

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: ESRF

POWER: 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.)
Los Angeles, CA	265	3 hrs, 54 min
Phoenix, AZ	300	4 hrs, 39 min
San Diego, CA	327	4 hrs, 46 min
Salt Lake City, UT	424	5 hrs, 50 min
Reno, NV	452	6 hrs, 55 min
San Francisco, CA	562	8 hrs, 2h0 min
Sacramento, CA	565	8 hrs, 14 min

City	Miles	Time (est.)
Boise, ID	634	9 hrs, 31 min
Santa Fe, NM	634	9 hrs, 8 min
Denver, CO	752	10 hrs, 45 min
Cheyenne, WY	837	11 hrs, 52 min
Helena, MT	907	12 hrs, 31 min
Portland, OR	982	15 hrs, 44 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%

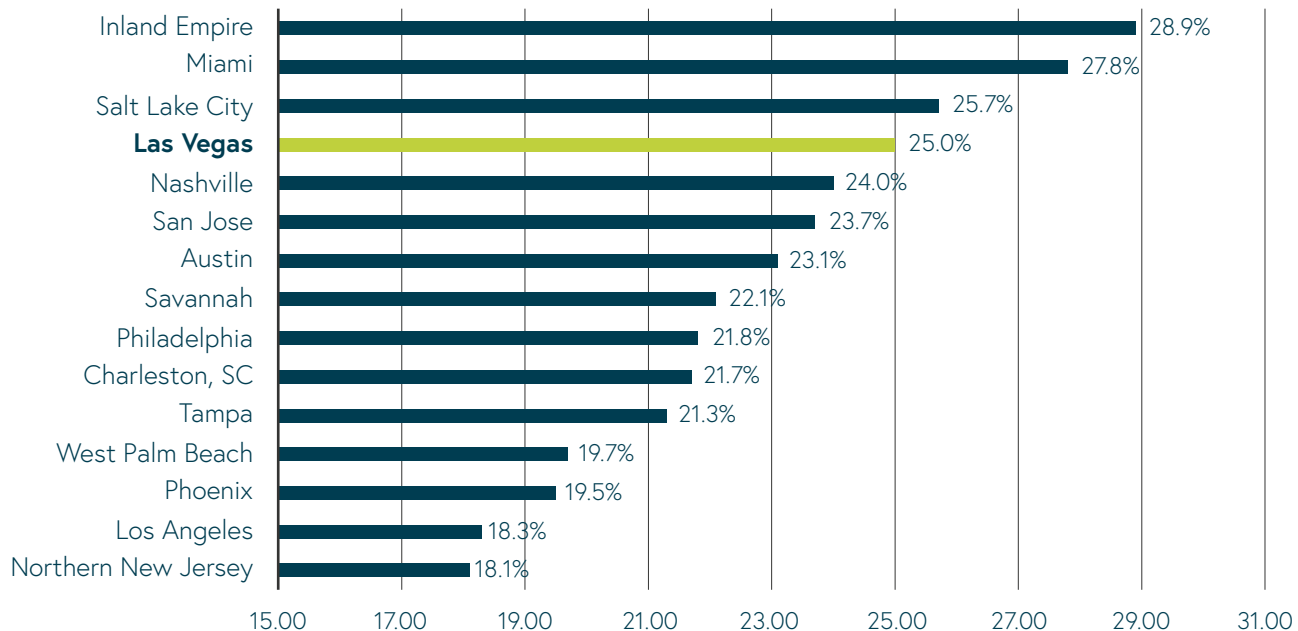
LAS VEGAS BUSINESS FACTS

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

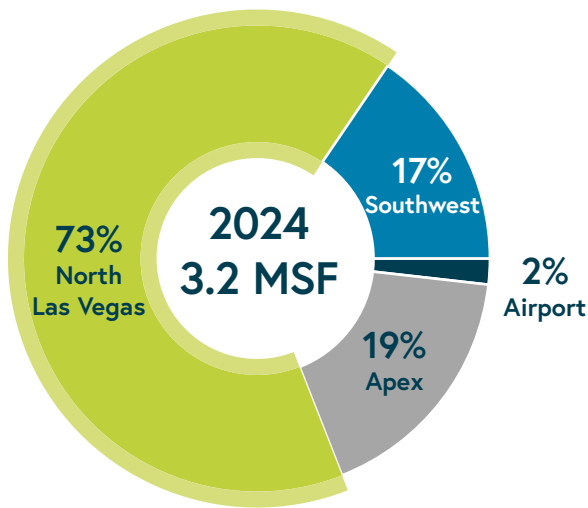
Q4 2024 Net Absorption

8.4 MSF

Under Construction

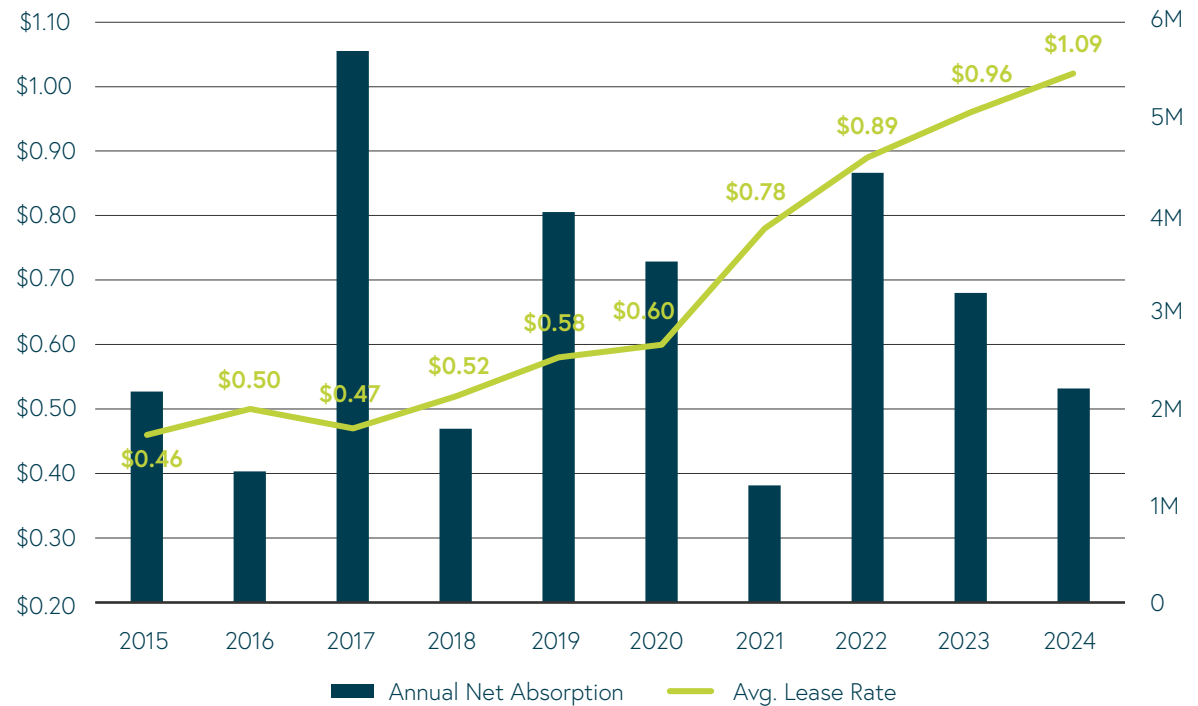
NORTH LAS VEGAS IS THE PREMIER INDUSTRIAL SUBMARKET

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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