

SUNSET

PIONEER

FULLY SUBSCRIBED

FOR SALE

The Latest Industrial
Ownership Opportunity
By Beedie



6450 S Pioneer Way
Las Vegas, NV

Developed by
Beedie
INDUSTRIAL

Marketed by
CBRE



PIONEER BUSINESS CENTER

OPPORTUNITY

Building off of the success of our first two-building industrial condo development in the U.S., Pioneer Business Center, we're pleased to announce our latest industrial ownership opportunity is now available in the highly sought-after southwest submarket of Las Vegas. **Pioneer Sunset** offers industrial space equipped with best-in-class Beedie specifications.

With excellent connectivity to the I-215 & I-15 freeways and close proximity to the Las Vegas Strip, Harry Reid International Airport, and an abundance of nearby amenities, don't miss the opportunity to own within this premium Beedie industrial condo facility.

SUNSET
PIONEER





CENTER OF EVERYTHING

Pioneer Sunset is centrally located with easy access to the Las Vegas Beltway (I-215) and the Las Vegas Freeway (I-15). It's a quick 10-minute drive to Harry Reid International Airport and 20 minutes to downtown.

PREMIUM INDUSTRIAL CONDO UNITS

- Multiple second floor mezzanine configurations
- Unrivaled location and close proximity to major transportation corridors
- Streetside exposure opportunities
- Ample truck maneuvering room & designated on-site parking
- Industry-leading after sales service by Beedie

PUBLIC TRANSPORTATION

Access to bus service has become increasingly important in an employer's decision when selecting a facility for their business. Public Transit through RTC bus service runs along Rainbow Blvd. providing employees excellent access to the project via Route 101.

ZONING

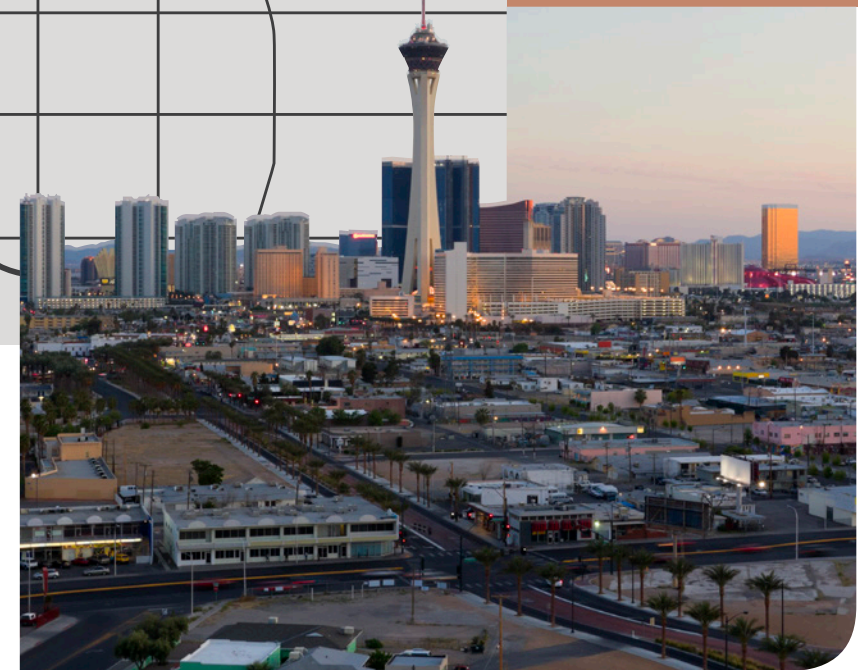
M-D (Manufacturing District)

TIMING

Move-in ready

AMENITIES

Pioneer Sunset offers its owners an array of amenities in the immediate vicinity including but not limited to restaurants, coffee shops, and fitness centers. The project is within walking distance to the Rainbow Sunset Pavilion, Shops at Rainbow, and Rainbow Commons which offers fast food as well as dine-in food options. Located less than 0.80 miles south along Rainbow Blvd. is the Arroyo Market Square which is a premier retail center with numerous amenities including Home Depot, Walmart, Sam's Club, and Office Depot.



