

# 4335 ARCATA WAY

NORTH LAS VEGAS, NV 89030

219,068 SF INDUSTRIAL BUILDING  
FOR SALE OR LEASE



IRREPLACEABLE LOCATION IN NORTH LAS VEGAS

**CBRE** National  
Partners



# PROPERTY DETAILS

## LOCATION HIGHLIGHTS

- Conveniently located in the heart of the North Las Vegas submarket, this building provides excellent connectivity to the I-15 via Craig Road and Cheyenne Avenue Interchanges
- ±1.38 miles to Craig Rd. Interchange
- ±1.93 miles to Cheyenne Ave. Interchange
- Close proximity to an abundance of amenities located on Craig Rd., including "Restaurant Row"
- City of North Las Vegas Jurisdiction

## PROPERTY HIGHLIGHTS

- ±219,068 SF on ±10.32 acres
- ±7,000 SF of office
- Rear loading configuration
- Up to 28' clear height
- ESFR sprinklers
- Dock and grade level loading
- Ample auto parking stalls
- Secured yard with trailer parking

**PRICE: \$140.00 PSF**



# SITE PLAN

**BUILDING AREA:** ±219,068 SF

**SITE AREA:** 10.32 Acres

**OFFICE AREA: ±7,000 SF**

**CLEAR HEIGHT:** Up to '28

## SPRINKLERS: ESFR

2,400 amps

- 1,600 A 208/120 V, 3-Phase
- 800 A 480/277 V, 3-Phase

## LOADING: Rear loading

**DOORS:** 20 Dock high doors with dock packages  
1 Grade level door

**CAR PARKING: 138 Stalls**

**YARD:** Secured yard

BUILDING DEPTH: 240' - 360'

