterpiece	±2,782
S-6	Pope Technologies	±3,195

SECOND FLOOR



Listing Snapshot



±54,496
Total SF



Three (3)
Tenants



Ten (10)
Grade Level Doors



1.08:1,000 SF
Parking Ratio

Ste	Tenant	Tenant SF
4680-A	Pope Technologies	±11,915
S-1	P1 Group	±23,265
S-2A S-3 S-4	Pope Technologies	±7,519
S-3A	P1 Group	±5,820
S-5	Brian's Masterpiece	±2,782
S-6	Pope Technologies	±3,195

Key Tenants



Pope Technologies is a specialized life-safety systems contractor with more than 25 years of experience providing fire alarm, smoke control, and emergency monitoring solutions for commercial and institutional facilities. The company offers system design, installation, testing, inspection, maintenance, and 24-hour monitoring services, supporting clients from new construction through tenant improvements and ongoing compliance. Serving a wide range of facilities throughout Southern Nevada, Pope Technologies delivers reliable life-safety solutions designed to protect people, property, and operations.



P1 Group is a leading specialty contractor providing comprehensive mechanical, electrical, plumbing (MEP), and facility maintenance services for commercial and industrial properties. Through its Las Vegas operation, the company delivers construction, fabrication, design-build, engineering, and ongoing facility solutions for hospitality, healthcare, government, commercial, and industrial clients. Known for its single-source approach and technical expertise, P1 Group supports the full lifecycle of building systems, helping customers improve operational efficiency, reliability, and long-term performance.

