

5050 & 5220 STEPTOE STREET

LAS VEGAS, NEVADA

INDUSTRIAL 2-PACK



FOUR BUILDING MULTI-TENANT INDUSTRIAL PARK TOTALING 130,330 SF
1.76 YR WALT AND 100% LEASED WITH BELOW-MARKET RENTS | PREMIER LAS VEGAS LOCATION

THE OFFERING

Cushman & Wakefield of California, Inc., as exclusive advisor, is pleased to present for sale 5050 & 5220 Steptoe Street (the “Property”), a multi-tenant industrial located in the East Las Vegas industrial corridor. The Property consists of four freestanding industrial buildings totaling approximately 130,330 SF, situated on approximately 6.3 acres within the Copper Acres Industrial Park.

The Property is 100% leased to a diverse mix of industrial tenants with balanced lease rollover and flexible warehouse. The configurations ranging from 7,500 SF to 33,330 SF. Ownership has invested over \$875,000 in base building capital improvements since 2022.

5050 & 5220 Steptoe Street benefits from immediate access to Tropicana Avenue and Boulder Highway, with direct connectivity to I-15, I-93, and I-515. Located approximately 6.3 miles from Harry Reid International Airport and 8.5 miles from the Las Vegas Strip, the Property is positioned as a highly efficient infill industrial asset with strong cash flow and future value-add potential. This infill location—characterized by low market vacancy and a scarce supply of both existing and planned industrial product—provides strong investment fundamentals for investors seeking to capitalize on future upward pressure on rents.

Although a package sale is preferred, the Seller would consider selling the two addresses separately. Buildings sit on separate legal parcels.

PROPERTY OVERVIEW

ADDRESS	5050 & 5220 Steptoe Street, Las Vegas, NV	
ZONING	Industrial Park (Clark County)	
SITE ACCESS	Ten (10) access points: 3 on Kimberly Ave, 4 on Steptoe St, 3 on Greyhound	Four (4) access points: 1 on Steptoe St, 3 on McGill Ave
BUILDING HEIGHTS	Bldg A: 23.9 ft; Bldg B: 24.5 ft; Bldg C: 25.6 ft	32.3 ft

ATTRIBUTE	5050 Steptoe Street	5220 Steptoe Street	Totals
APN	161-27-211-001 (Bldgs. C & D) 161-27-111-002 (Bldgs. A & B)	161-27-211-005	
LAND SIZE(S)	±182,952 SF / ±4.20 Acres	±91,476 SF / ±2.10 Acres	±274,428 SF / 6.30 Acres
BUILDING SIZE(S)	±80,330 RSF	±50,000 RSF	130,330 RSF
NO. OF BUILDINGS	Three (3)	One (1)	Four (4)
NO. OF TENANTS/SUITES	Five (5) / Five (5)	Two (2) / Three (3)	Seven (7) / Eight (8)
PERCENT LEASED	100%	100%	
WALT	1.82 Yrs	1.68 Yrs	1.76 Yrs
YEAR BUILT	1995 / 1984	1999	
STORIES	One (1) + Mezzanine	One (1) + Mezzanine	
PARKING	Currently striped for truck parking. Alternative striping would create 106 surface spaces (1.33 / 1,000 SF)	62 surface spaces (1.24 / 1,000 SF)	
ELECTRICAL POWER	2,400 Amps, 120/240 volt	800 Amps – 3 phase	
CLEAR HEIGHTS	20 ft	24-30 ft	
DOCK DOORS	Bldg A: 1 GL; DH: 2 (3 total) Bldg B: 4 GL; DH: 1 (5 total) Bldg C: 2 GL; DH: 2 (4 total)	4 GL; 2 DH	18 GL; 7 DH





LAS VEGAS STRIP

HARRY REID
INTERNATIONAL
LAS VEGAS



5220
Step toe Street

5050
Step toe Street

STEP TOE STREET

E. TROPICANA AVENUE



INVESTMENT HIGHLIGHTS

1 HIGH-UTILITY INDUSTRIAL DESIGN SUPPORTING DIVERSE TENANT USES

Clear heights up to 30+ feet, ample power, multiple dock and grade-level doors, and flexible floor plates support a wide range of industrial, logistics, trade show, and specialty users—driving leasing velocity and minimizing functional obsolescence risk.

2 CAPITAL INVESTMENT ALREADY COMPLETED, NOT DEFERRED

Over \$875,000 in recent base building capital improvements have been completed by current ownership, positioning a new investor to deploy capital toward revenue growth rather than near-term physical plant needs, while enhancing early hold-period cash flow predictability. Recent upgrades include building exterior enhancements, roll-up door replacements, swamp cooler upgrades, new water line installation, slurry seal and striping, roof maintenance, and HVAC replacements..

3 STABLE AND “STICKY” CASH FLOW WITH SMALL-BAY DEMAND TAILWINDS

100% leased to 7 tenants, the property’s multi-tenant, sub-50,000 SF configuration aligns directly with the strongest segment of tenant demand in Las Vegas—where vacancy remains materially lower than large-box product due to the higher construction costs that prohibit new construction / inventory to be added to the market This creates a more defensive income profile through economic cycles.

