



OFFERING MEMORANDUM

MARION INDUSTRIAL PARK

±100,000 SF INDUSTRIAL
INVESTMENT OPPORTUNITY
ON 7.29 ACRES OF LAND

2255 | 2275
Marion Drive
Las Vegas, NV 89115

The Las Vegas "Strip"

Downtown

2275

2255

N.A.P.

MARION DRIVE

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OFFERING INFORMATION



CALL BROKER

Sale Price



±100,000 SF

Building Size



4.41%

Cap Rate



\$661,304

2026 Annualized NOI



**140-20-117-004, 005,
013**

Parcel Number (APN)

THE OFFERING:

The Offering represents $\pm 100,000$ SF of multi-tenant industrial park for sale. The Offering includes two (2) 50,000 SF industrial buildings on ± 7.29 acres of land including the common area.

PROPERTY LOCATION:

Location offers easy freeway access via Interstate 15 Freeway: (US95|I-515)- Lake Mead Boulevard and Cheyenne Ave surrounded by North Las Vegas industrial sub-market. Project is located just south of Carey Ave, North of East Lake Mead Blvd with Lamb Blvd to the West and Nellis Boulevard to the East with close proximity to Nellis Airforce Base.

PROPERTY DESCRIPTION:

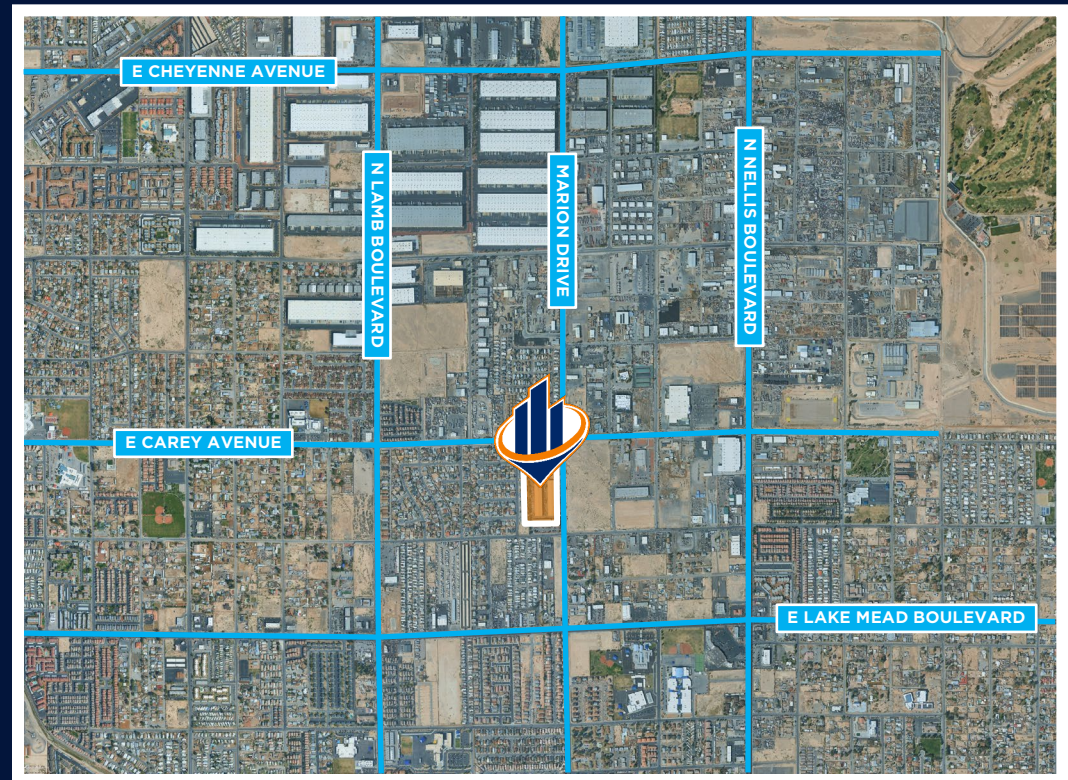
2255 Marion Drive offers frontage on Marion Drive and is currently leased as flex space from 2,500 SF each to 10,000 SF contiguous space. The flex project has a strong upside for additional rent increases for upcoming lease renewals, and it is currently leased at ninety percent (85%) occupancy with grade level loading doors.

2275 Marion Drive is a highly versatile $\pm 50,000$ SF industrial building strategically positioned in the rapidly growing North Las Vegas valley submarket. Currently, 25,000 SF is leased on a month-to-month (MTM) basis to a premium cast stone fountain and statue manufacturer, which services high-end residential estates and the local resort corridor. The balance of the property is leased to a synergistic mix of smaller tenants (refer to the rent roll for detailed financials).

