

A Piece of the Rock

THE ROCK GARDEN OF NEW LISTINGS



9920 W. CHEYENNE AVE.
LAS VEGAS, NV 89129
800-2,650 SQ. FT.
\$1.95-\$2.00/SF
ROBIN CIVISH & JESSICA AIKEN



6785 S. EASTERN AVE., STE. 6 & 7
LAS VEGAS, NV 89119
2,093 & 1,198 SQ. FT.
\$580,000.00 & \$340,000.00
DANIELLE STEFFEN & MIRIAM CAMPOS-ROOT, CCIM, LEED AP



8705 LINDELL COURT
LAS VEGAS, NV 89139
5,892-11,783 SQ. FT.
\$175.00/SF
DEAN WILLMORE, SIOR; AMY OGDEN & LINDA GONZALES



163 N. GIBSON ROAD
HENDERSON, NV 89074
4,869 SQ. FT.
\$0.90/SF
ROB SKINNER, CCIM



2650 N. TENAYA WAY
LAS VEGAS, NV 89128
6,429 SQ. FT.
\$2.11/SF
NEIL SORKIN & SCOTT KENDRICK



800 W. ROBAN AVE.
HENDERSON, NV 89044
3,200 SQ. FT. & 3 ACRES OF LAND
\$1.50/SF (BLDG.)
\$0.10/SF (LAND)
HAYIM MIZRACHI & JARRAD KATZ



GALILEO PROJECT
NORTH SHORE IN LAKE LAS VEGAS
HENDERSON, NV 89011
23 ACRES
\$29,900,000.00
NICK TILL



6960 WESTCLIFF DRIVE
LAS VEGAS, NV 89145
3,000 SQ. FT.
\$1.45-\$1.55/SF
ROBIN CIVISH & JESSICA AIKEN



WESTERN NV RAIL PARK
HAZEN, NV
129 ACRES
PRICE TBD
ROB SKINNER, CCIM & WILL CRAWFORD



2925 LINCOLN ROAD
LAS VEGAS, NV 89115
26,165 SQ. FT.
\$0.65/SF
ART FARMANALI, SIOR & DANIELLE STEFFEN



2121 E. FLAMINGO ROAD
LAS VEGAS, NV 89119
1,200-10,000 SQ. FT.
\$1.46/SF
NEIL SORKIN & SCOTT KENDRICK



4448 EASTERN AVENUE
LAS VEGAS, NV 89121
2,400 SQ. FT.
\$870,000 (SALE)
\$1.00/SF (LEASE)
ADAM BALLNER



2911 N. LAMB BLVD.
LAS VEGAS, NV 89115
8,000 SF
\$995,000.00
DEAN WILLMORE, SIOR; AMY OGDEN & LINDA GONZALES



5046 BOND STREET
LAS VEGAS, NV 89118
3,520 SQ. FT.
\$550,000.00
HAYIM MIZRACHI & JARRAD KATZ



6635 S. EASTERN AVENUE
LAS VEGAS, NV 89119
21,614 SQ. FT.
\$1.00/SF
ART FARMANALI, SIOR & DANIELLE STEFFEN



2035 VILLAGE CENTER CIRCLE
LAS VEGAS, NV 89134
1,770 SQ. FT.
\$2.40/SF
SALINA RAMIREZ

RAIL IS BACK AND LOOKING BETTER THAN EVER

- Will Crawford, Associate Advisor

With diesel prices reaching the sky, rail has become a major alternative for businesses. There is an integrated system of approximately 550 separate railroads which haul a fleet of more than 1.5 million freight cars over a network of approximately 142,000 miles. Some of the many perks of using rail consist of: the volume railways can move, safe environment for employees, types of products transported, and environmental awareness.

The economic efficiency of using rail is one rail car to every seven trucks. If 10% of the trucks on our interstate highways went to rail, we would save up to 200 million gallons of fuel a year. Freight railroads carry 42% of the nation's intercity freight. Average intermodal train moves 760 miles a day. That is 200 miles more than a single truck driver. "We see clients looking for rail served lots and facilities, and seeing increasing demand for trans-loading services as manufactures look for lower cost transportation solutions" said Robert Skinner, Vice President Prudential CRES.

Some have doubts about rail. The most common objections to rail have been that they are outdated and unsafe. With pressure to cut down costs to improve profit for many businesses, transportation of goods has become one of the top items. This has allowed railroads to become the most capital intensive industry in our country. The industry spends billions annually in maintaining and improving their infrastructure. From 1980 through 2003, Class I railroads invested more than \$320 billion on infrastructure and equipment. This



has created tremendous safety gains. Since 1980, train accident rates have declined 65%. According the Bureau of Labor Statistics data, railroads have lower employee injury rates than other modes of transportation and most other major industries including agriculture, construction, and hotel industries.

Rail has the ability to transport a plethora of products such as, bicycles to automotive parts, lawn mowers to glassware, greeting cards to bottled water, and toys to computers. More importantly they are a huge asset for industrial uses such as, forest products, chemicals, metals, minerals, machinery, coal, and agricultural products. Along with the

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RAIL IS BACK AND BETTER THAN EVER

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diversity rail brings, it also cuts down pollution to the environment.

Railways are making a move towards a “greener” climate by making changes. For example, Norfolk Railways is anticipating on saving 50 million KWH per year with CO2 emission reductions of approximately 76 million pounds a year. They will also

reduce sulfur dioxide emission by 271,800 pounds as well as nitrogen oxide emissions of 105,150 pounds a year.

Rail is currently the number one transportation alternative for businesses in North America and is only going to become more prominent in years to come. 🌱

LEASE TO OWN
at any one of these
four SAXA developments.

