

VRD INDUSTRIAL



FOR  
SALE

±7,160 SF  
ON ±1.01 ACRES

4245 PRODUCTION COURT

NORTH LAS VEGAS, NEVADA 89115

ERIC MOLFETTA, CCIM  
*Vice President*  
+1 702 836 3756  
[eric.molfetta@colliers.com](mailto:eric.molfetta@colliers.com)

3960 Howard Hughes Parkway, Suite 150  
Las Vegas, NV 89169  
T +1 702 735 5700  
[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)



# Light Industrial Building with Secure Yard

## PROPERTY OVERVIEW

The property is ideally located just about 1/2 mile from the I-15 Feeway with it's major cross street being Craig Road. The Building currently sits on 1.01 acres with secured gated yard. It is currently zoned M1, and is undergoing a zone change to M2. The parcel number is 140-06-311-004 and the building was built in 1995.

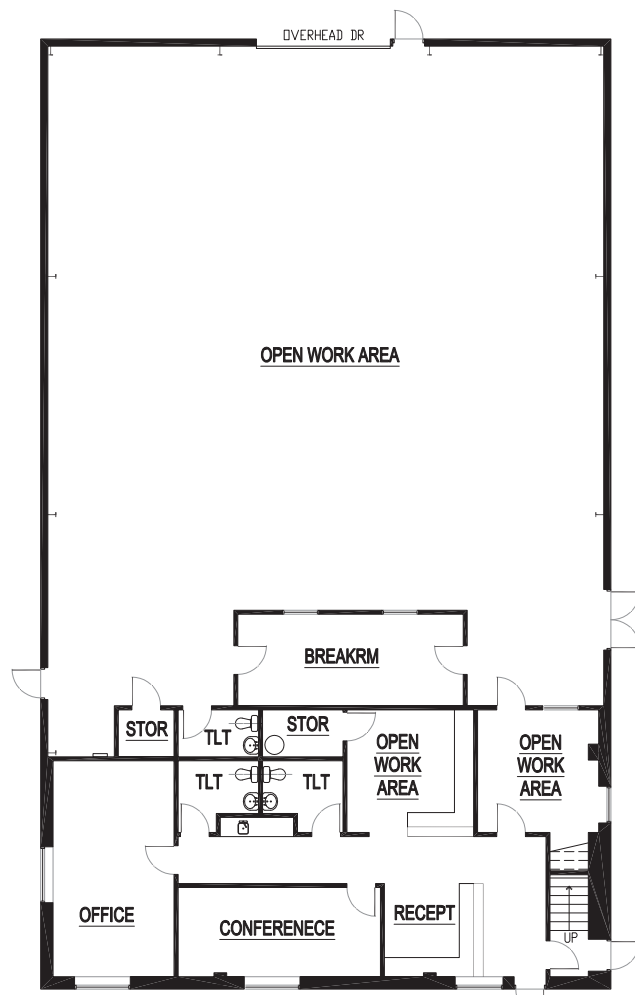
## PROPERTY DETAILS

TOTAL SF:	±7,160 SF
TOTAL ACRES:	±1.01 Acres
ZONING:	M-1
SALE PRICE:	\$1.4 M
LEASE EXP.:	05/31/25

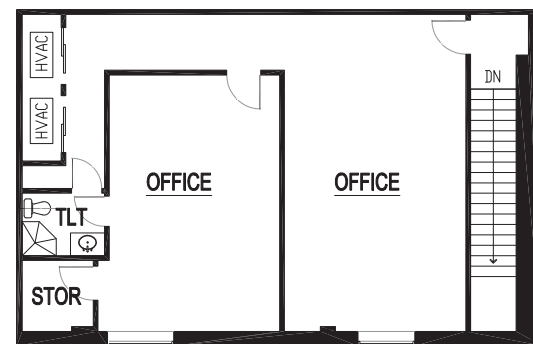


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FIRST FLOOR



SECOND FLOOR

## Floor Plan

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Property Images

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# VRD INDUSTRIAL



Aerial

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NORTH LAS VEGAS SUBMARKET														
	INVENTORY (SF)	DIRECT VACANCY SF	VACANCY RATE	VACANCY SUBLEASE SF	TOTAL VACANCY SF	TOTAL VACANCY RATE	LAST QTR VACANCY	NET ABSORPTION SF	NET ABSORPTION YTD	NEW COMPLETIONS SF	NEW COMPLETIONS YTD	UNDER CONSTRUCTION	PLANNED SF	ASKING RATE (NNN)
WH	20,689,770	469,024	2.3%	142,048	611,072	3.0%	2.8%	645,185	1,146,148	464,203	464,203	535,260	2,211,255	\$0.36
LD	5,058,239	648,798	12.8%	27,615	676,413	13.4%	13.6%	30,440	58,529	-	-	-	-	\$0.38
LI	8,683,046	615,464	7.1%	2,560	618,024	7.1%	8.3%	100,489	164,344	-	-	-	-	\$0.42
INC	611,095	94,403	15.4%	0	94,403	15.4%	18.2%	16,868	15,348	-	-	-	-	\$0.55
FLX	797,565	161,301	20.2%	0	161,301	20.2%	21.1%	7,184	28,919	-	-	-	-	\$0.61
TOTAL	35,839,715	1,988,990	5.5%	172,223	2,161,213	6.0%	6.4%	800,166	1,413,288	464,203	464,203	535,260	2,211,255	\$0.41

## AREA OVERVIEW

Over the past 2 years North Las Vegas has recently been infused with several Industrial projects. There are 535,000 SF under construction and another 2.2 Million planned for 2016. The development will bring large companies to North Las Vegas, and will continue to fuel the North Las Vegas Market at a rapid growth rate.

## MARKET OVERVIEW

Southern Nevada's industrial market had 1.3 million SF of product available for sale on an investment basis, with an average asking price of \$115.49 PSF, and an average cap rate of 6.9 percent. This compression of cap rates was expected by some industrial developers, and further compression will likely occur. Foreign investment groups are now focused on industrial real estate, as they believe stocks are too risky. ...Colliers Research Dept. Q2 2015 Report.

## Market Overview

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