

OFFICE/WAREHOUSE FOR SALE
4155 WEST BELL DRIVE
LAS VEGAS, NV 89118



Service You Deserve. People You Trust.
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OFFICE WAREHOUSE FOR SALE

4155 West Bell Drive
Las Vegas, Nevada 89118

Property Highlights:

- ±3,987 SF Office/ Warehouse For Sale
- APN: 162-30-514-004
- Year built: 2005
- Zoning: M-1 (Light Industrial)
- Main panel: 225A, 3-phase 277/480V
- Sub panel: 125A, single phase 120/208V
- 21' Clear height
- 12'x14' Grade level door
- Located in the Southwest submarket just south of West Tropicana Avenue
- Easy access to the I-15 & I-215 Freeway, The Las Vegas Strip, McCarran International Airport and The Raiders Stadium
- **Sale Price:** \$955,000/M (\$239.53/PSF)
- **HOA Fees:** ±\$127.00 per month



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Vegas Valley Highlights:

- Located in the Southwest submarket just south of W. Tropicana Avenue
- Easy access to the major Freeways I-15 & I-215, The Las Vegas Strip, McCarran International Airport and The Raider Stadium

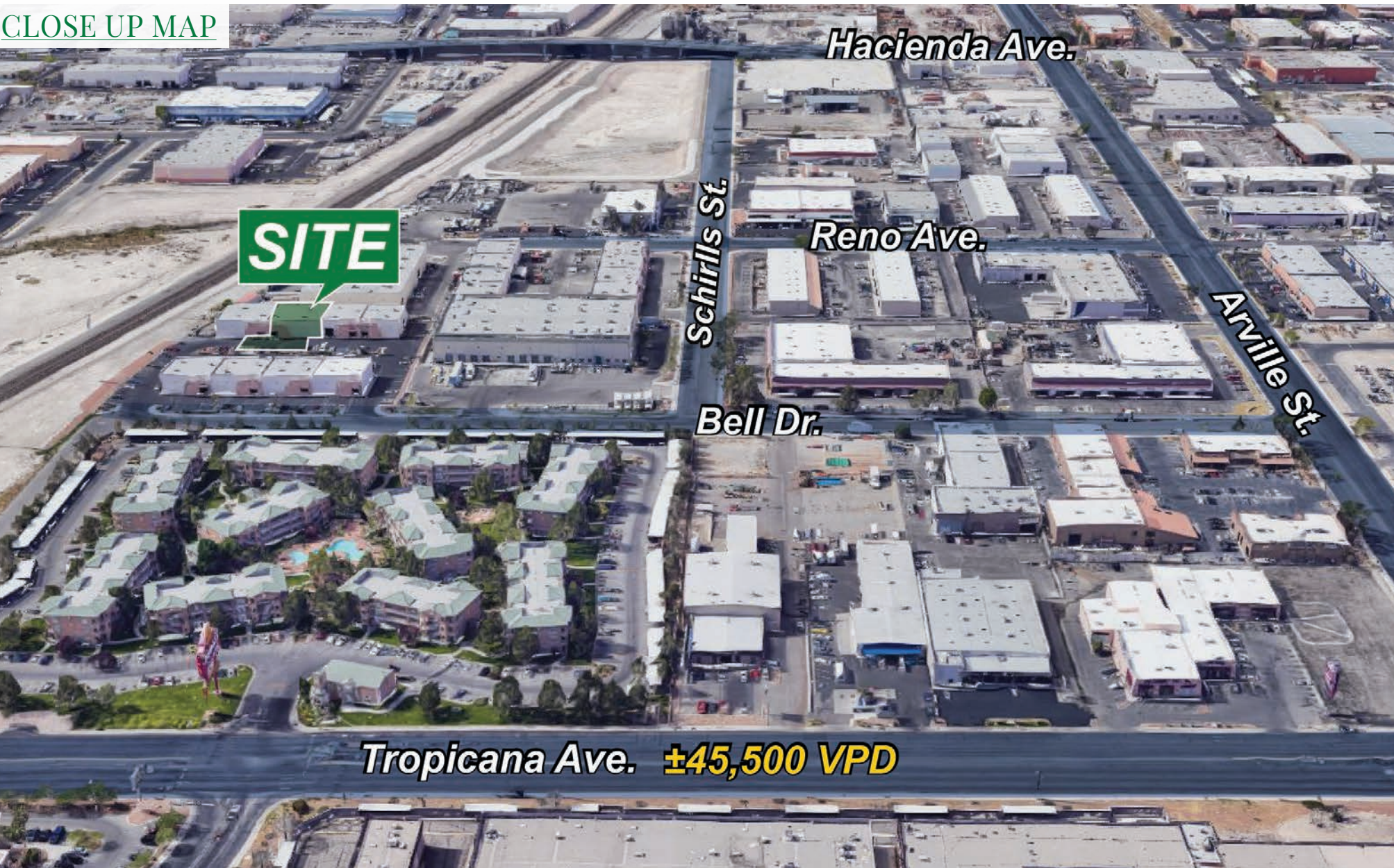


This map is intended for general information purposes only.
It is not to exact scale and exact boundaries of areas may differ.