YEAR BUILT: 1992/Renovated 2001

AVAILABLE: Immediately



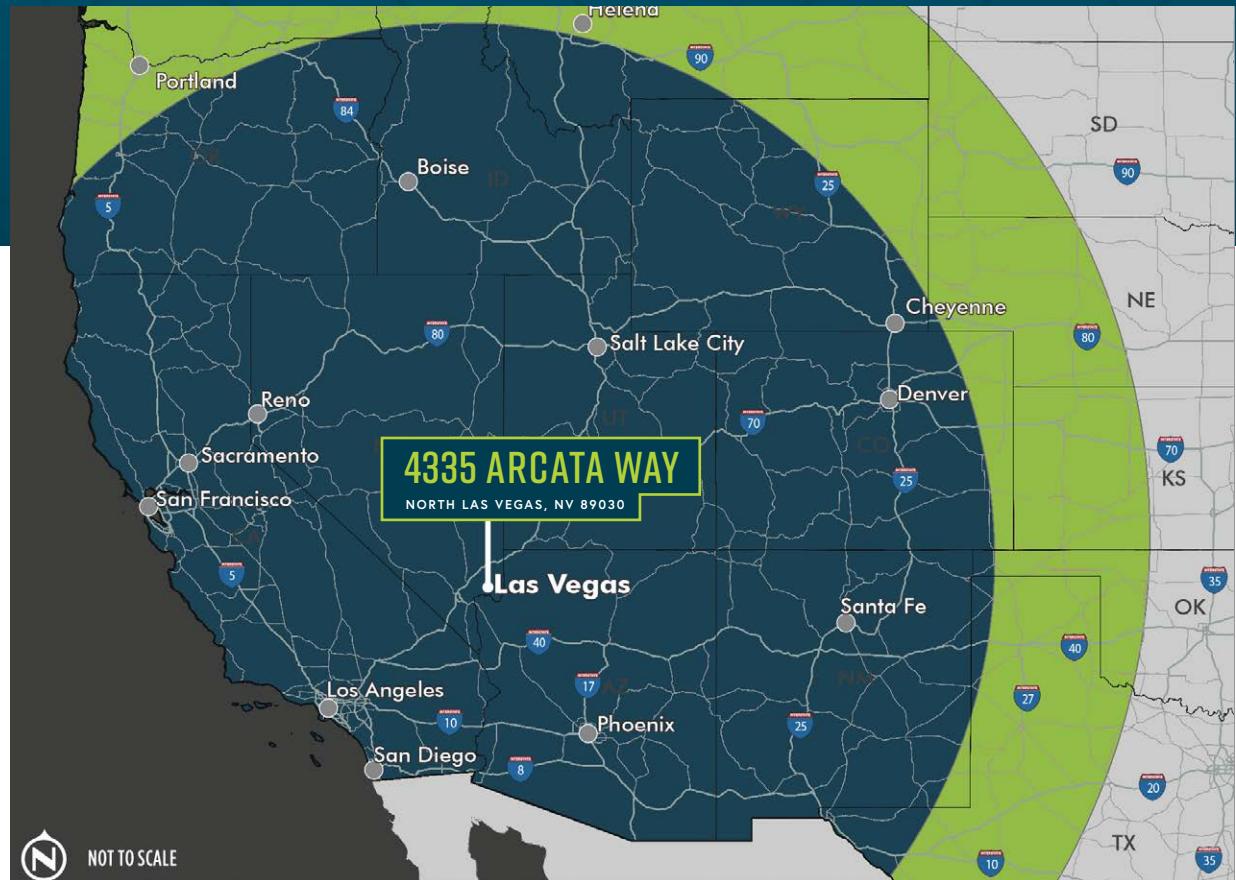
# AMENITIES MAP



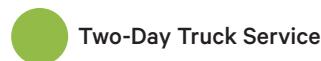
# LOCATION & TRANSPORTATION

- I-15 Interchange is ±1.5 miles from site
- US-95 Interchange is ±7.0 miles from site
- Harry Reid International Airport is ±13.5 miles from site
- The Las Vegas Strip is ±11.0 miles from site

- FedEx Freight - 3.5 miles
- FedEx Ship Center - 3 miles
- FedEx Air Cargo - 20 miles
- FedEx Ground - 33 miles
- UPS Freight Service Center - 3.5 miles
- UPS Customer Center - 6 miles
- UPS Air Cargo - 24 miles
- US Post Office - 6 miles



One-Day Truck Service



Two-Day Truck Service

City	Miles	Time (est.)	City	Miles	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	327	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 2h0 min	Portland, OR	982	15 hrs, 44 min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min



## BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive



## NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



## LABOR OVERVIEW

- Nevada has one of the lowest labor costs in the region
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- Over 60,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.6% and transportation and warehousing by 0.8%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- Year-end 2023 employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%



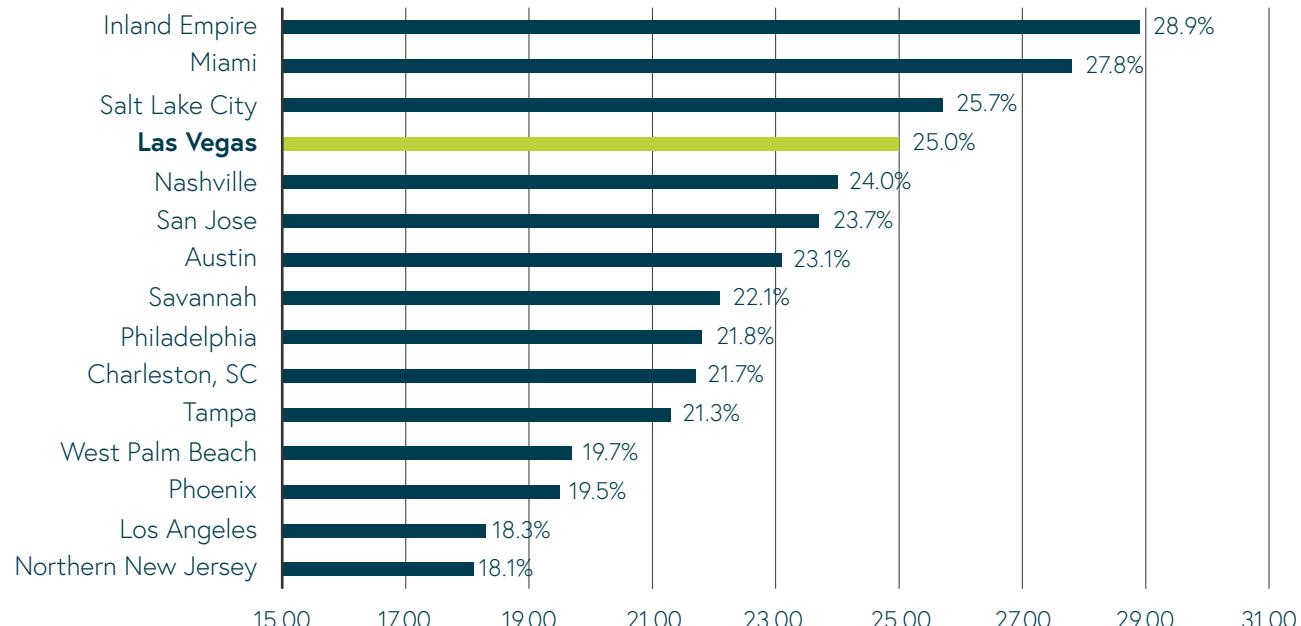
# LAS VEGAS BUSINESS FACTS

# LAS VEGAS IS A TOP FIVE RENT GROWTH MARKET IN THE U.S.

## TOP MARKETS FOR Y-O-Y TAKING RENT GROWTH

- Las Vegas continues to be one of the fastest growing industrial markets in the U.S. with strong demand from a wide range of industries, including technology and entertainment, food & beverage, and logistics
- The Las Vegas market recorded its 48th consecutive quarter of positive net absorption in Q4 2024
- The market has averaged 10.5% annual rent growth since 2020
- Las Vegas is a top 15 rent growth market over the last 5 years and is the #4 market for forecast rent growth over the next 5 years

