

For Sublease

Walnut Distribution Center



4580 N. Walnut Rd.
Suite 2
North Las Vegas, NV 89081

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Listing Snapshot



\$1.05 PSF/Mo.
Lease Rate



\$0.14 PSF/Mo.
Estimated NNNs



North Las Vegas
Submarket

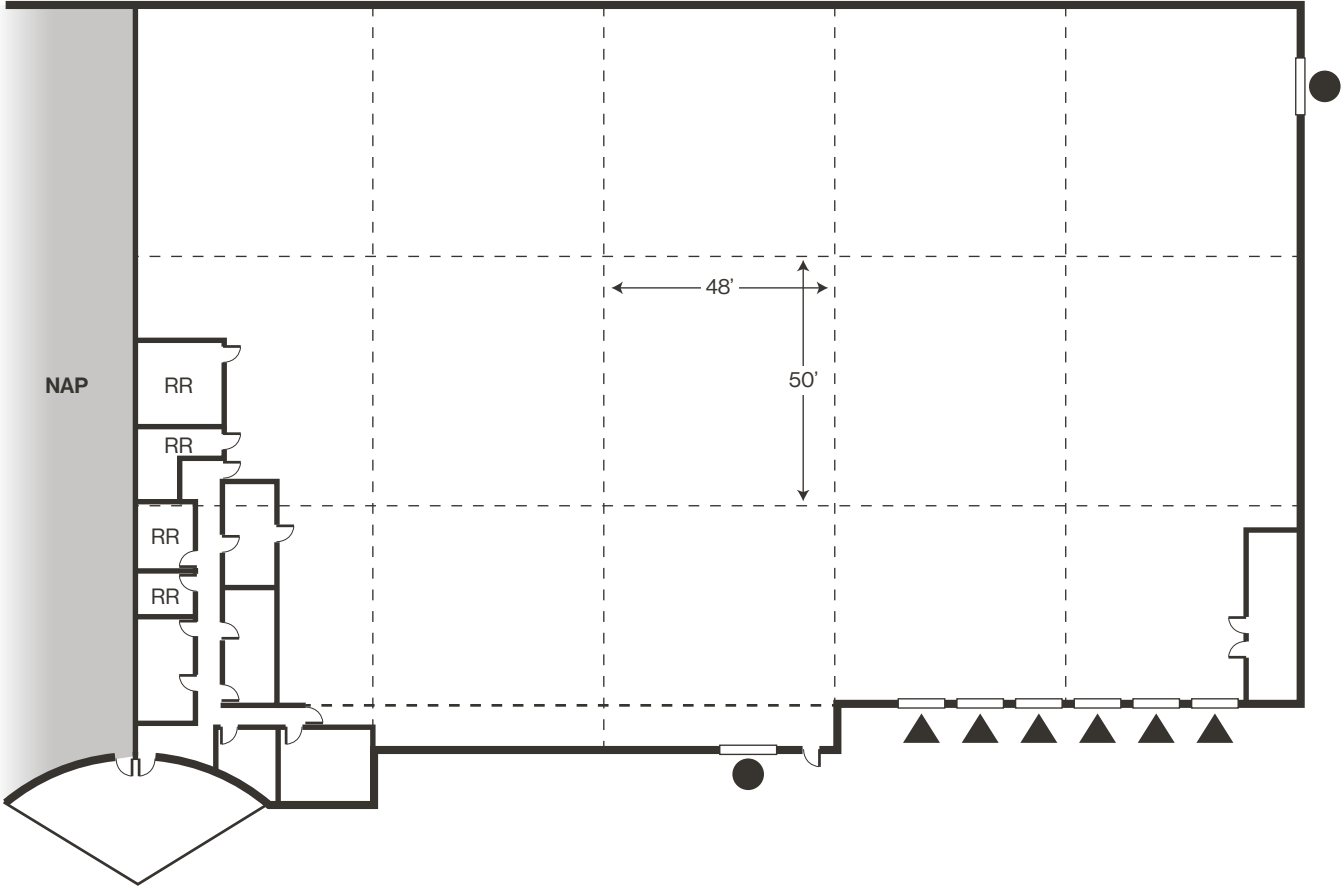
Property Highlights

- Located just off the I-15 at the East Craig Road exit
- Very rare midbay unit with both a private yard and exorbitant amount of power!
 - Unit 200: $\pm$ 36,395 SF
 - Office SF: $\pm$ 2,580 SF fully improved office, recently updated
- Six (6) 9'x10' dock high loading doors
- Two (2) 12'x14' grade level drive in doors
- Clear height: 24'
- Power: $\pm$ 3,000 amps, 277/480V, 3-phase power
- Zoning: General Industrial (M-2)
- ESFR sprinklers
- 48' x 50' column spacing
- Skylights
- $\pm$ 0.275 AC secured yard.
- Master lease expires: September 2034
- Available: 30 days from sublease execution