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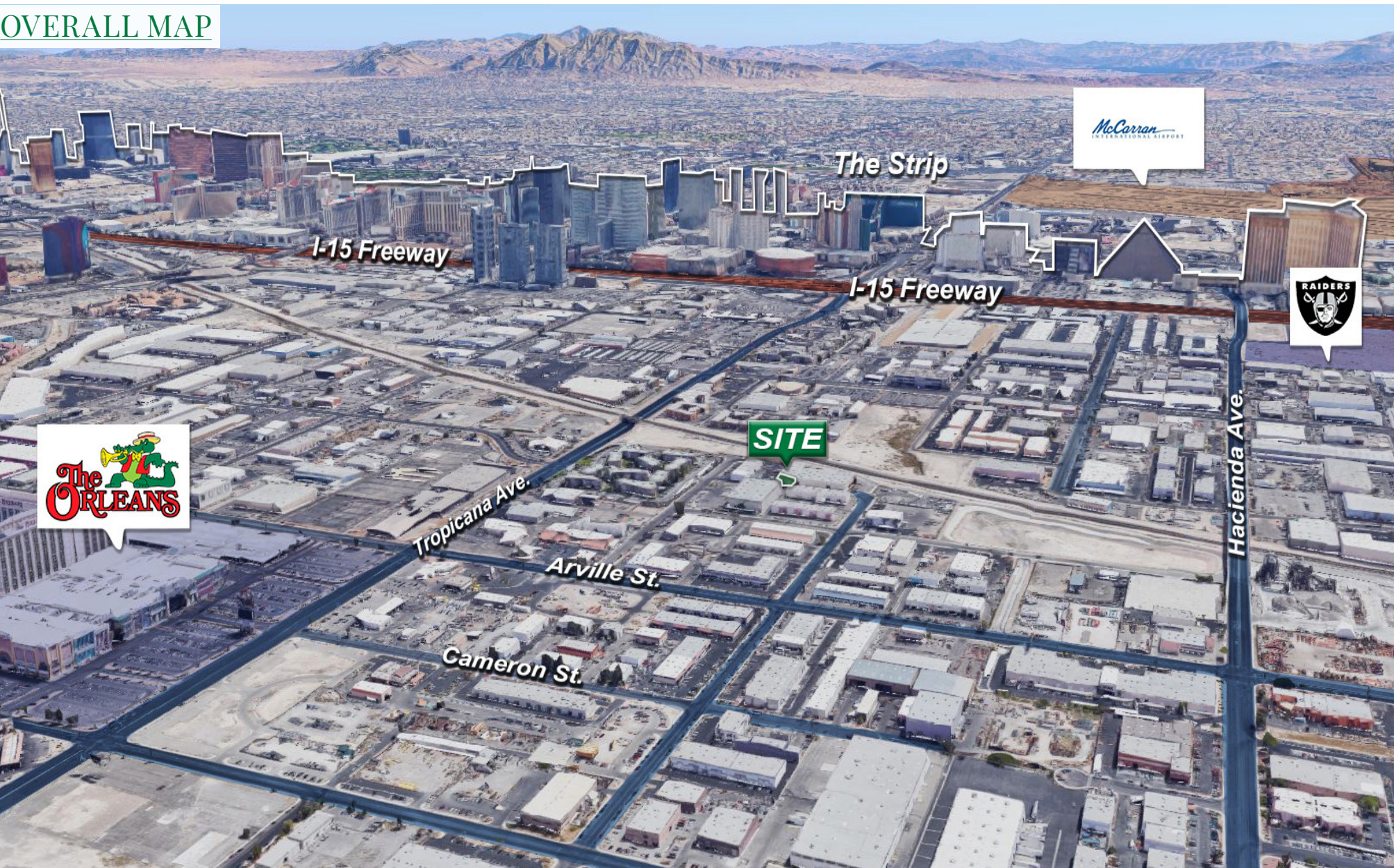
[CLOSE UP MAP](#)