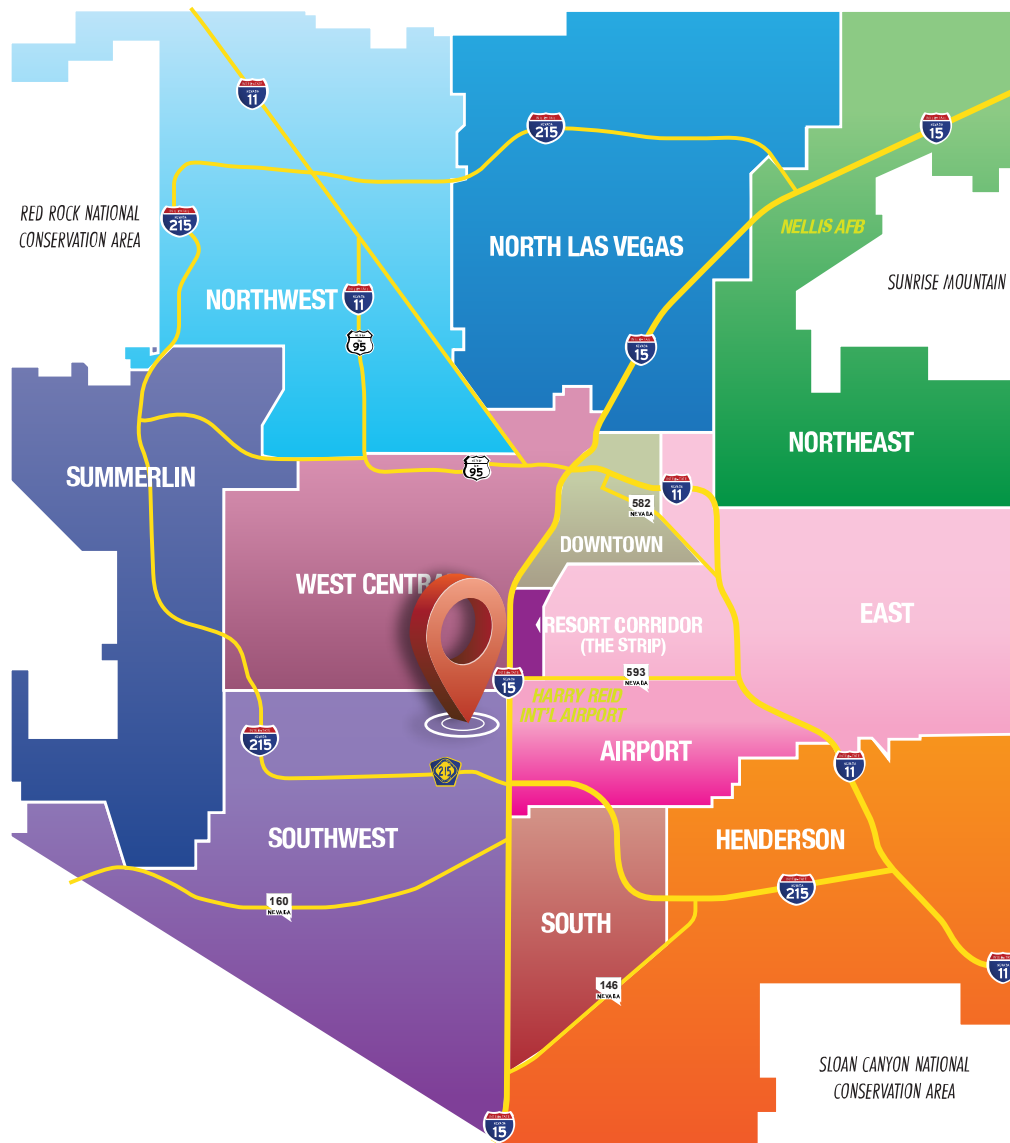


BRIAN'S MASTERPIECE, INC.

Brian's Masterpiece is a family-owned specialty wood flooring contractor that has served the Las Vegas Valley since 1985. The company specializes in custom hardwood flooring, staircases, walls, ceilings, decks, and architectural woodwork, delivering high-end craftsmanship for residential and commercial projects. Known for its expertise in custom wood design and installation, Brian's Masterpiece creates distinctive spaces that combine timeless beauty, durability, and exceptional attention to detail.







Distance to Landmarks

- I-215 FWY: ± 1.5 miles
- I-15 FWY: ± 1.3 miles
- Harry Reid International Airport: ± 4.2 miles
- The Strip: ± 3.8 miles

Nearby Amenities

- Immediate access to Interstate 15 and Interstate 215, connecting tenants and customers to the entire Las Vegas Valley.
- Near Allegiant Stadium, a premier destination for NFL games, concerts, and large-scale events.
- Surrounded by numerous dining options including The Cracked Egg, Chick-fil-A, In-N-Out Burger, Panera Bread, and Starbucks.
- Close proximity to Town Square Las Vegas, offering shopping, restaurants, fitness centers, and business services.

RUSSELL CAMERON INDUSTRIAL
5676 Cameron Street, Las Vegas, NV 89118



RUSSELL CAMERON
— INDUSTRIAL —

16

Financial Information

- + Rent Roll
- + Current Rates vs. Market Rates
- + Cash Flow
- + Sale Comps

 **MDLGroup**
Service you deserve. People you trust.

 **CORFAC**
INTERNATIONAL
MEMBER | PARTNER

 5960 S. Jones Boulevard, Las Vegas, Nevada 89118
 (702) 388-1800 MAIN • (702) 388-1010 FAX
 www.mdlgroup.com

Rent Roll

Contact Broker for More Information

Current Rates vs. Market Rates

Contact Broker for More Information

Cash Flow

Contact Broker for More Information

Sale Comps

					
	1	2	3	4	5
Address	6885 W Gary Ave. Las Vegas, NV 89139	5905 - 6001 S Decatur Blvd. Las Vegas, NV 89118	5075 - 5175 W Diablo Dr. Las Vegas, NV 89118	1112 - 1240 S Commerce St. Las Vegas, NV 89102	5780 Edmond St. Las Vegas, NV 89118
Buyer	KDS Rainbow, LLC	Brienz Investments, LLC	Diablo Logistics Center NV Property Owner LP	Renhaven Equity LP	Alavern Edmond, LLC
Building SF	±36,493 SF	±76,400 SF	±143,763 SF	±111,946 SF	±50,100 SF
Sale Price	\$10,700,000	\$22,975,000	\$32,250,000	\$24,300,000	\$12,500,000
Sale Price PSF	\$293.21	\$300.72	\$224.33	\$217.07	\$249.50
CAP Rate	±5.37%	±5.39%	±5.5%	±5.35%	±5.4%
Sale Date	12/3/2025	9/12/2025	5/30/2025	11/13/2024	8/23/2024

RUSSELL CAMERON INDUSTRIAL
5676 Cameron Street, Las Vegas, NV 89118



RUSSELL CAMERON
— INDUSTRIAL —

24

Market Overview

MDLGroup
Service you deserve. People you trust.

CORFAC
INTERNATIONAL
MEMBER | PARTNER

5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Clark County

Synopsis

Clark County is a dynamic and innovative organization dedicated to providing top-quality service with integrity, respect and accountability. With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark is the nation's 14th-largest county and provides extensive regional services to more than ±2.3 million citizens and an average of ±43 million visitors a year. Included are the nation's 5th-busiest airport, air quality compliance, social services and the state's largest public hospital, University Medical Center. The County also provides municipal services that are traditionally provided by cities to 1 million residents in the unincorporated area. Those include fire protection, roads and other public works, parks and recreation, and planning and development.

The County is known for its strong ending-fund balance, overall financial strength and an investment-quality credit rating. It retains the best bond ratings of any local government in the state with an "Aaa" from Moody's Investors Service and an "AA+" from Standard & Poor's.