## CBRE ECONOMIC ADVISORS 5-YEAR RENT GROWTH FORECAST ('25-'29)



Note: 2025-2029 projected asking rent growth. Source: CBRE Econometric Advisors, Q3 2024

## LAS VEGAS INDUSTRIAL STATS Q4 2024

**177.2 MSF**

Market Base

**3.2 MSF**

2024 Net Absorption

**305 KSF**

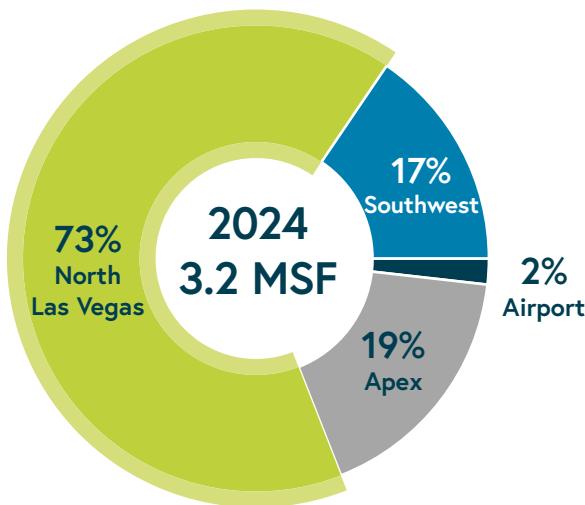
Q4 2024 Net Absorption

**8.4 MSF**

Under Construction

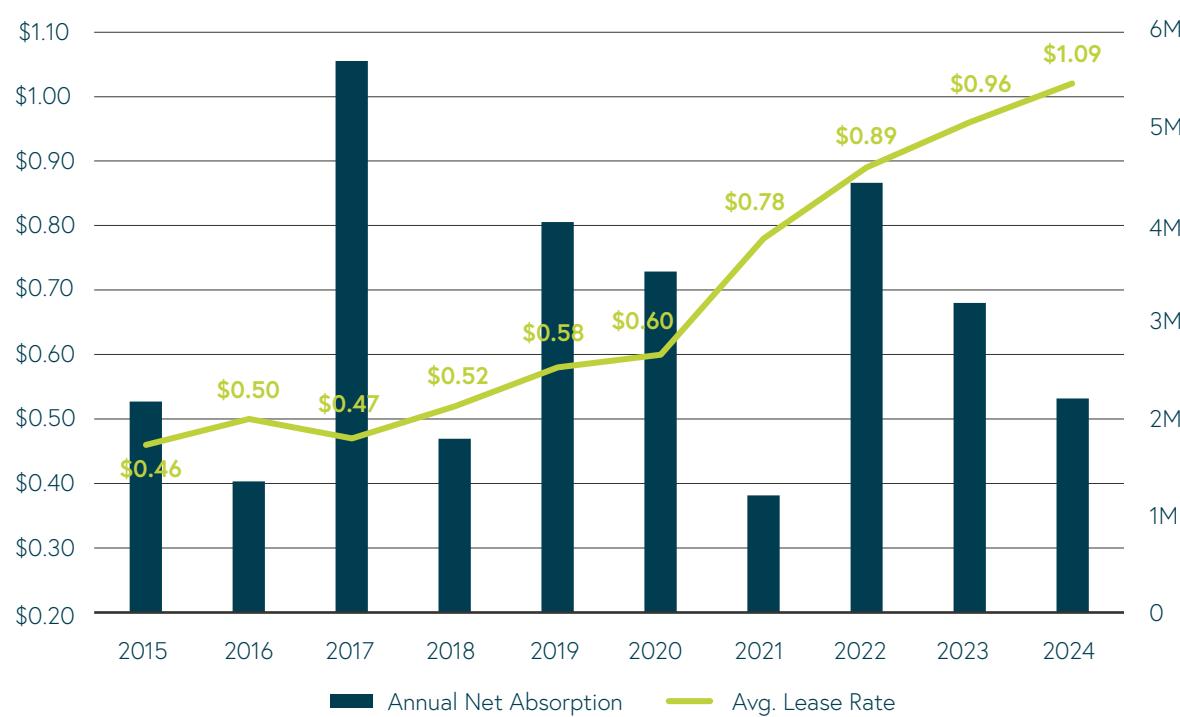
# NORTH LAS VEGAS IS THE PREMIER INDUSTRIAL SUBMARKET

NORTH LAS VEGAS ACCOUNTS FOR 73% OF 2024 NET ABSORPTION



Source: CBRE Research Q4 2024

70% RENT GROWTH SINCE 2020



NORTH LAS VEGAS INDUSTRIAL STATS Q4 2024

**76.7 MSF**

Market Base

**2.2 MSF**

2024 Net Absorption

**313 KSF**

Q4 2024 Net Absorption

**2.2 MSF**

Under Construction



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