This 2nd building offers exceptional flexibility for investors or owner-users. The building's footprint can be seamlessly demised into 2,500 SF flex industrial units, fully supported by 19 existing grade-level roll-up doors, with rough carpentry and electrical infrastructure already in place. The North Las Vegas industrial corridor is currently severely underserved for small business operations, driving a significant uptick in demand and rental rates across the submarket.

PROJECT INVESTMENT HIGHLIGHTS & SUMMARY:

- **Value-Add Demising Potential:** The project for building 2 is structurally prepped to be divided into highly desirable 2,500 SF flex industrial units.
- **Infrastructure Ready:** Capitalizing on future conversions is made easier with 19 grade-level roll-up doors for the 2nd building, existing rough carpentry, and electrical work already installed.
- **Strong Submarket Fundamentals:** Small businesses in the North Las Vegas industrial sector are heavily underserved by current inventory. This supply-demand imbalance is fueling a massive uptick in rental rates, offering a prime opportunity to capture premium market rents.



PROPERTY DETAILS



Building Type:	Flex Industrial & Vacant Land
APNs:	2255: 140-20-117-005 (±1.32 AC) 2275: 140-20-117-004 (±1.32 AC) Common: 140-20-117-013 (±4.65 AC)
Property Size:	±7.29 AC
# of Buildings:	Two (2)
# of Units:	Twenty-One (21)
Unit Size:	Divisible from ±2,500 to ±25,000 SF
Clear Height:	18' Minimum
Fire Sprinklers:	Hydraulic System Area of Discharge: 130 SF Water Flow: 1,034 GPM
Loading Type:	Rear Grade-Level Roll Up Doors
Grade Level Doors:	Thirty-Nine (39)
Power/Building:	3-Phase 120/240v, 4,000 Amps*
Parking:	2/1000
Zoning:	Industrial Park (IP)
Year Built:	2006/2008
Construction Type:	Metal/ Cinder Block
Freeway Access:	I-15 via E Cheyenne Ave

2255 MARION DRIVE



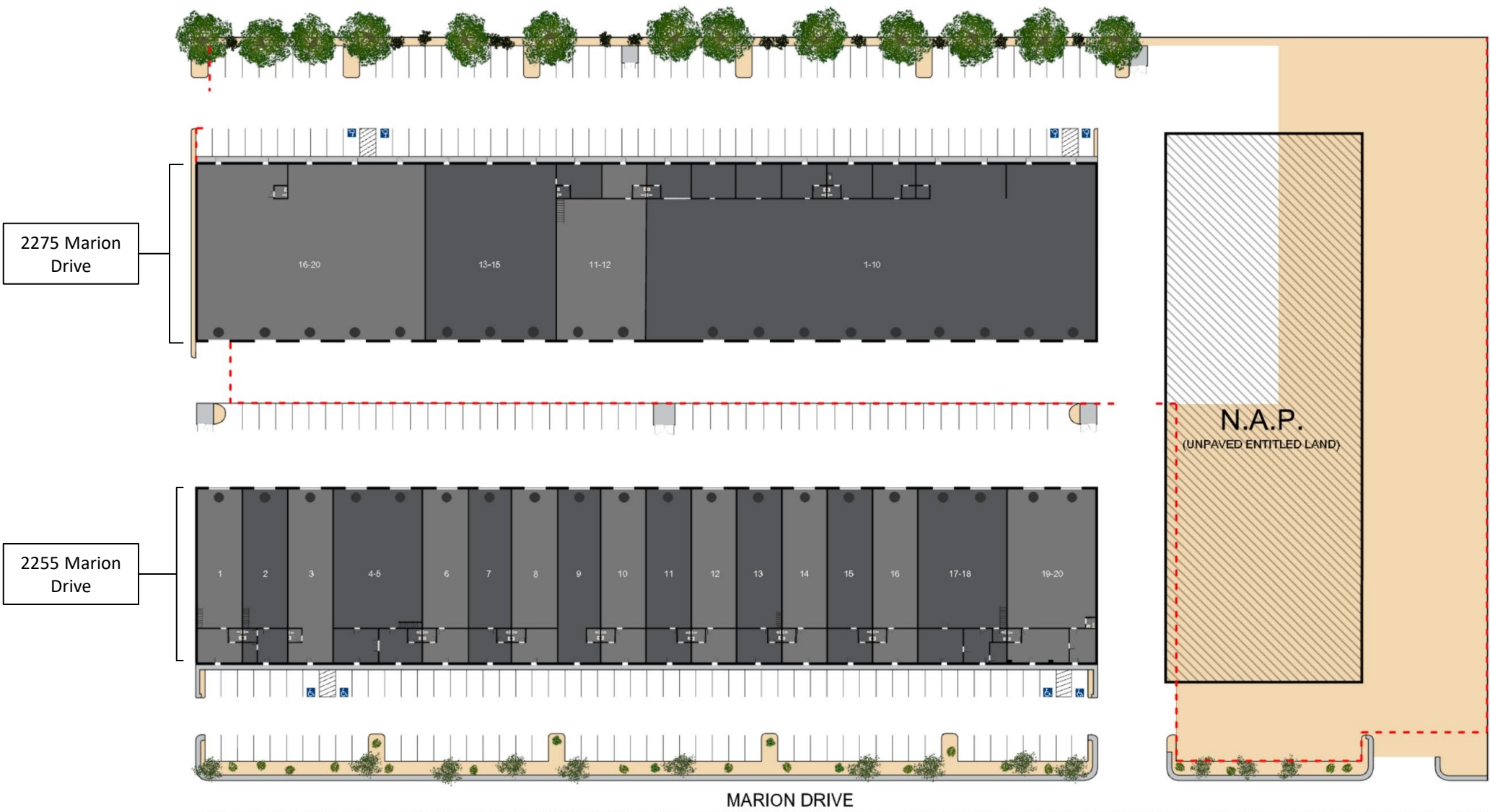
APN:	140-20-117-005 (1.32 Acres)
Power:	3-Phase, 208/120V, 4000 AMPS
Cooling:	HVAC in Offices, Evap. In Warehouses
Grade Level Doors:	20 Doors
Gas:	Stubbed to the building
Lighting:	Fluorescent
Security:	Cameras, Motion Sensor System
Sprinklers	Hydraulic System Density: 1,034 GPM Area of Discharge: 130 SF