	Boulder City	Henderson	Las Vegas	Mesquite	North Las Vegas
 Land Area (Square Miles)	±208.26	±106.43	±141.85	±31.76	±102.32
 Population	±14,885	±317,610	±641,903	±20,471	±262,527
 Pop. Density (Per Sq. Mile)	72	2,984	4,525	644	2,566

Source: www.wikipedia.com, clarkcountynv.gov

Market Overview

Southwest

Quick Facts

 **216,636**

Est. Population
(as of 2025)

 **4,450**

Pop. Density
(per square mile)

Synopsis

The Southwest Las Vegas submarket is one of the valley's most dynamic and high-performing commercial hubs, characterized by rapid, high-quality development and excellent infrastructure. Anchoring prestigious residential areas like Rhodes Ranch and Mountain's Edge, the submarket is strategically positioned with seamless ease of access via the I-215 Beltway, offering fast connectivity to the Strip and Harry Reid International Airport. This commercial corridor is defined by massive corporate and mixed-use assets, including Switch's world-class data center campus, the headquarters and Performance Institute for the UFC, the vibrant UnCommons mixed-use campus, and the new Durango Resort & Casino. This convergence of high-value businesses and desirable living drives consistent, robust retail and office absorption, solidifying the Southwest's status as a premier location for investment and expansion.



Service you deserve. People you trust.



Copyright © MDL Group. All rights reserved.

 5960 S. Jones Boulevard, Las Vegas, Nevada 89118
 (702) 388-1800 MAIN • (702) 388-1010 FAX
 www.mdlgroup.com

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.

Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

Here are the main tax advantages of this state:

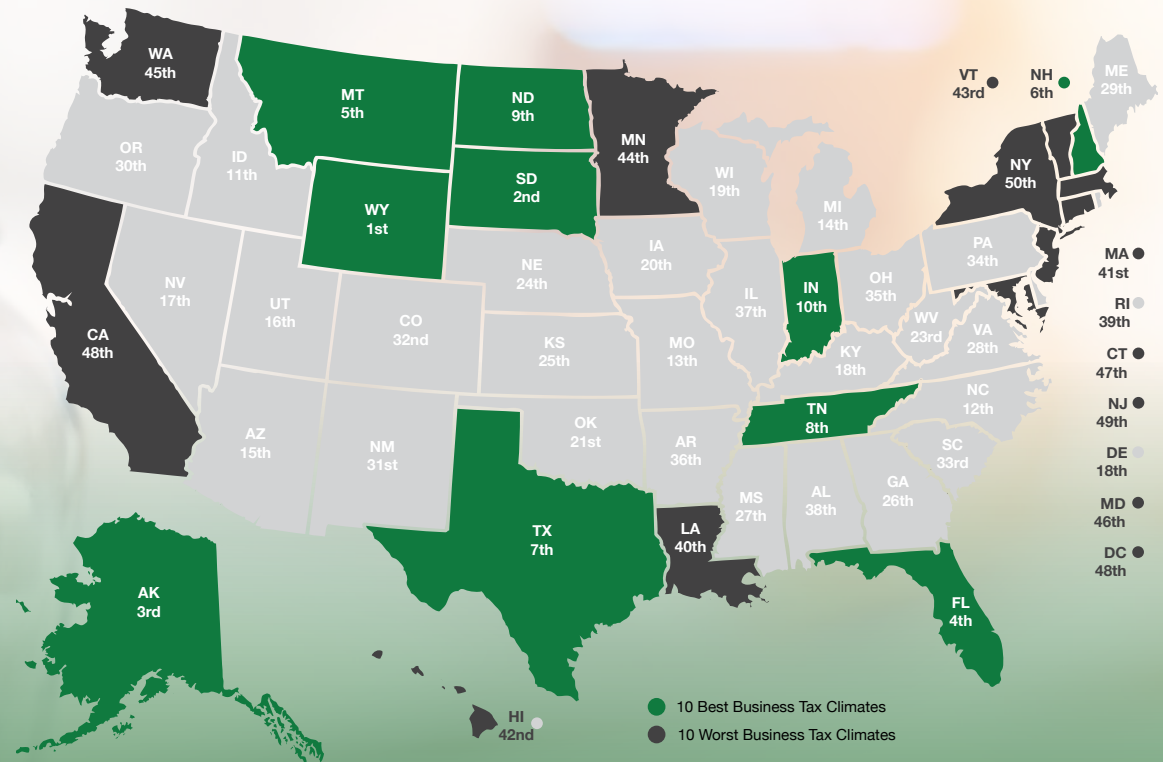
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org

2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



Service you deserve. People you trust.



