

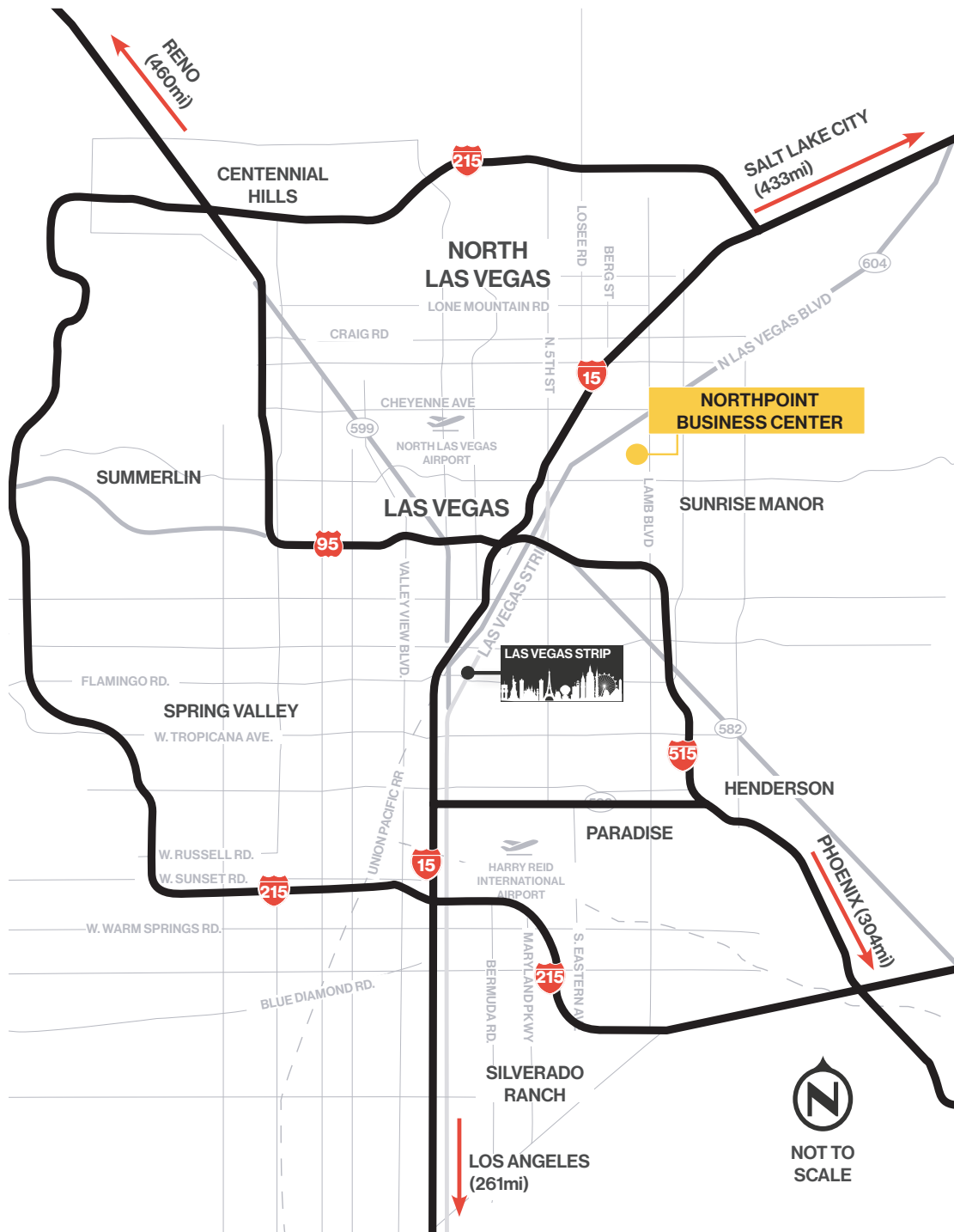
# Northpoint Business Center

Class A Industrial - ±66,772 SF For Lease

3101 N. Lamb Blvd. | Las Vegas, NV 89115



**CBRE**



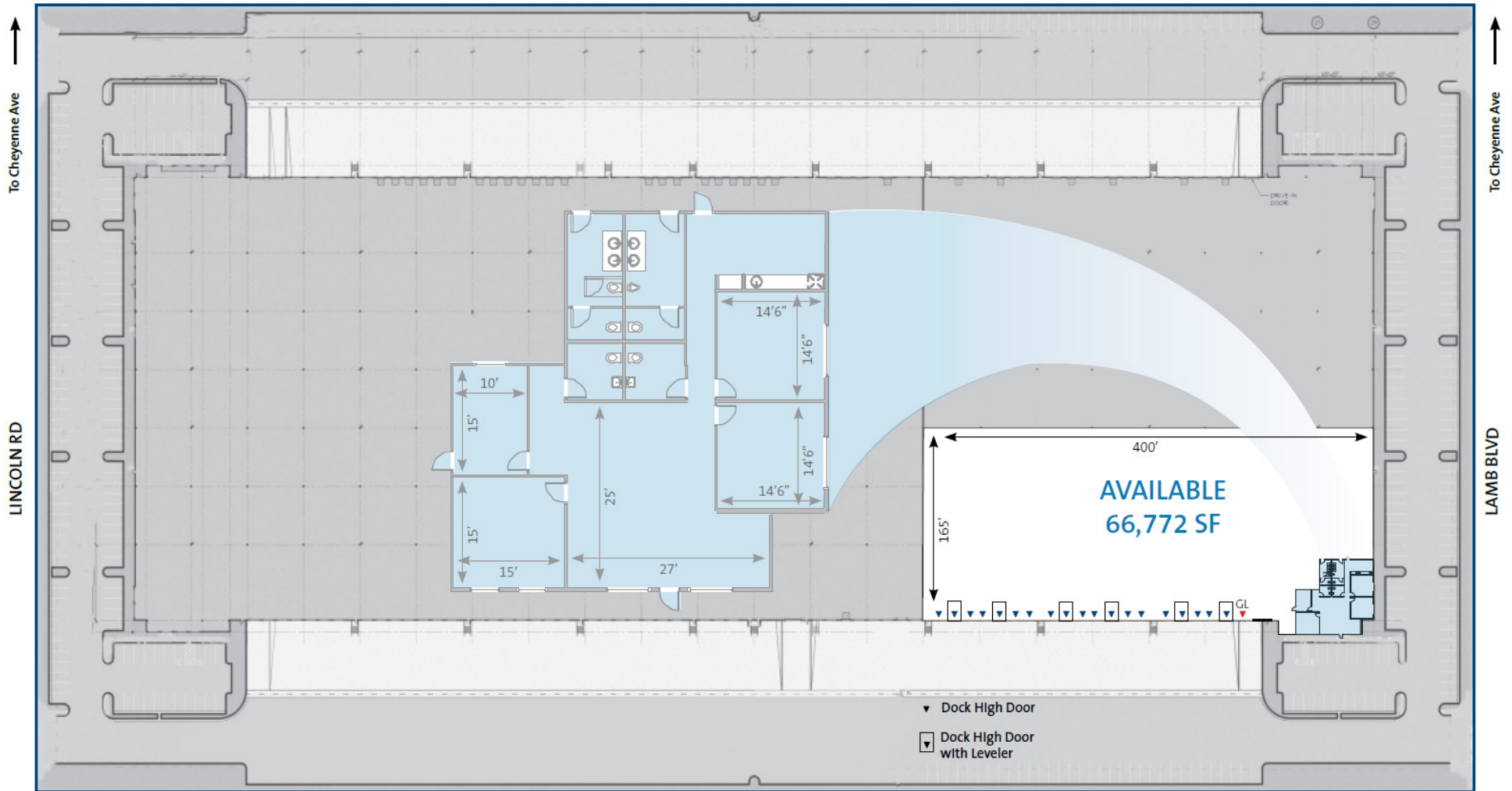
# Location Highlights

- Access to I-15 via Cheyenne Ave.
- Jurisdiction: Clark County
- Zoned M-1 (Light Manufacturing)

# Property Highlights

- ±66,772 SF
- ±2,000 SF office
- Frontage of Lamb Blvd.
- Front loaded unit
- Column spacing:  
50' x 50' typical column spacing  
50' x 65' loading bay
- ESFR sprinkler system
- 32' clear height
- 19 dock doors, 1 grade door
- 6 dock levelers
- 1.5% Skylights
- ±140' truck court with 60' concrete dock apron
- 600 A, 277/480 V, 3-Phase Power
- 2006 construction
- Available Now
- **Rental Rate: \$0.92 PSF NNN**

