



INDUSTRIAL INVESTMENT OPPORTUNITY

ELDORADO BUSINESS PARK

7445-7485 Dean Martin Dr. Las Vegas, NV 89139



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CLASS A | MULTI-TENANT INDUSTRIAL PARK | 208,076 SF



ELDORADO BUSINESS PARK

EXECUTIVE SUMMARY



THE OFFERING

Colliers International is exclusively offering the opportunity to acquire one of the larger multi-tenant industrial projects in Las Vegas. The Eldorado Industrial Park is a six-building, institutional quality, light distribution project, located at 7445, 7465 and 7485 South Dean Martin Drive in Las Vegas, Nevada. The Property features concrete tilt-up construction and consists of approximately 208,076 SF on 15.08 acres. The Project is newer and was completed in two phases, in 2005 and 2007. The Property is located in the highly desirable southwest Las Vegas industrial submarket, conveniently located near the Las Vegas 'Strip,' Interstate 15, McCarran International Airport and the Las Vegas I-215 Beltway. Eldorado is 98% leased to 16 tenants such as Sylvania Lighting, Coach, Inc., Fabrication Technologies and Solotech.

Eldorado offers divisible space that appeals to a wide variety of warehouse users, sales & service companies and distributors serving the western US market. The Property features dock-hi/grade level distribution space, which are divisible from 2,361 to 5,169 SF and offer 18' to 25' clear heights and 2.33 per 1000 parking. Tenant leases are triple-net (NNN) with staggered lease expirations and reflect current market rents, which have been significantly depressed the past several years, offering potential investors solid current yield plus upside in rental growth due to the emerging economic recovery of Las Vegas. The Project's operating expenses are below average for the area, at \$0.16/SF per month. These attributes, as well as an attractive rollover profile, at-market rents, AAA location and best-in-class, newer construction, combine to create an excellent investment opportunity.

PROJECT HIGHLIGHTS & ASSET FEATURES

- The Property is located less than 5 minutes from the I-15 Freeway, McCarran International Airport, the Las Vegas 'Strip' and UNLV, offering several distribution alternatives and easy accessibility to customers and employees, particularly for job training.
- Central Las Vegas location provides easy access and serviceability to all parts of the Las Vegas Valley.
- The Property is conveniently located near multiple retail amenities, including the 117-acre Town Square retail development on Las Vegas Blvd.
- The Property includes three buildings totalling 208,076 SF of single-story, concrete tilt-up, warehouse/distribution space on 15.08 acres of land. The roof is built-up and fully insulated. All buildings are fully fire sprinklered.
- High-image, institutional quality construction in a master-planned, business park environment.
- Highly visible location fronting Dean Martin Drive, a major north/south Las Vegas arterial.
- Dock-hi, Light Distribution product which is divisible and rear loaded.
- Nicely finished office spaces with private restrooms and no 2nd floor mezzanines in any of the units and no interior columns in the warehouse demised areas.
- The Property has a recorded subdivision map which would allow for the future sale of six (6), individual multi-tenant buildings.
- All 43 units in the Project have recorded condominium maps, which would allow for the future sale of each unit individually.



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LOCATION:	7445 - 7485 S. Dean Martin Dr. Las Vegas, NV 89139
APN:	Recorded Condo Map
SIZE:	208,076 SF on 15.08 Acres
YEAR BUILT:	2005 - 2007
SITE COVERAGE:	31.7%
NUMBER OF BUILDINGS:	Six (6) Buildings on Six (6) Parcels of Land
NUMBER OF UNITS:	43
ZONING:	MD Light Industrial (Clark County Jurisdiction)
BAY SIZES:	2,361 SF to 5,169 SF
CURRENT OCCUPANCY:	98%
CLEARANCE:	18' to 25' Minimum
PARKING:	485 Parking Spaces (2.33:1000 SF)
SKYLIGHTS:	Yes
PERCENT OFFICE:	32,937 SF (15.8%)
COLUMN SPACING:	54' x 95'
DOCK-HI TRUCK DOORS:	80 Doors (9' x 10')
GRADE LEVEL LOADING DOORS:	43 Doors (12' x 14')
ROOF INSULATION:	4-Ply, Built-up Wood Roof, R-30 Insulation
EVAPORATIVE COOLED WAREHOUSE:	Yes
NATURAL GAS:	Yes
FLOOD ZONE:	No
POWER:	277/480 Volt, 3-Phase, 8,600 Amps Total (200 Amps Per Unit)
FIRE SPRINKLERS:	ESFR to 83.3% pf Project; Balance is .20/1500
SECURITY:	Yes
SUBMARKET VACANCY:	13.4%





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INVESTMENT SUMMARY



SCHEDULED GROSS INCOME

Actual Income:	\$1,459,516
Actual Cam Reimbursement:	\$370,163
HVAC & Water Reimbursement:	<u>\$35,480</u>
Total Gross Income:	\$1,865,159
Less: Operating Expenses:	
Real Estate Taxes:	(\$145,581)
Insurance:	(\$10,912)
Common Area Maintenance:	<u>(\$243,013)</u>
NET OPERATING INCOME (NOI):	\$1,465,653