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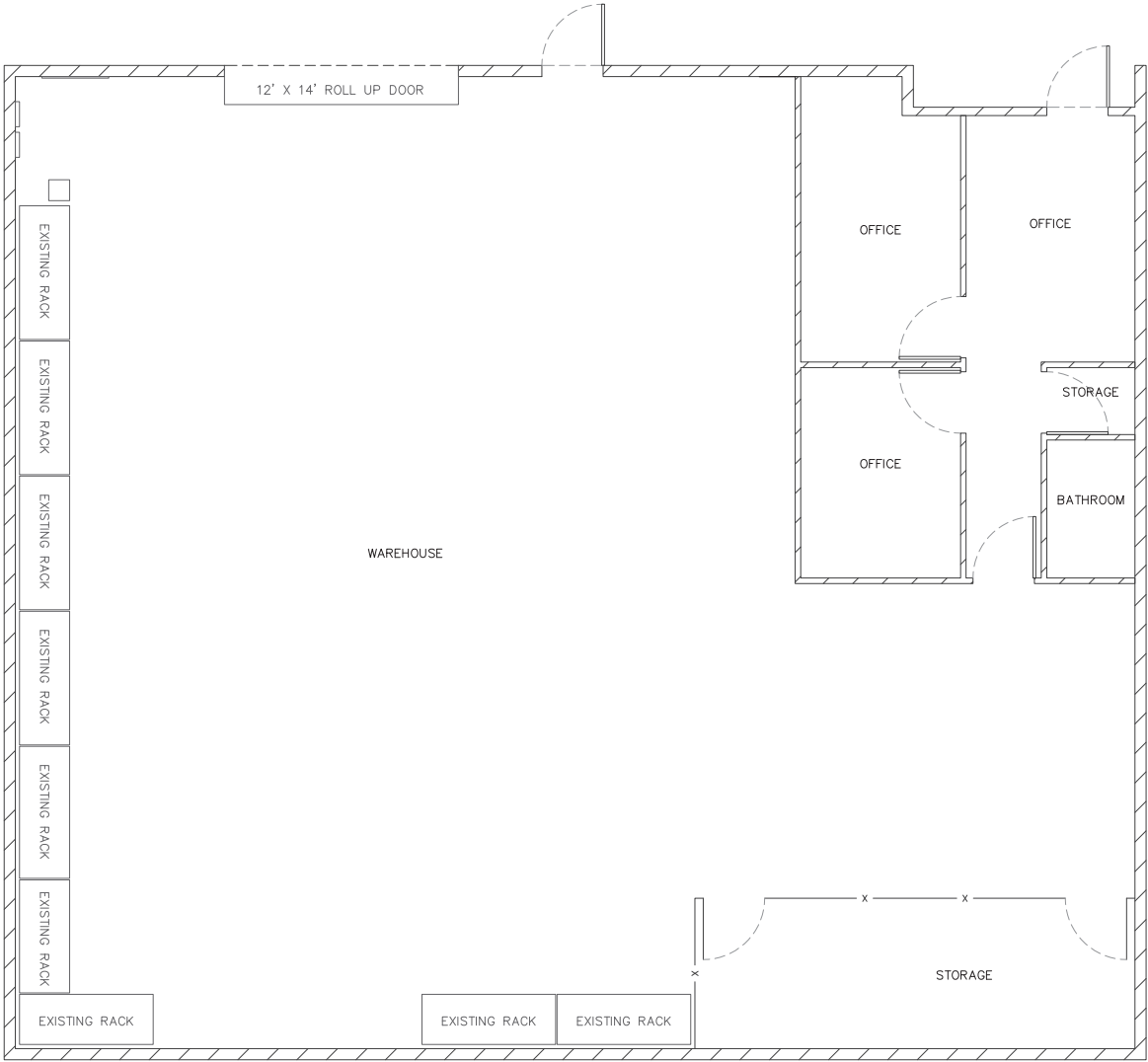
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OVERALL MAP



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The space contains ±561 SF of office and ±3,426 SF of warehouse, totaling ±3,987 SF. ***Floor plan not to scale, for marketing purposes only.

