

# 4335 ARCATA WAY

NORTH LAS VEGAS, NV 89030

219,068 SF INDUSTRIAL BUILDING  
FOR SALE OR LEASE



IRREPLACEABLE LOCATION IN NORTH LAS VEGAS

**CBRE**







# 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**

4335 ARCATA WAY



# 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





# 4335 ARCATA WAY

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## CONTACT

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