APN:	140-20-117-004 (1.32 Acres)
Power:	3-Phase, 208/120V, 4000 AMPS
Cooling:	HVAC in Offices, Evap. In Warehouses
Grade Level Doors:	19 Doors
Gas:	Stubbed to the building
Lighting:	LED Lighting
Security:	Cameras, Motion Sensor System
Sprinklers	Hydraulic System Density: 1,034 GPM Area of Discharge: 130 SF

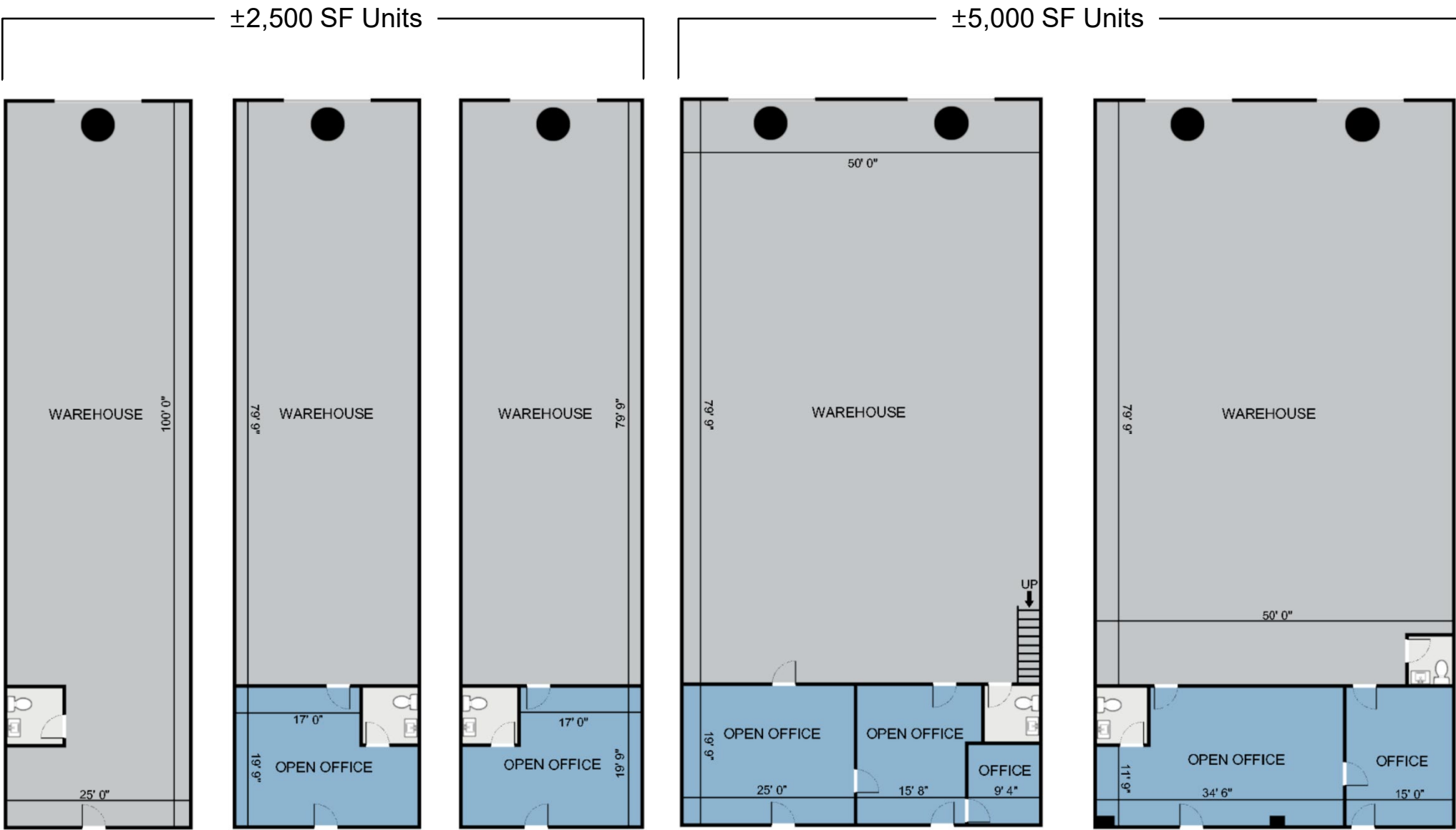
2275 MARION DRIVE

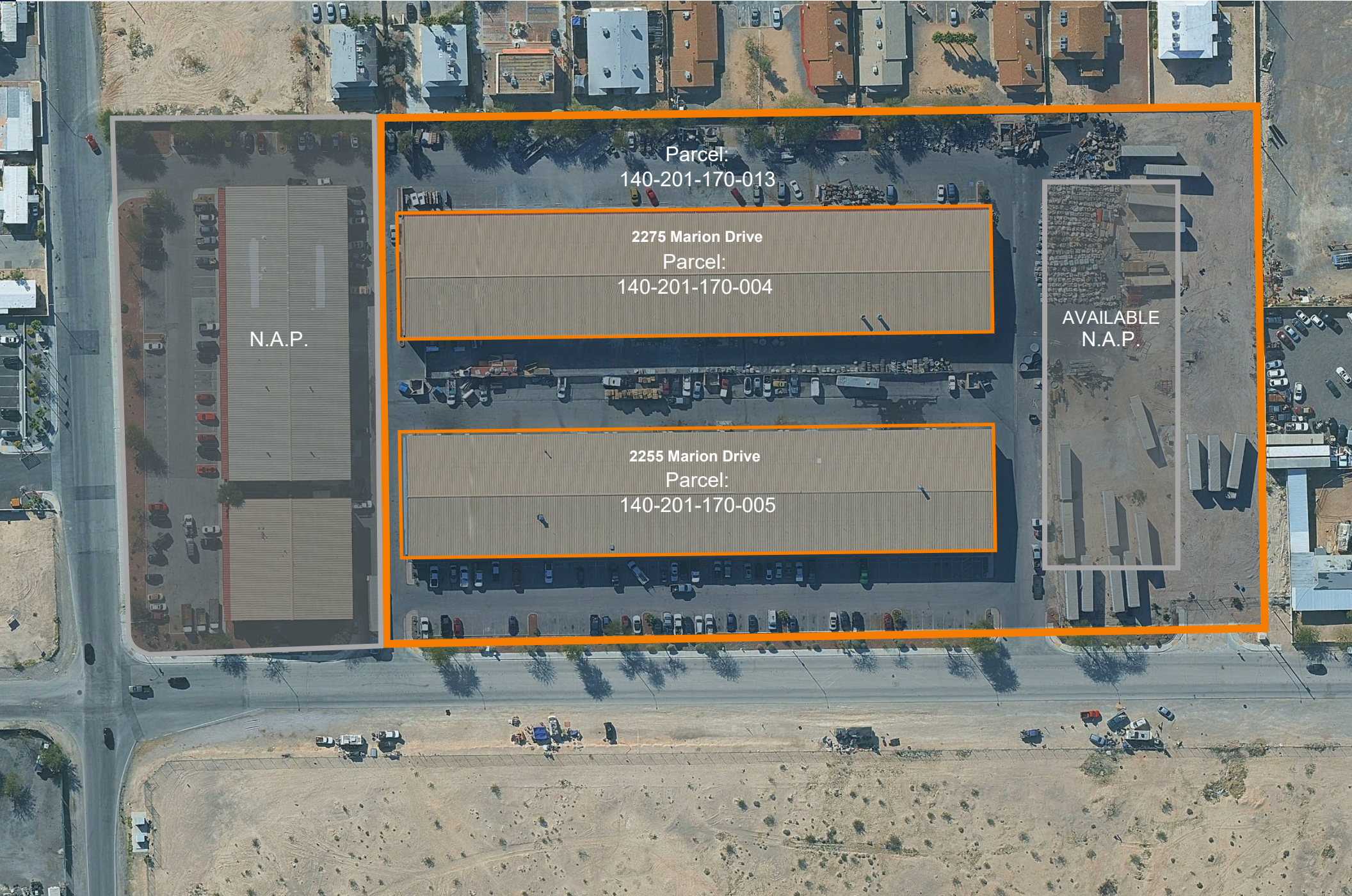


PROJECT SITE PLAN



FLOOR PLAN CONFIGURATIONS





5 YEAR PROFORMA

	2026 (Current)	2027	2028	2029	2030
Scheduled Income					
Rental Income	\$799,757.76	\$1,300,502.57	\$1,377,702.60	\$1,481,731.76	\$1,605,268.49
CAM Recoveries	\$185,268.84	\$266,953.78	\$274,962.40	\$283,211.27	\$291,707.61
Other Income	\$21,528.87	\$22,174.74	\$22,839.98	\$23,525.18	\$24,230.93
Vacancy Factor 5%		(\$65,025.13)	(\$68,885.13)	(\$74,086.59)	(\$80,263.42)
Gross Scheduled Income	\$1,006,555.47	\$1,524,605.96	\$1,606,619.85	\$1,714,381.61	\$1,840,943.61
Operating Expenses					
Repairs & Maintenance	\$56,736.05	\$58,438.13	\$60,191.28	\$61,997.01	\$63,856.92
Utilities	\$60,040.66	\$61,841.88	\$63,697.14	\$65,608.05	\$67,576.29
Management	\$12,000.00	\$12,360.00	\$12,730.80	\$13,112.72	\$13,506.11
Taxes	\$68,626.70	\$70,685.50	\$72,806.07	\$74,990.25	\$77,239.96
Insurance	\$61,775.02	\$63,628.27	\$65,537.12	\$67,503.23	\$69,528.33
Other Non-Recoverable Expenses	\$86,073.53	\$78,726.50	\$80,638.30	\$82,607.44	\$84,635.67
Total Operating Expenses	\$345,251.96	\$345,680.28	\$355,600.70	\$365,818.71	\$376,343.28
Net Operating Income (NOI)	\$661,304	\$1,178,926	\$1,251,019	\$1,348,563	\$1,464,600
Cap Rate	4.41%	7.86%	8.34%	8.99%	9.76%

* Net Operating Income for each year is based on the projected income of the property, with new leases completed at projected market rental rate with 5% annual increases and 3-5% annual increases on existing tenants.

* Future CAM Recoveries assume CAMs for all Tenants are increased to cover all applicable expenses in coordination with NNN leases.

* Future Operating Expenses are assessed with a roughly 3% increase YOY.