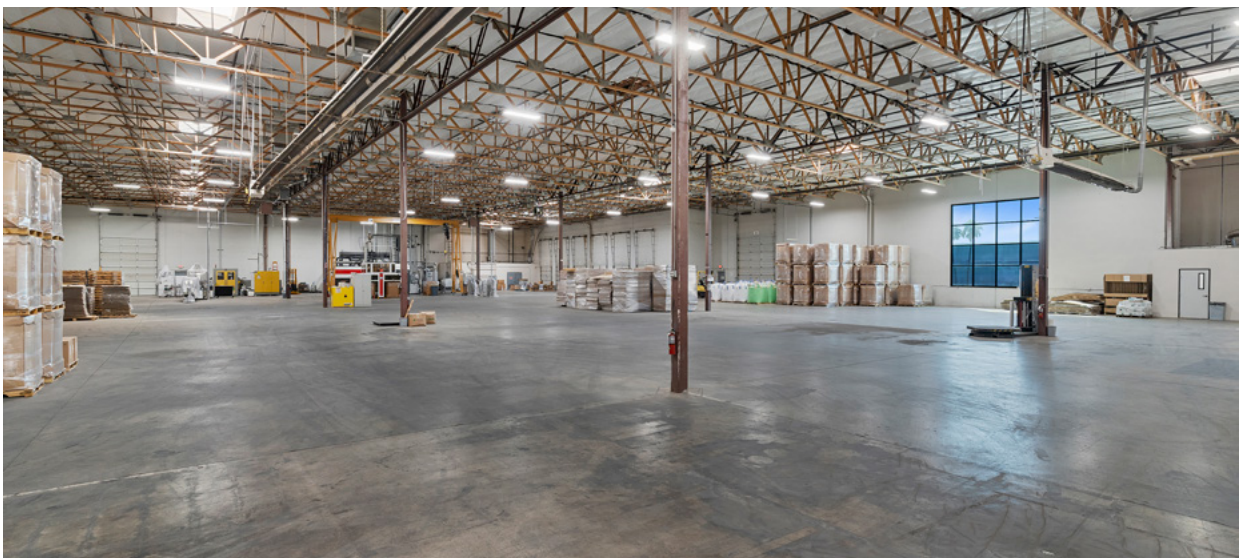
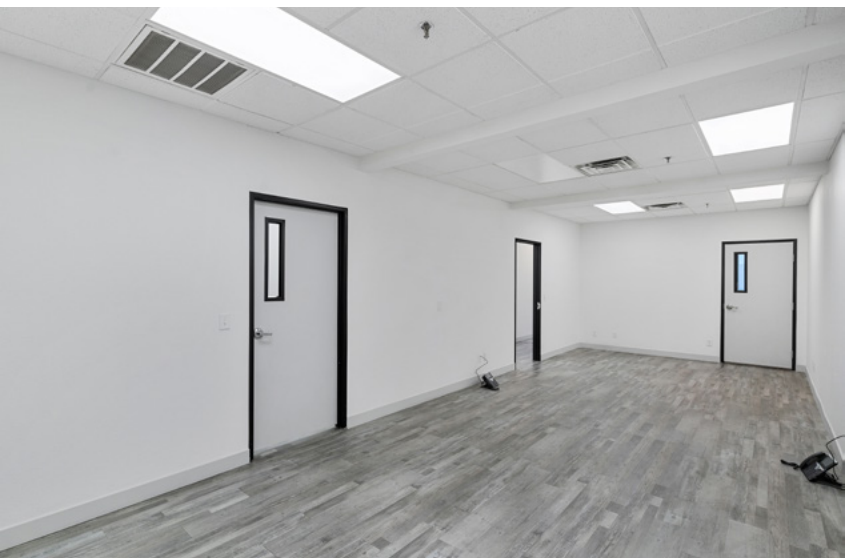
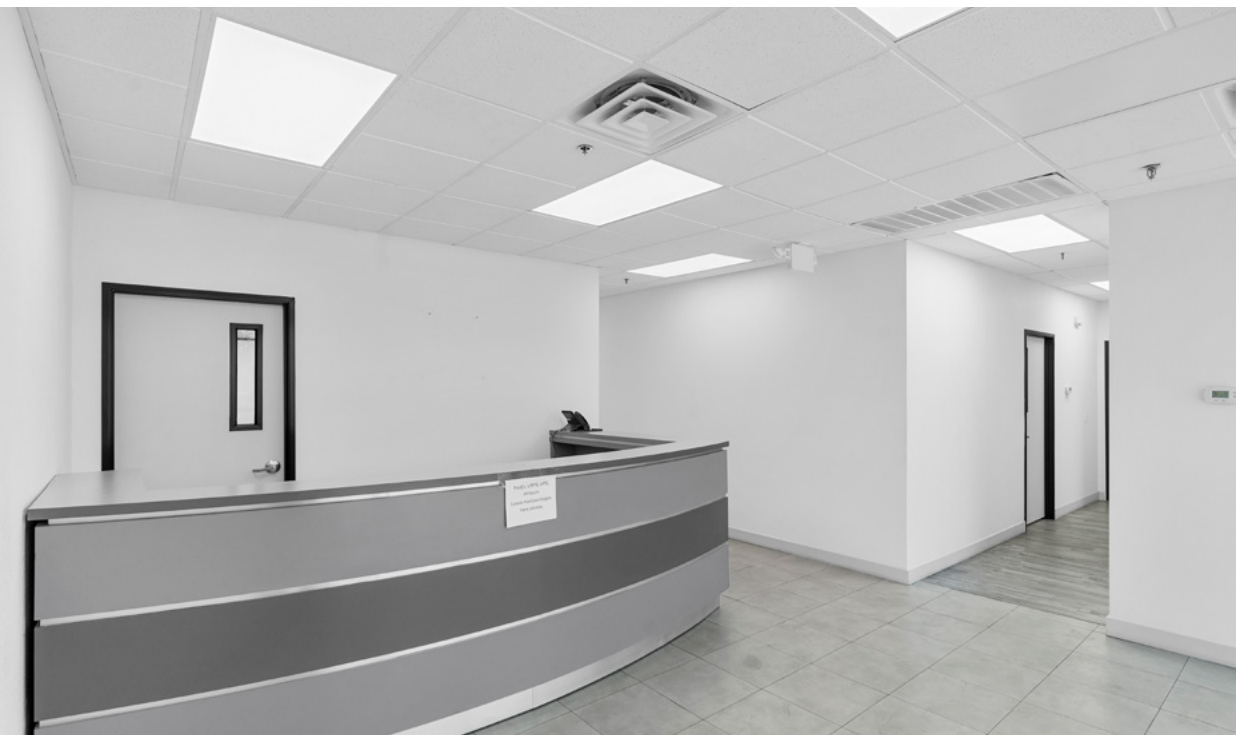