5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



Service you deserve. People you trust.



Copyright © MDL Group. All rights reserved.



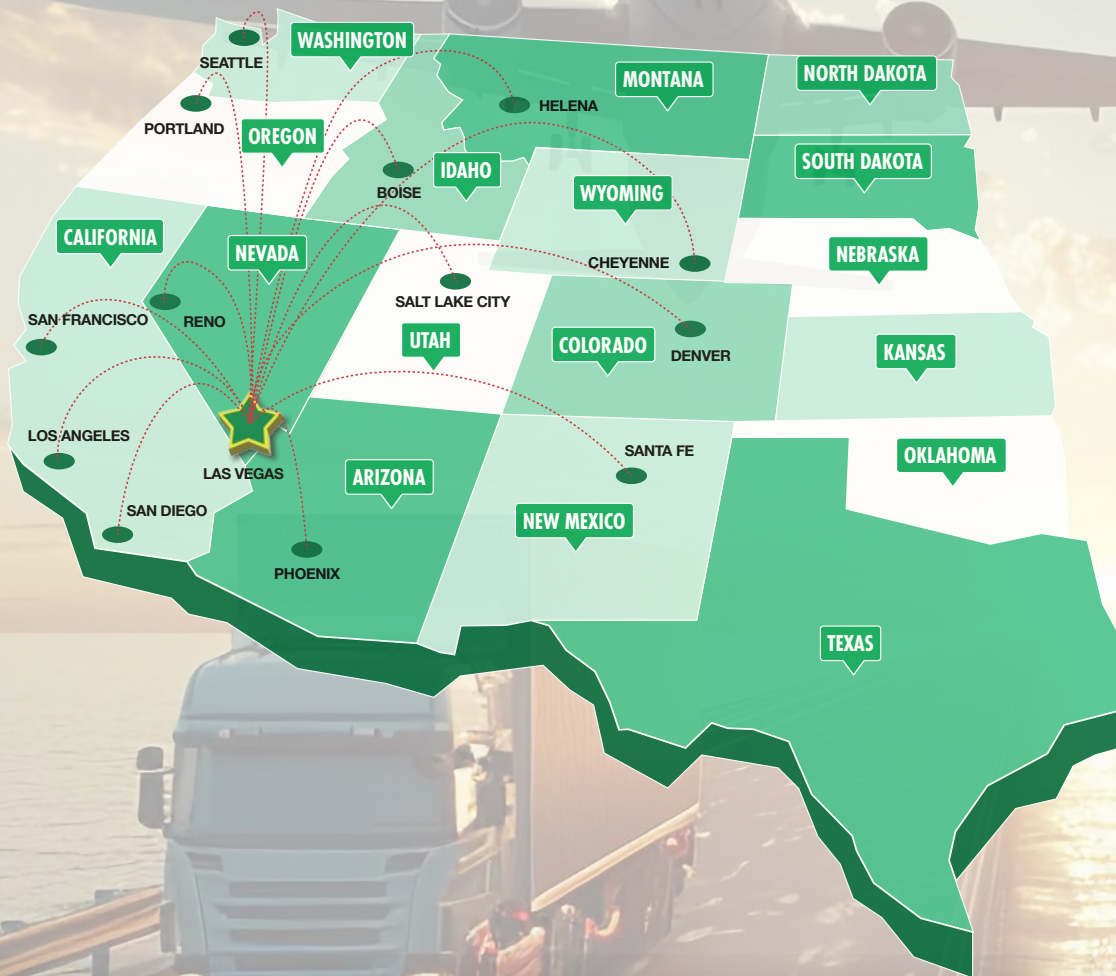
Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

SHIPPING & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

--

Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained from the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner.

By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and / or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and / or Rates may be withdrawn and/or changed without notice.

INVESTMENT SALES TEAM

Jarrad Katz, SIOR, CCIM
President | Broker | Principal
Lic#: B.0145888.LLC | PM.0167521.BKR
(702) 610-1002
jkatz@mdlgroup.com

Galit Kimerling, SIOR
Senior Vice President
Lic#: S.0065773
(323) 244-1628
gkimerling@mdlgroup.com

**MDLGroup**
Service you deserve. People you trust.

**CORFAC**
INTERNATIONAL
MEMBER | PARTNER

Copyright © MDL Group. All rights reserved.

 5960 S. Jones Boulevard, Las Vegas, Nevada 89118
 (702) 388-1800 MAIN • (702) 388-1010 FAX
 www.mdlgroup.com



Service you deserve. People you trust.



LAS VEGAS, NEVADA



SALT LAKE CITY, UTAH



WWW.MDLGROUP.COM