LAS VEGAS INDUSTRIAL MARKET OVERVIEW

Pioneer Sunset is located in the heart of the Southwest submarket which is the premier submarket for the Las Vegas Valley. With low vacancy and strong demand, this submarket is outperforming the rest. As of Q2 2025, the vacancy rate for the Southwest submarket is at 4.3%. Tenant/user demand has primarily been driven by e-commerce, however, the Las Vegas market has seen an increasingly diverse tenant profile entering the market including food and beverage, pharmaceuticals, and manufacturing to name a few.

New construction within the overall market has been focused on for lease, big box distribution with very limited product being delivered to accommodate small bay users. The overall freestanding building market is currently at a 3.1% vacancy rate, with the Southwest submarket currently at a 1.3% vacancy rate.

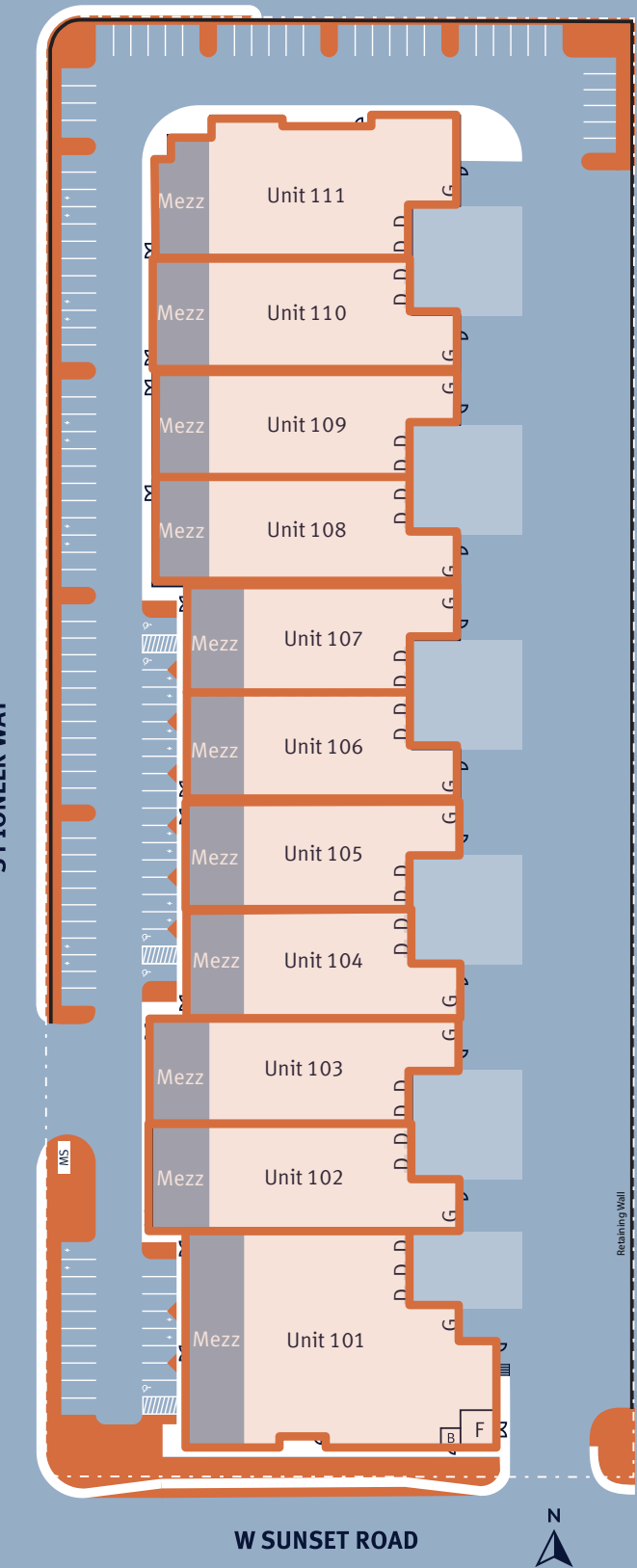
Total industrial sales volume for Q2 2025 reached \$290 million, representing a year-over-year volume increase of 16%.