As of 8/01/2026

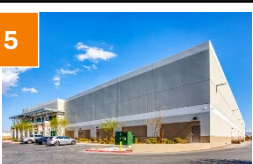
2255 Marion Drive

Unit	Lease Name	Lease Type	Area	Lease From	Lease To	Term (Months)	Base Rent	Base Rent Per SF	CAM Per SF	Deposit	Total Monthly Rent
001	Gonzo Food Trucks & Repair LLC	Industrial – Net	2,500 SF	12/01/2025	01/31/2029	38	\$3,000.00	\$1.20	\$0.20	\$3,475.00	\$3,500.00
002	Countertop Installation and Stonework LLC	Industrial – Net	2,500 SF	05/01/2026	04/30/2029	36	\$2,700.00	\$1.08	\$0.25	\$2,864.43	\$3,325.00
003	PFW Enterprises, Inc	Industrial – Net	2,500 SF	03/01/2025	04/30/2028	38	\$2,625.00	\$1.05	\$0.18	\$2,500.00	\$3,075.00
004-005	Art & Iron, Inc.	Industrial – Net	5,000 SF	06/01/2018	05/31/2027	108	\$5,000.00	\$1.00	\$0.23	\$3,450.00	\$6,150.00
006	Miguels Mobile Mecha	Industrial – Net	2,500 SF	01/01/2025	01/31/2028	37	\$2,860.00	\$1.14	\$0.23	\$2,750.00	\$3,435.00
007	James V Moon	Industrial – Net	2,500 SF	11/01/2024	10/31/2027	36	\$2,888.00	\$1.16	\$0.23	\$2,750.00	\$3,463.00
008	Neylin D Rios Garcia Inc	Industrial – Net	2,500 SF	04/01/2026	04/30/2029	37	\$2,625.00	\$1.05	\$0.25	\$3,551.36	\$3,250.00
009	Available	Industrial – Net	2,500 SF	-	-	-	-	-	-	-	-
010	Luis Manuel Vargas	Industrial – Net	2,500 SF	01/01/2025	12/31/2027	36	\$2,888.00	\$1.16	\$0.23	\$2,750.00	\$3,463.00
011	Abraham Garcia, Ind	Industrial – Net	2,500 SF	08/01/2026	07/31/2028	24	\$2,595.23	\$1.04	\$0.23	\$1,000.00	\$3,170.23
012	Andres Sosa and Enri	Industrial – Net	2,500 SF	05/01/2024	04/30/2027	36	\$3,032.00	\$1.21	\$0.23	\$2,750.00	\$3,607.00
013	Leticia Ojeda, a sole proprietor	Industrial – Net	2,500 SF	04/01/2025	05/31/2030	62	\$3,281.25	\$1.31	\$0.18	\$4,438.38	\$3,731.25
014	Nevada Granite LLC	Industrial – Net	2,500 SF	11/01/2024	10/31/2027	36	\$2,888.00	\$1.16	\$0.28	\$2,750.00	\$3,588.00
015	Jose Ramirez, Inc	Industrial – Net	2,500 SF	05/01/2021	06/30/2027	74	\$3,032.00	\$1.21	\$0.23	\$1,875.00	\$3,607.00
016	High Hitter Hydraulics LLC	Industrial – Net	2,500 SF	12/01/2023	11/30/2028	60	\$3,032.00	\$1.21	\$0.28	\$2,750.00	\$3,732.00
017-018	A&M Stone & Design LLC	Industrial – Net	5,000 SF	08/01/2026	07/31/2029	36	\$4,000.00	\$0.80	\$0.20	\$5,243.60	\$5,000.00
019-020	Available	Industrial – Net	5,000 SF	-	-	-	-	-	-	-	-
Total/Average			50,000 SF				\$46,446.48	\$1.12	\$0.23	\$44,897.77	\$56,096.48

2275 Marion Drive

Unit	Lease Name	Lease Type	Area	Lease From	Lease To	Term (Months)	Base Rent	Base Rent Per SF	CAM Per SF	Deposit	Total Monthly Rent
001-011	Fiore Stone Inc.	Industrial – Net	25,000 SF	08/01/2026	-	M-T-M	\$9,000.00	\$0.36	\$0.15	\$20,000.00	\$12,750.00
011-012	JDS Surfaces	Industrial – MG	4,500 SF	08/01/2026	07/31/2029	36	\$4,750.00	\$1.06	-	\$5,039.28	\$4,750.00
013-015	American Iron	Industrial – Net	8,000 SF	08/01/2026	07/31/2029	36	\$6,450.00	\$0.81	\$0.19	\$8,142.47	\$7,950.00
016-020	Available	Industrial – Net	12,500 SF	-	-	-	-	-	-	-	-
Total/Average			50,000 SF				\$20,200.00	\$0.56	\$0.08	\$33,181.75	\$25,450.00

SOLD COMPS

	ADDRESS	SALE DATE	PRICE	BLDG SIZE	PRICE/SF	YEAR BUILT
 	2255 & 2275 MARION DR Las Vegas, NV 89115	-	\$15,000,000	100,000 SF	\$150.00	2006/2008
 	7160 AMIGO ST Las Vegas, NV 89119	08/26/2025	\$17,000,000	89,584 SF	\$189.77	1997
 	3300 BIRTCHER DR Las Vegas, NV 89118	04/07/2025	\$21,252,931	138,000 SF	\$154.01	1991
 	350 PILOT RD Las Vegas, NV 89119	11/01/2024	\$20,650,000	111,890 SF	\$184.56	1995
 	1840 AEROJET WAY North Las Vegas, NV 89030	11/01/2024	\$18,600,000	102,948 SF	\$180.67	1987
 	2730 N LAMB BLVD Las Vegas, NV 89115	11/01/2024	\$14,700,000	95,957 SF	\$153.19	2017
 	6620 ESCONDIDO ST, BLDG A Las Vegas, NV 89119	08/26/2024	\$9,759,489	76,696 SF	\$127.25	1995