OPERATING EXPENSE BREAKDOWN

ACTUAL OPERATING EXPENSES- 2012

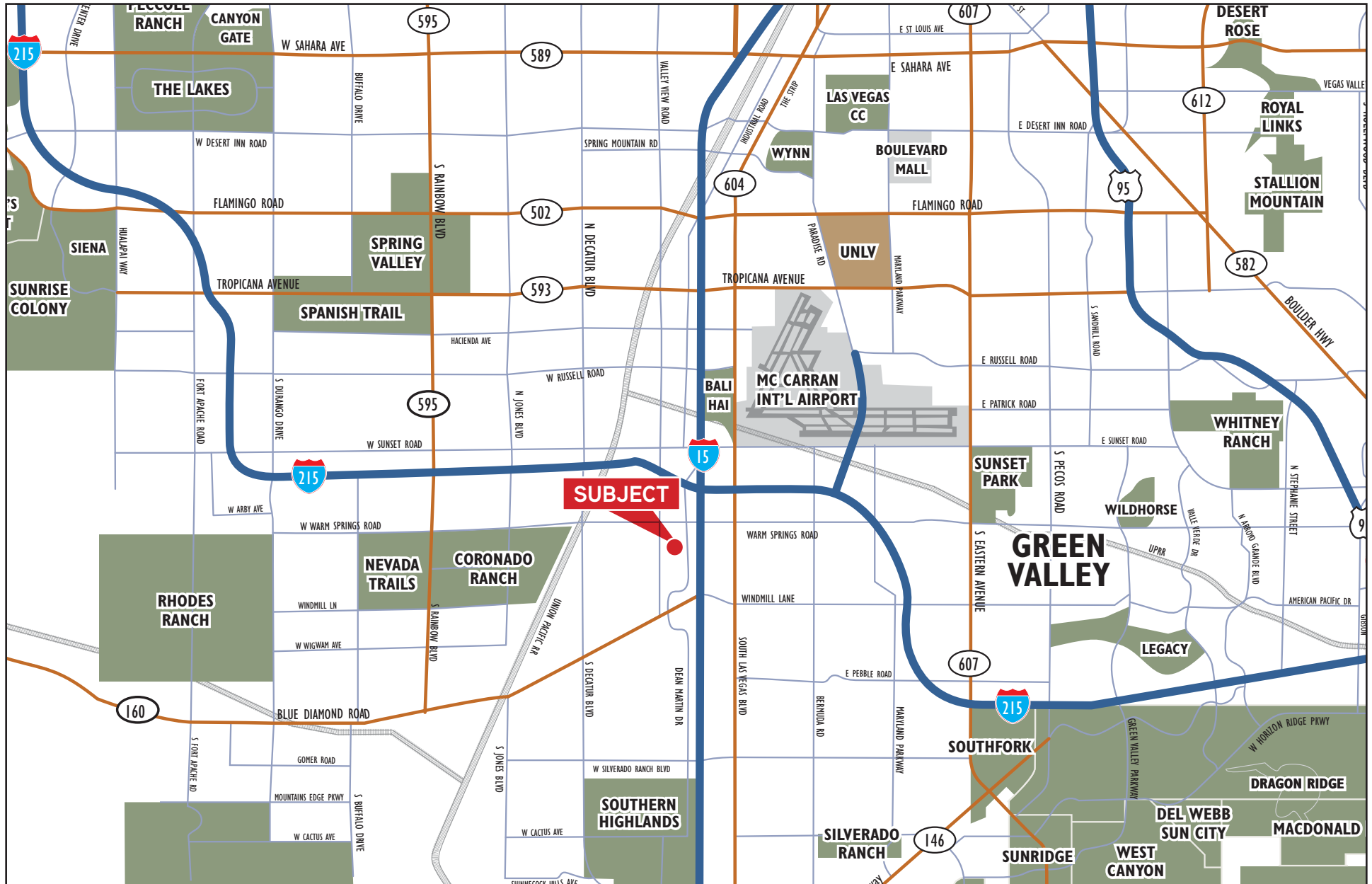
	PSF/YR	TOTAL ANNUAL
Taxes	(\$0.70)	(\$145,581)
Insurance	(\$0.05)	(\$10,912)
Electricity	(\$0.11)	(\$23,765)
Landscaping	(\$0.06)	(\$13,263)
Water/Sewer	(\$0.15)	(\$31,097)
Sanitation	(\$0.09)	(\$18,955)
Security	(\$0.01)	(\$2,102)
Fire Sprinkler Maintenance	(\$0.03)	(\$6,373)
Management	(\$0.58)	(\$120,011)
HVAC Maintenance	(\$0.13)	(\$27,447)
TOTAL	(\$1.92)	(\$399,506)





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LOCATION MAP





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OFFERING GUIDELINES



This Offering is being distributed exclusively by Colliers International-Las Vegas to a select group of pre-qualified investors. By taking receipt and possession of this Offering memorandum, the prospective registered investor has agreed to treat and use the information and data contained in this document in strict confidence. Following the distribution of materials, Colliers will be available to assist prospective investors and their consultants with property inspection and to respond to questions regarding information contained in the Offering Memorandum.

Bidding Process: The property has not been assigned a listed price; investors are to make their own determination as to purchase price. Prospective Purchasers are asked to utilize this Offering Memorandum to price and determine a value for the Property's leases, prospective cash flow, and position in the market. Please contact the Investment Contact below with any questions regarding this part of the process.

Colliers will notify qualified prospective purchasers of the initial bid date. Following the first round of offers, the owner will select an investor to purchase the property or request several investors to submit "best and final" offers from which one will be chosen. The selection will be based on a variety of factors including but not limited to offer price, financial strength, level of discretionary oversight, ability to close timing, and experience in closing similar transactions.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and is submitted subject to errors, omissions, withdrawal notice or other changes or conditions and to any special listing conditions imposed by our principles.

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