# Project Site Plan



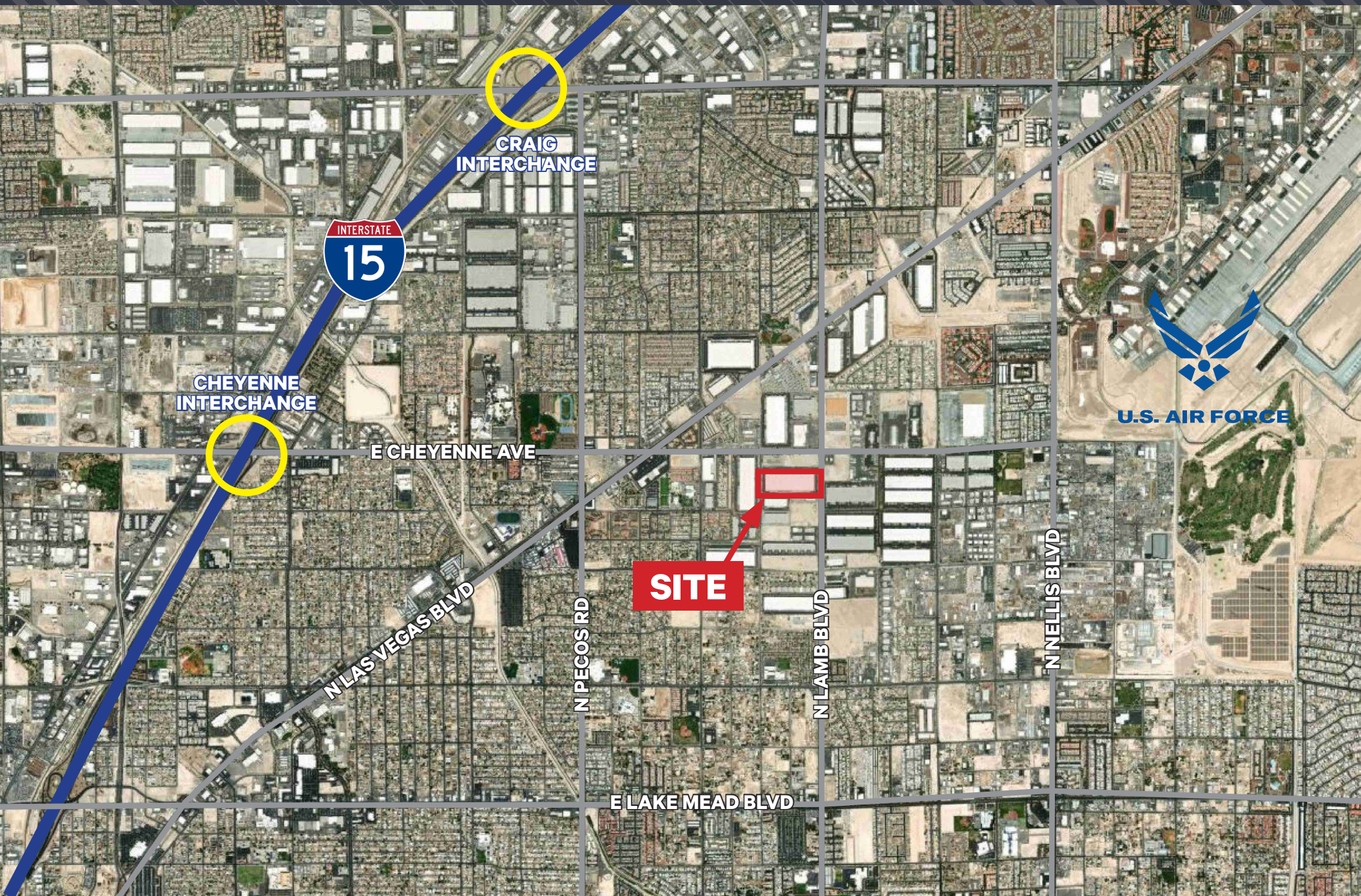


# Interior Photos





# Location Map





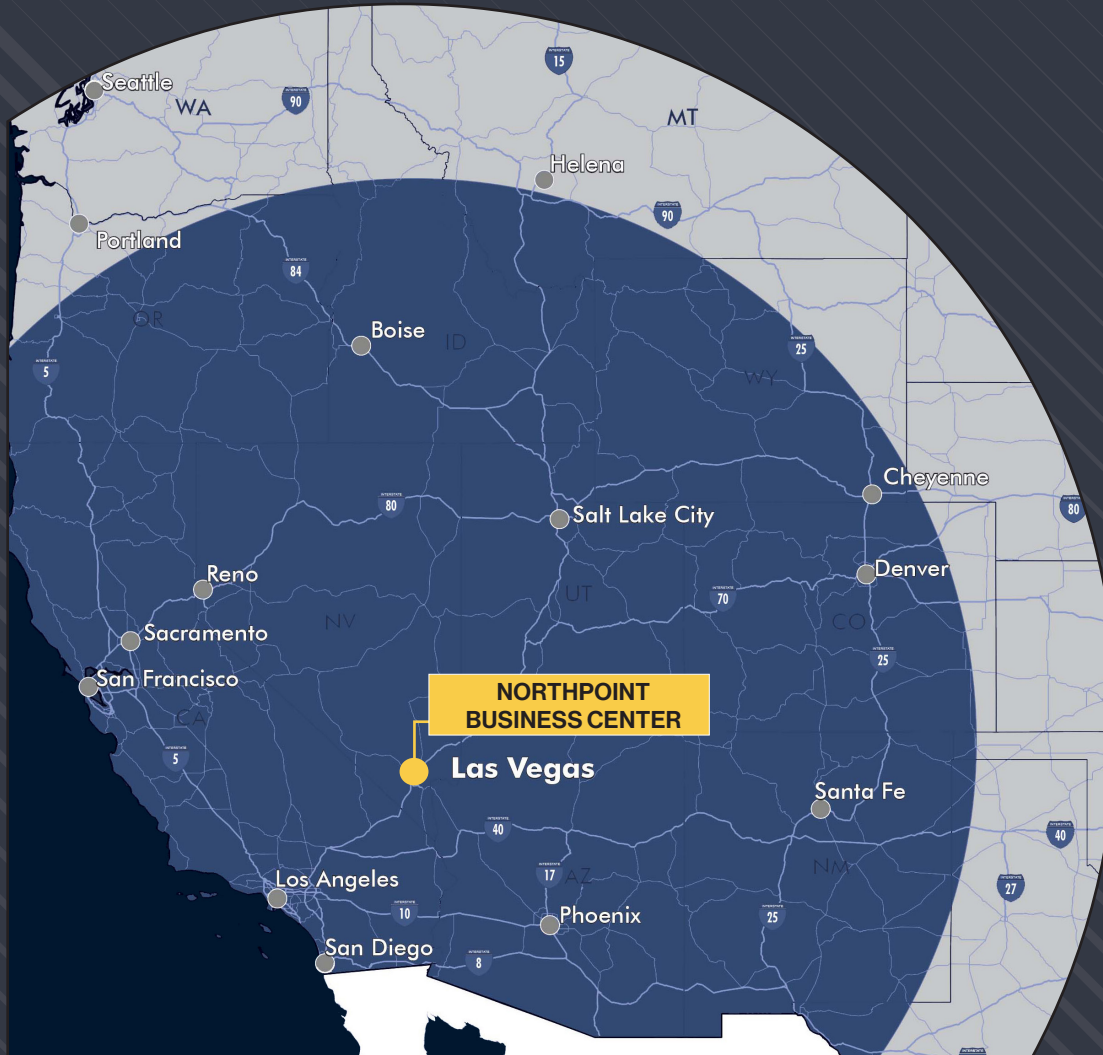
# Regional Advantage

## Location & Transportation

- I-15 Interchange is  $\pm 2.3$  miles via Cheyenne Ave.
- US-95 interchange is  $\pm 9.7$  miles
- Harry Reid Airport is  $\pm 11.6$  miles
- The Las Vegas Strip is  $\pm 11.3$  miles

## Shipping & Mailing Services

- FedEx Freight 2.3 Miles
- FedEx Ship Center 4.2 Miles
- FedEx Air Cargo 13.2 Miles
- FedEx Ground 5.0 Miles
- UPS Freight Service Center 2.5 Miles
- UPS Customer Center 6.4 Miles
- UPS Air Cargo 13.9 Miles
- US Post Office 7.8 Miles



### Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 min
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 min
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 min
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 min

# Las Vegas Business Facts



## 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



## 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



## Labor

- 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%



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# Northpoint Business Center

## CONTACTS

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**CBRE**

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