

Harsch Investment Properties Expands In Nevada Acquires 113,531-square-foot Multi-Tenant Industrial Business Park

Las Vegas, Nev. – April 15, 2021 – Harsch Investment Properties has acquired Valley Freeway Center on Commercial Way and Eastgate Road in Henderson, Nevada for \$21 million. The property consists of three buildings with 26 units, totaling 113,531 square feet of net rentable space on 8.12 acres.

The three buildings are 95% leased at the time of sale with one vacant unit. The business park is centrally located in the Henderson submarket, providing easy access to all areas of the Las Vegas Valley via I-215 & US-95. The Southeast Las Vegas/Henderson Submarket is the third largest in Las Vegas with approximately 18 million square feet of industrial space, 3.5 million square feet of which Harsch owns and manages in the City of Henderson.

Harsch has owned and operated property in the greater Las Vegas metropolitan area since 1994. Valley Freeway Center is its 25th acquisition which, when added to the 5 million square feet Harsch has developed in the area, brings the company's total holdings in Las Vegas to over 11 million square feet.

"We currently operate 40 properties in the Las Vegas Valley," said Jordan Schnitzer, President of Harsch Investment Properties. "Our regional management team, led by Reed Gottesman, has done an excellent job keeping our properties leased and our tenants satisfied. Therefore, we continue to want to grow the region and are delighted by the acquisition of Valley Freeway Center."

Valley Freeway Center was presented to Harsch by Greg Pancirov and Michael De Lew of RealComm Advisors.

"I am happy to have assisted Harsch with another successful acquisition, expanding their portfolio to accommodate the needs of their tenants. The Harsch acquisition team is a very thorough group that always closes and a pleasure to work with," said Greg Pancirov of RealComm Advisors.

"The Henderson market has always been very important to Harsch and we are pleased to expand our holdings in order to better serve the growth of our existing tenant base and the community," said Reed Gottesman, Senior Vice President and Las Vegas Regional Manager of Harsch Investment Properties.

About Harsch Investment Properties

Harsch Investment Properties is a privately-owned real estate company that acquires, manages and develops properties for its own portfolio. The company owns and operates 28 million square feet of office, multi-tenant industrial, multi-family, and retail properties in six western states. Headquartered in Portland, Oregon, Harsch has regional offices in Portland, Seattle, the San Francisco Bay Area, Sacramento, Las Vegas, San Diego, and Arizona. Harsch opened its office in Las Vegas in 1994 and now owns and operates over 11 million square feet of space in the greater Las Vegas area with 3.5 million square feet of multi-tenant properties in the Henderson market alone.