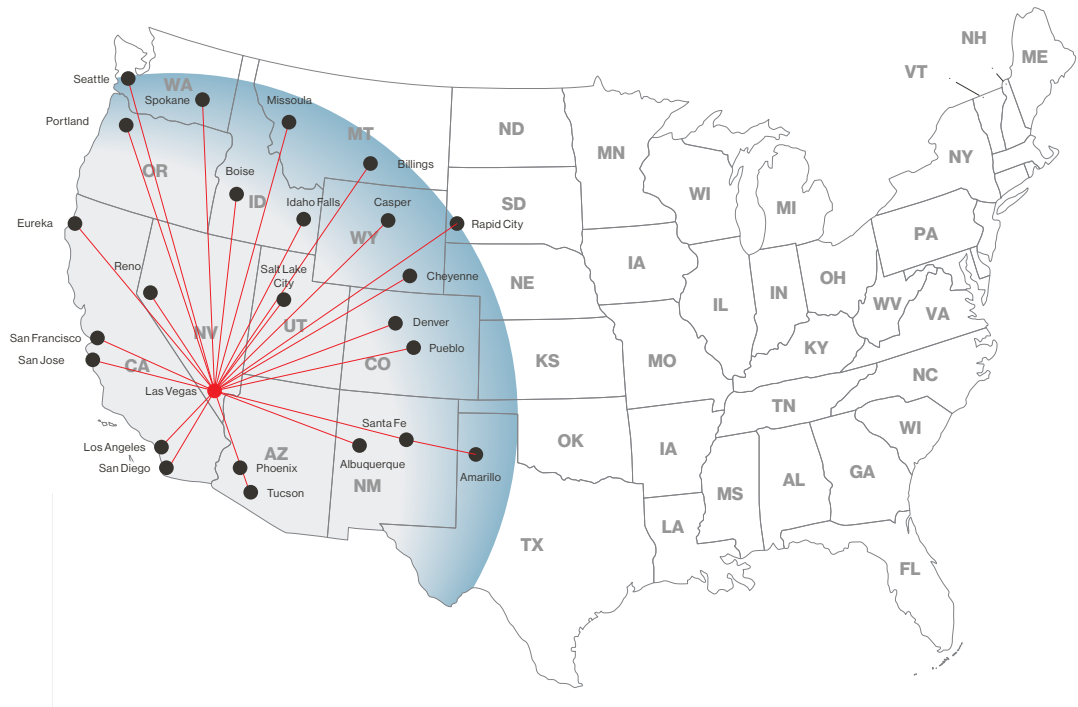


Property Photos



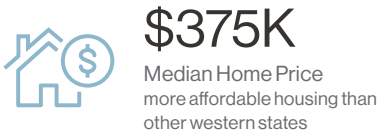
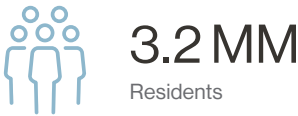
Drive Time from Las Vegas, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business
Friendly Nevada



Nevada Advantages

Tax-Free Haven

- ⊗ No Corporate Income Tax
- ⊗ No Corporate Shares Tax
- ⊗ No Franchise Tax
- ⊗ No Personal Income Tax
- ⊗ No Franchise Tax on Income
- ⊗ No Inheritance or Gift Tax
- ⊗ No Unitary Tax
- ⊗ No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

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For inquiries please reach out to our team.

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