


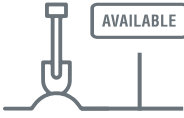




q2 2025 comments.

We start this quarter by removing approximately 7 million ft² from “under construction” and reclassifying it as “planned.” Speculative builds have ceased as preleasing is non-existent, particularly in North Las Vegas. Pricing remains relatively steady across submarkets except for a slight dip in NLV distribution. Sales and leasing pace remains subdued amid cautious buyer/tenant sentiment valleywide. Despite slow deal flow, Las Vegas industrial real estate assets continue to exhibit resilience amid modest headwinds in tourism (visitor volume is down). Conventions, however, showed strength: trade-show attendance is up, and major expos remain a key draw. Locally, unemployment remains

elevated, and hiring in leisure and hospitality has been restrained. A stronger rebound in industrial activity could help offset these headwinds. On a bright note, nationally, the recent passage of the bipartisan Infrastructure Investment and Jobs Act (H.R. 3684), also known as the Bipartisan Infrastructure Law, is expected to significantly benefit the industrial real estate sector through major infrastructure investments. It will enhance transportation efficiency and digital infrastructure, potentially boosting demand for logistics and distribution properties. Investment may be bolstered, too, as “One Big Beautiful Bill” restores 100% bonus depreciation and leaves 1031 like-kind exchanges intact.

VACANCY RATE 11.1%

					
SUBMARKET	STANDING INVENTORY	UNDER CONSTRUCTION	UNDER CONSTRUCTION AVAILABLE	UNDER CONSTRUCTION PRE-LEASED	PLANNED
North	7,999,275	2,715,913	2,171,913	544,000	18,443,740
Southwest	1,170,373	1,043,112	1,043,112	0	1,933,392
Henderson	2,754,701	1,748,820	1,748,820	0	5,272,200
Airport	37,500	32,000	32,000	0	43,299
TOTAL	11,961,849	5,539,845	4,995,845	544,000	25,692,631

construction.

Las Vegas industrial construction is settling into a cooling phase after record deliveries in 2024. Roughly 6 million ft² remains under construction after our reclassification. Nearly zero is preleased. The big-box segment (250,000 ft²+) is particularly challenged, with vacancy approaching 18%. Some landlords will now consider subdivision or selling. Speculative development under pressure is concentrated along the I-15 corridor, Apex, and the outskirts, with notable projects such as a 922,000 ft² Moonwater West logistics building

and a 505,000 ft² Desert Willow as examples of buildings set to deliver without tenants.

In contrast, Henderson and Southwest submarkets continue to see smaller, more targeted builds with higher prelease activity. Elevated interest rates and slower tenant expansion have curbed new starts, but federal infrastructure spending could renew demand for distribution hubs. Developers are prioritizing absorption of standing inventory before breaking ground on new large-scale projects.



submarkets.

North Las Vegas – Rental Rates | $\pm 50,000$ SF - \$0.95-\$1.05 | $\pm 150,000$ SF - \$0.80-\$0.90
Sale Comp: May 30th, 2025 — Las Vegas Recycling purchases their standard coverage M-2, 75,980 SF building for \$247/SF. Address: 6075 E. Ann Rd.

Southwest – Rental Rates | $\pm 50,000$ SF - \$1.15-\$1.30 | $\pm 150,000$ SF - \$1.05-\$1.15
Sale Comp: May 21st, 2025 — Specialty Contractors sells their 36,284 SF flex (50% office) facility and leases back for 20 Years. 6% cap rate. Address: 5990 S. Buffalo Dr.

Airport – Rental Rates | $\pm 50,000$ SF - \$1.15-\$1.30 | $\pm 150,000$ SF - \$1.05-\$1.15
Sale Comp: April 28th, 2025 — Investor purchases 6,000 SF vacant unit built in 2020 for \$300/SF and immediately leases for 5.4% cap rate. Address: 6676 Escondido Dr.

Henderson – Rental Rates | $\pm 50,000$ SF - \$1.15-\$1.25 | $\pm 150,000$ SF - \$1.00-\$1.05
Sale Comp: May 22nd, 2025 — Foundation Technologies purchases newly constructed 19,060 SF facility for \$320/SF. Address: 3710 E. Dale Ave.

just leased | 161,463 SF

6580 Lindell Rd., Las Vegas, NV 89118



“Mike and Leslie at NAI Excel quickly recognized our expansion needs and kept us ahead of the curve. Thanks to their strategic guidance and skilled negotiations, we secured favorable lease terms, renewed our existing space, and smoothly expanded within the same industrial park. Their proactive approach and deep market expertise played a key role in supporting our continued growth. Working with NAI Excel was a game changer.”

- Grace Weible, National Director of Operations

lending update.



The Federal Reserve held interest rates steady at 4.25%–4.50% in both its June and July meetings, opting to wait for clearer signs of moderating inflation and stable economic activity before considering any cuts. While the Fed remains cautious, many market observers anticipate a potential rate cut as early as September, based on the belief that recent inflationary pressures—particularly those tied to tariff policy—may prove temporary. Policymakers remain focused on the trajectory of economic growth and labor market conditions, which will play a critical role in shaping future decisions. The 10-year Treasury yield has remained relatively stable in the 4.35%–4.45% range.

As “current rates” fluctuate, spreads continue to hold relevance, aligning with specific deal characteristics. While rates are important, a well-structured, long-term debt strategy that matches your investment goals is critical. CommCap is here to support you in assessing your financing options and navigating this complex market, offering solutions like early rate locks, cash-out refinancing, and more.

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