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PROPERTY IMAGES



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VEGAS OVERVIEW

ADVANTAGES OF DOING BUSINESS IN NEVADA

- 40 million people visit Nevada each year and is the #1 for economic development programs in terms of job creation, retention and training
- McCarran Airport is the nation's 7th busiest airport
- #1 for new business launches
- Consistently one of the "Top 10" most business-friendly states
- NO corporate or personal income tax
- NO inventory tax
- NO franchise tax
- NO unitary tax
- NO special intangible tax
- Able and willing workforce in right-to-work-state
- #2 for small business survival

LAS VEGAS KEY INDUSTRIES

- Tourism, Gaming and Hospitality
- Aerospace & Defense
- Health & Medical Services
- Information Technology
- Manufacturing & Logistics
- Mining
 - Agriculture
 - Energy
 - Water

*Source by www.diversifynevada.com



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VEGAS OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population	±4,852	±113,566	±363,316
2020 Household	±2,592	±47,904	±145,918
2020 Average Household Income	\$76,192	\$57,259	\$67,849
2020 Medium Household Income	\$44,223	\$39,820	\$45,963



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VEGAS OVERVIEW



LAS VEGAS STADIUM

The Oakland Raiders received the NFL's approval to move to Sin City for the 2020 NFL season. Las Vegas has proposed a new \$1.9 billion stadium just to the west to the strip. The venue's horse-shoe shape designed by Manica Architecture, would accommodate an audience of 65,000 spectators, 8,000 cars, tailgating amenities and mixed-use commercial facilities. Along with the economic benefits of in season games, this venue would also allow Las Vegas to host the annual Super Bowl - which would bring hundreds of millions of dollars in tourism and revenue.



MSG SPHERE

Work has begun on the massive, 18,000-seat MSG Sphere at The Venetian in Las Vegas. The new venue is set to change live performance in Sin City as we know it, not to mention the famous skyline. This spherical structure will be the first of its kind. The MSG Sphere will feature fully programmable, high-tech video screens on the interior and exterior. Plus, top-notch sound capabilities featuring vibrations from a infrasound haptic floor system. The MSG Sphere facility is on pace to open in the 2021 fiscal year (July 1, 2020 - June 30, 2021).



LAS VEGAS CONVENTION CENTER

Las Vegas Convention Center (2017-2024) – A \$1.4-billion project that extends to the Strip and will include 600,000 square feet of exhibit hall, outdoor exhibition space and a complete renovation of the existing convention space. This expansion will allow for an overflow area for conventions to use while the remaining halls of the main convention center are renovated. Thus, refreshing the beating heart of the Las Vegas valley. With 6 million plus convention attendees visiting us last year.

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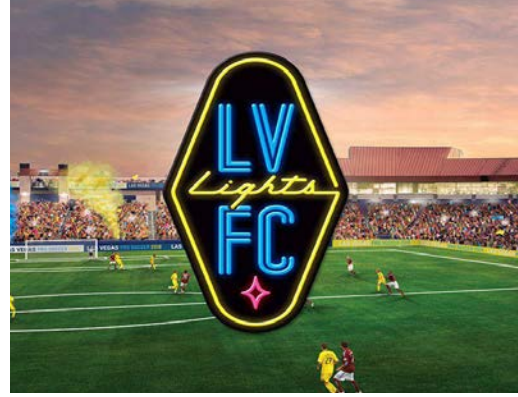
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LAS VEGAS GOLDEN KNIGHTS

The Vegas Golden Knights are a professional ice hockey team based in the Las Vegas metropolitan area that competes in the National Hockey League (NHL). They are members of the Pacific Division of the league's Western Conference, and began play in the 2017–18 NHL season. The team's inaugural home game was played on October 10, 2017. The Golden Knights said their colors steel grey, gold, red and black reflect the community and the focus of the team. The grey represents strength and durability; Nevada is the largest producer of gold in the United States; the red is taken from the Las Vegas skyline, desert and Red Rock canyons; and the black represents power and intensity.



LAS VEGAS LIGHTS FC

Las Vegas Lights FC is an American professional soccer team based in Las Vegas, Nevada. The team made its debut in the United Soccer League in 2018 and plays its home games at Cashman Field. The Lights are coached by Eric Wynalda and owned by Brett Lashbrook, who also serves as general manager. The Lights play their home matches at Cashman Field, a stadium in Downtown Las Vegas, it has 9,334 permanent seats and additional standing room capacity.



LAS VEGAS AVIATORS

Las Vegas Aviators formerly known as the Las Vegas 51s and Las Vegas Stars, are a Minor League Baseball team in the Pacific Coast League (PCL) and the Triple-A affiliate of the Oakland Athletics. They are located in Summerlin, Nevada.



LAS VEGAS BALLPARK

Las Vegas Ballpark is a baseball stadium in Summerlin, Nevada in the Las Vegas Valley. It is the home field for the Las Vegas Aviators of the Triple-A Pacific Coast League. The stadium is owned by the Howard Hughes Corporation. Las Vegas Ballpark is located in Downtown Summerlin near the intersection of South Pavilion Center Drive and Summerlin Center Drive next to City National Arena and across the street from the Downtown Summerlin shopping center.

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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 are made 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 by 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.

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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.