SOLD COMPS

	ADDRESS	SALE DATE	PRICE	BLDG SIZE	PRICE/SF	YEAR BUILT
7 	6620 ESCONDIDO ST, BLDG B Las Vegas, NV 89119	08/26/2024	\$11,490,511	76,603 SF	\$150.00	1995
AVERAGES			\$16,207,562	98,811 SF	\$162.78	



LOCATION MAP



LAND DEVELOPMENT OPTION



Property Summary



CALL BROKER

Sale Price



±0.87 Acres

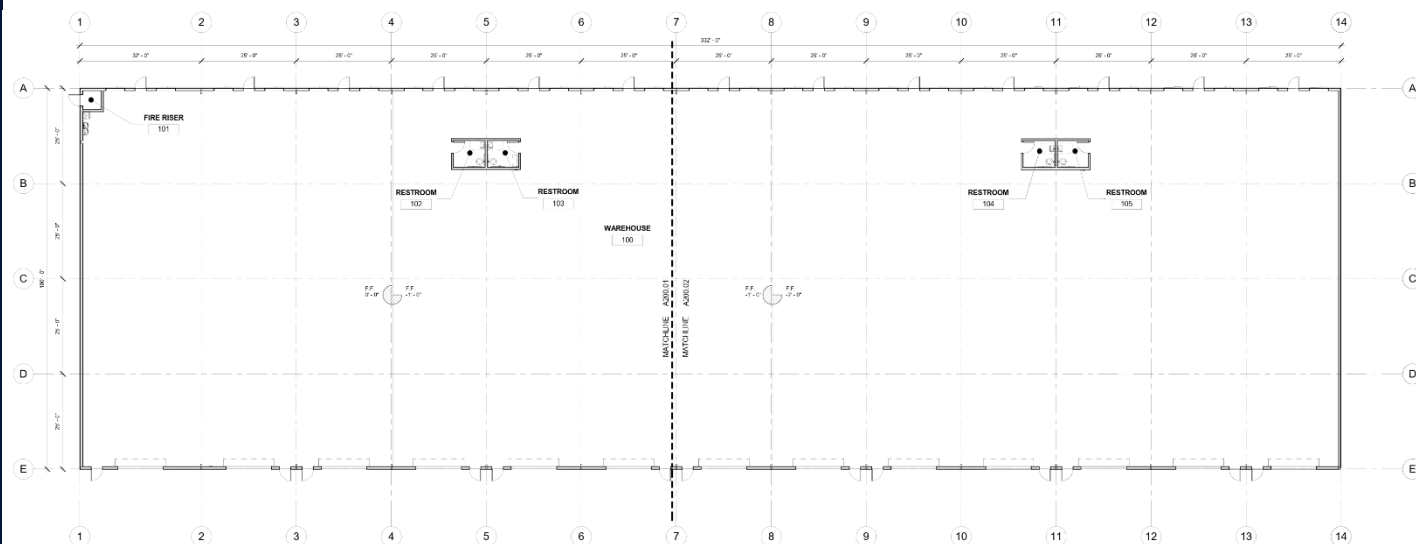
Lot Size



140-20-117-003

Parcel Number (APN)

**Approved for a ±33,200 SF
Multi-Tenant Industrial
Development**



BY THE NUMBERS



LAS VEGAS ATHLETICS



GOLDEN KNIGHTS



LAS VEGAS RAIDERS



FORMULA ONE



LAS VEGAS ACES



UFC HQ



Annual Visitors

41.7M



Convention Attendance

6M



Annual Visitor Spending

\$55.1B



Economic Impact

\$87.7B



Metro Population

3M



Median Household Income

\$73.8K



Average Home Value

\$460K



Total Business Counts

54,202

LAS VEGAS IS QUICKLY BECOMING A TOP-TIER SPORTS DESTINATION, ATTRACTING NEW FRANCHISES FROM ACROSS THE WORLD, WHICH HELPS TO PUSH THE CITY TO CONTINUE BEING THE STRONGEST TOURIST DESTINATION IN THE WORLD.