SITE PLAN & UNIT BREAKDOWN

UNIT	FOOTPRINT SF	MEZZ SF	TOTAL SF	PRICE PSF*	PARKING	LOADING
101	UNDER CONTRACT					
102	UNDER CONTRACT					
103	SOLD					
104	SOLD					
105	SOLD					
106	SOLD					
107	SOLD					
108	SOLD					
109	SOLD					
110	SOLD					
111	SOLD					
Total	96,796	20,638	117,434	-	113	23D, 11G

*Pricing subject to change without notice.



BUILDING FEATURES

- CONSTRUCTION**
Tilt-up concrete panels
- LOADING**
Dock & grade loading per unit
- SPRINKLERS**
ESFR sprinkler system
- UNIT SIZES**
Fully Under Contract
- CEILING HEIGHT**
28' clear
- ROOFING**
TPO membrane including R-38 insulation
- FLOOR LOAD**
750 lbs/SF live warehouse floor load capacity
- MEZZANINE**
Concrete, complete with guard rail & 125 lbs/SF floor load capacity

EXPECT MORE FROM YOUR BEEDIE INDUSTRIAL CONDO

As a leading industrial developer with a 70-year history in Western Canada having completed more than 35 million square feet of new development, Beedie is excited to continue its growth in the Nevada market with the launch of Pioneer Sunset. The industrial condominium (“condo”) ownership model is well regarded and in high demand in Canadian markets. Having successfully completed more than 70 industrial condo buildings, Beedie has a long track record of award-winning developments and very satisfied clients.

For small to medium-sized businesses, condo ownership provides the opportunity to own commercial real estate in a professionally managed development. This allows for excellent maintenance of the real estate asset and carefree ownership for the operating business, while building equity.

From the selection of the site location to the completed development, every aspect is carefully considered. Beedie projects are designed and constructed to provide owners with high-quality, efficient, and well-thought-out units.

ABOVE MARKET BEEDIE SPECIFICATIONS

- LIGHTING**
Full high-efficiency LED light package
- ELECTRICAL SERVICE**
400 amp electrical panel with 480/277 volts per unit
- DOCK LEVELERS**
40,000 lb hydraulic dock levelers at all dock positions
- WAREHOUSE INTERIOR**
Skylights & painted interior walls for greater illumination

LEGEND

- D** Dock Loading
- G** Grade Loading
- F** Fire Pump Room
- Mezz** Mezzanine
- MS** Monument Signage
- Under Contract/Sold

OWN VS. LEASE ANALYSIS

6450 S Pioneer Way, Las Vegas, NV

	Own	Lease
Total SF	10,000 SF	10,000 SF
Purchase Price ¹ / Lease Rate PSF	\$3,450,845	\$1.40
Start-Up Costs	\$345,085 ²	\$28,000 ³
Monthly Costs	\$25,163 ⁴	\$16,500 ⁵
Total Ownership Benefits	\$10,249 ⁶	\$0
Total Effective Monthly Cost	\$14,913	\$16,500

¹ Based on pricing of \$345 PSF (includes \$40 PSF TI).

² Based on a 10% down payment.

³ Prepaid rent and security deposit equal to 2 months rent.

⁴ Monthly mortgage payment & operating cost based an estimated total rate of \$2.52 PSF.
Estimated interest based on SBA loan rate of 6.54% and conventional loan rate at 8.00%.

⁵ Monthly rent and operating cost based on an estimated total rate of \$1.65 PSF.

⁶ Amount is comprised of the depreciation in accordance with GAAP and property value appreciation.

⁷ Appreciation assumes an annual appreciation rate of 1.00%.

Property Value & Owner's Equity ⁷

Time Period	Property Value	Loan Balance	Equity
Year 5	\$3,573,434	\$2,842,694	\$730,740
Year 10	\$3,755,715	\$2,423,111	\$1,332,605
Year 15	\$3,947,294	\$1,858,118	\$2,089,176
Year 20	\$4,148,646	\$1,134,085	\$3,014,561



EQUITY

Have greater control over your operating costs and build equity.



FLEXIBILITY

Be your own landlord or own industrial real estate in one of North America's top industrial markets.



SECURITY

Grow your business with confidence knowing you are in control of your real estate strategy.

Own today, build equity for tomorrow, & secure the future of your business.

With flexible financing options that make ownership more accessible, preserve your capital, enjoy predictable payments, and invest in growth while building long-term value.

FOR MORE INFORMATION, PLEASE CONTACT



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