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SAXA



Durango Village



Shea at Tenaya Village



Shea at Sunset



Shea at Warm Springs

NEW TO THE TEAM

We are proud to announce the addition of three new agents to the Prudential CRES | IPG Commercial Real Estate team. *Robin Civish* specializes in retail, office and medical office properties; *Jessica Aiken* specializes in retail, office and medical office properties; *Will Crawford* works from our satellite office in Reno, NV and specializes in land and investment properties.



Robin Civish



Jessica Aiken



Will Crawford

QUARTERLY QUARRY

3RD QTR. 2008 - TRANSACTIONS



SUBJECT PROPERTY	SALE/LEASE	BUYER/TENANT	SELLER/LANLORD	VALUE
Shea at Warm Springs, Bldg. E, Ste. 110	Sale	Blue Sky Trust	Warm Springs & Stephanie Office Investors, LLC	\$300,000.00
1500 Searles Ave.	Sale	4444 S. Valley View, LLC	Cream O'Weber	\$1,000,000.00
5655 S. Bend St.	Sale	WisNev Investment, LLC	IB Property Holdings, LLC	\$430,000.00
Shea at Sunset, Bldg. A	Sale	Comprehensive Therapy Centers Holding	Sunset and Pecos Equity Investors, LLC	\$1,064,745.00
Shea at Sunset, Bldg. G, Ste. 105 & 110	Sale	Wasiak Investments, LLC	Sunset and Pecos Equity Investors, LLC	\$542,840.00
8861 W. Sahara Ave., Ste. 110	Lease	The Sussex Group, Inc.	CCCD Investments, LLC	\$290,652.50
7785 S. Durango Dr.	Sale	Zarin Fabrics	CAP II Farm Durango, LLC	\$7,250,000.00
2275 Corporate Center, Ste. 270	Lease	Summa International	American Nevada Company	\$167,380.92
4425 Colton Ave., Ste. 101 & 102	Lease	Duramen Shutters, LLC	Global Commercial Holdings, LLC	\$64,564.26
4601 E. Cheyenne Ave., Ste. 115	Lease	Total Warehousing, Inc.	American Builders & Contractors Supply Co.	\$313,632.00
5275 S. Arville St., Ste. 376	Lease	First American Marketing Corp.	5275 Arville Street, LLC	\$108,725.28
9755 W. Flamingo	Lease	IBOLV, LLC	JO-MC-BECK Nevada Corp.	\$2,249,232.06
6380 S. Valley View Blvd., Ste. 114	Lease	Tri-Worth Solutions, LLC	York Nevada Management, LLC	\$79,560.00
7380 S. Rainbow Blvd., Ste. 107	Lease	Preston Tax Center One, LLC	Rainbow Village, LLC	\$135,000.00
6040 S. Durango Dr., Bldg. I, #100	Sale	Onairam, LLC	Durango Plaza Investors, LLC	\$298,000.00
3600 W. Reno Ave.	Lease	Titan Metals, Inc.	Tiberti Management Company	\$190,692.00
5145 S. Durango Dr., Ste. 300-B	Lease	Michael & Olga Haggerty	Gideon Group, LLC	\$32,400.00
3100 Betty/Ring (Vacant Land)	Lease	Hard Rock Properties, LLC	Bravo Joseph Angelo	\$15,660.00
4110 S. Maryland Pkwy., Ste. 11	Lease	Lex Cell Las Vegas, LLC	K/P Operating Co.	\$112,689.59
6048 S. Durango Dr., Ste. 100 & 115	Lease	Window Concepts, Inc.	Durango Real Estate Partners, LLC	\$379,091.28
4070 Ponderosa Way	Sale	Lally Steel, Inc.	MBNV, LLC	\$1,670,000.00
7521 Eastgate Rd.	Sale	Ronald & Virginia Kohagura	ATI Windows	\$2,577,222.00
4125 W. Dewey Dr., Ste. B	Lease	Galleher Corporation	MidTown Enterprises	
4005 S. El Capitan Way, Bldg B	Lease	Madsen, Kneppers & Assoc., Inc.	Mersoleil, LLC	\$762,476.85
7770 Dean Martin Dr., Ste. 407	Lease	KJM Group, LLC	Black Bongo, LP	\$272,294.58
5900 La Costa Canyon Ct.	Lease	H2Dynamics	Rafael Construction	\$137,798.64
7320 Smoke Ranch Rd., Ste. D	Lease	Communications Installation Services, LLC	Koll/Per Brookhollow, LLC	\$25,790.40
7340 Smoke Ranch Rd., Ste. A	Lease	Pac International, Inc.	Koll/Per Brookhollow, LLC	\$16,141.68
4405 E. Sahara Ave., Ste. 21	Lease	San Bartolo Farms, Inc.	Koll/Per Sahara, LLC	\$16,670.88
1515 E. Tropicana Ave., Ste. 125	Lease	We Save Your Home, LLC	Koll/Per Tropicana Executive Ctr., LLC	\$34,530.25
5035 Schuster St.	Lease	S3H, Inc.	Gregory & Gayle Grosch	\$228,115.32
4420 Andrews St., Ste. D-1	Lease	New Planet Moving & Storage	Choice Realty Corporation	\$55,750.00
4405 Colton Ave., Ste. 104	Lease	Farbe Haus Auto Paint & Body Shop	Global Commercial Holdings, LLC	\$53,269.44
3855 S. Valley View Blvd., Ste. 40 & 41	Lease	MV Cleaning, LLC	Continental Commercial Holdings, LLC	\$30,683.06
4425 Colton Ave., Ste. 104-108	Lease	Farbe Haus Auto Paint & Body Shop	Magna Enterprises	\$315,026.20
TOTAL:				\$21,220,634.19