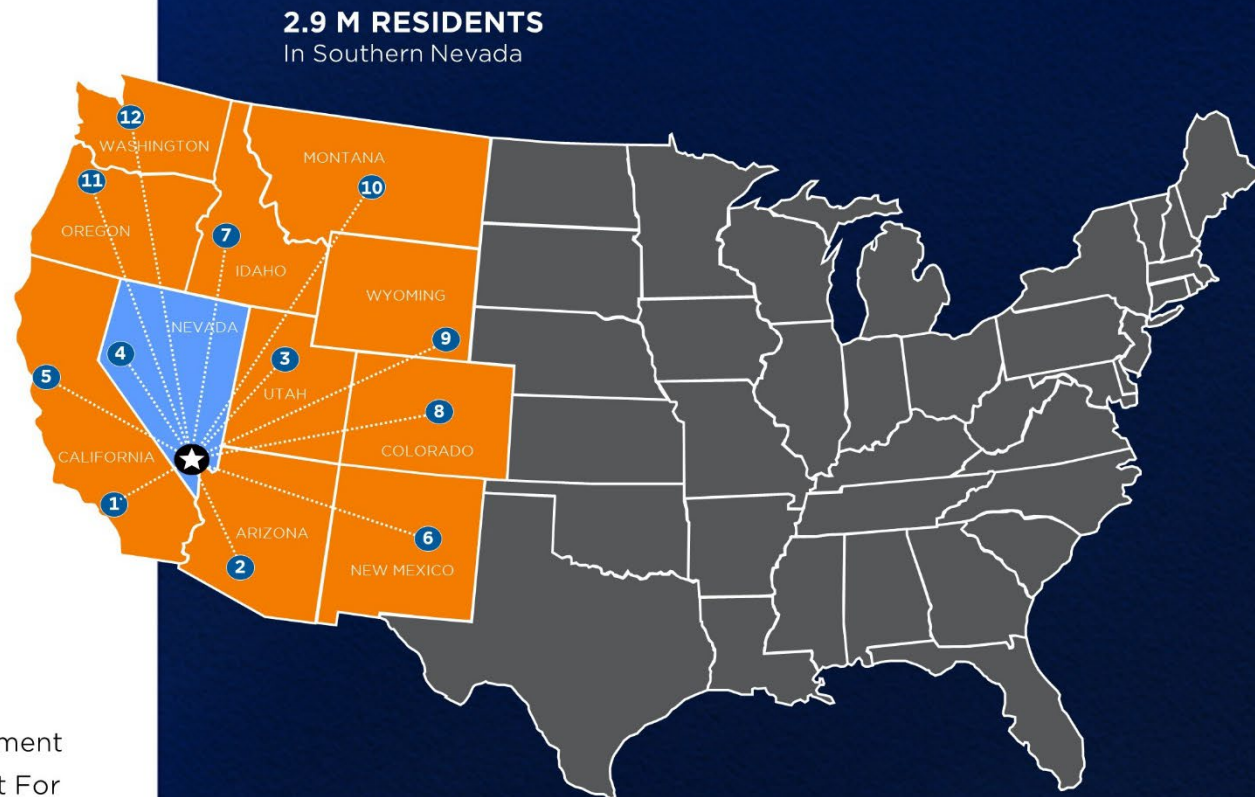
Why Should You Move Your Business To Nevada?

NEVADA TAX INCENTIVES

- ⊘ Personal Income Tax
- ⊘ Franchise Tax
- ⊘ Unitary Tax
- ⊘ Inventory Tax
- ⊘ Inheritance Tax
- ⊘ Estate Tax
- ⊘ Corporate Income Tax
- ⊘ Special Intangible Tax

NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement For Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)



One Day Truck Service

23.3% of U.S. Population within a one-day truck drive.

	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
1 LOS ANGELES	270 MI	4 HRS, 13 MIN	7 BOISE	624 MI	9 HRS, 36 MIN
2 PHOENIX	302 MI	4 HRS, 36 MIN	8 DENVER	748 MI	11 HRS, 6 MIN
3 SALT LAKE CITY	420 MI	5 HRS, 58 MIN	9 CHEYENNE	851 MI	12 HRS, 25 MIN
4 RENO	439 MI	6 HRS, 58 MIN	10 HELENA	902 MI	13 HRS, 9 MIN
5 SAN FRANCISCO	569 MI	8 HRS, 54 MIN	11 PORTLAND	971 MI	15 HRS, 22 MIN
6 ALBUQUERQUE	576 MI	8 HRS, 20 MIN	12 SEATTLE	1,114 MI	17 HRS, 15 MIN

MARION INDUSTRIAL PARK



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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