4 EXCEPTIONAL LOGISTICAL LOCATION

Located in the East Henderson Submarket, 5050 and 5220 Steptoe St. is situated on three parcels of land that total approximately 6.3 acres within the Copper Acres Industrial Park. The property’s location provides critical industrial business park supply for the dramatically expanding Henderson residents and provides valley wide access and regional access via the I-11. This infill location with low market vacancy and scarce supply of both existing and planned product provide strong investment fundamentals for investors looking to capitalize on future upward pressure on rents.

5 NEAR TERM MARK-TO-MARKET OPPORTUNITY IN A RENT-ACCELERATING MARKET

With over 53% of the rent roll rolling within the first year, the asset offers an immediate opportunity to reset below-market leases in a market that is actively absorbing space. This positions a new owner to capitalize on rising effective rents and a captive tenant base, while competing assets remain tied to longer-term contracted leases.

6 BUILT-IN OPTIONALITY THROUGH PARCELIZATION

Situated on three separate parcels, the asset allows ownership flexibility rarely available in infill industrial—enabling partial disposition, recapitalization, or phased exit strategies to enhance overall return on invested capital.





5220 Steptoe Street



5220 Steptoe Street | Suite 1



5050 Steptoe Street | Suite B2



5220 Steptoe Street | Suite 3

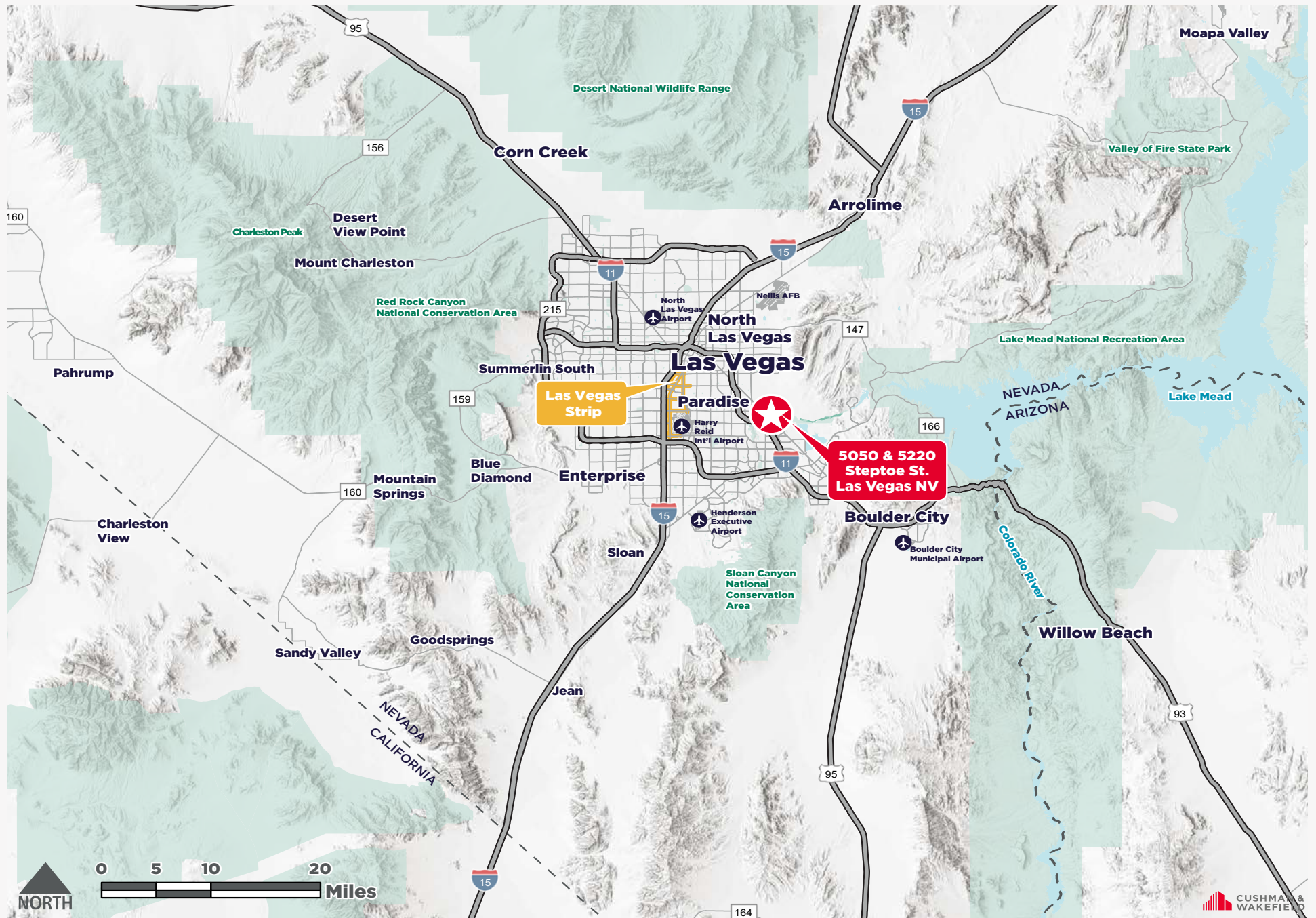


5050 Steptoe Street | Suite A1

SITE PLAN



LOCAL MAP





5050 & 5220 STEPTOE STREET

LAS VEGAS, NEVADA



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