

SALE LEASEBACK INVESTMENT

4265 WAGON TRAIL AVE.

LAS VEGAS, NV 89118



CONTACT US

SEAN ZAHER

Associate
Lic. #S0175473
702.369.4863
sean.zaher@cbre.com

GARRETT TOFT, SIOR

First Vice President
Lic. #BS.0061824
702.369.4868
garrett.toft@cbre.com

CBRE LAS VEGAS

3993 Howard Hughes Parkway
Suite 700
Las Vegas, NV 89169
www.cbre.com/lasvegas

www.cbre.com/lasvegas

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SALE-LEASEBACK INVESTMENT



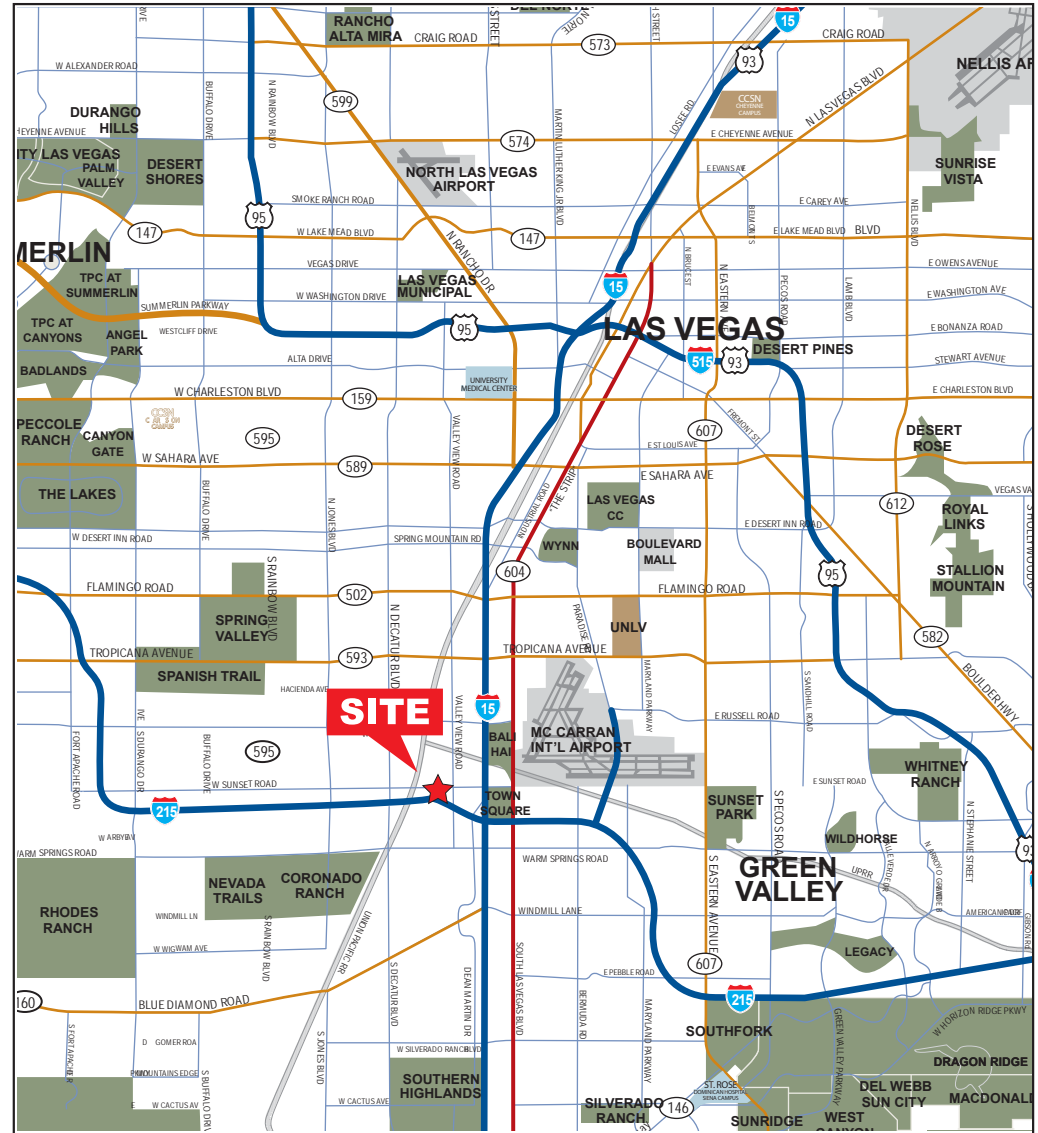
CBRE is exclusively offering a Sale-Leaseback opportunity in the southwest submarket in the highly desired Arville Beltway Industrial Park. 4265 Wagon Trail Ave. is located south of Sunset Rd. and provides convenient access to I-215 and I-15 via Decatur Blvd and Russell Rd.

PROPERTY FEATURES

ADDRESS	4265 Wagon Trail Ave.
DESCRIPTION	Freestanding Industrial Building
TOTAL SF	10,216 SF
OFFICE SF	±2,800 SF
LOADING	One (1) dock & Two (2) grade
CLEARANCE	20'
POWER	600 A, 120/208 V, 3-Phase
ZONING	M-1
YEAR BUILT	2003

SALE LEASEBACK TERMS

PRICE	\$1,736,720
TERM	5 Years
RATE	\$0.85 PSF/MO/NNN
CAP RATE	6%
TENANT	Air Filter Sales & Service, Inc.



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