

4335 ARCATA WAY

NORTH LAS VEGAS, NV 89030

219,068 SF INDUSTRIAL BUILDING
FOR LEASE



RENOVATIONS UNDERWAY

IRREPLACEABLE LOCATION IN NORTH LAS VEGAS

CBRE

RENOVATIONS UNDERWAY

LED LIGHTING +
WHITE BOX WAREHOUSE

EXTERIOR BUILDING PAINT

NEW EVAPS + HVAC

NEW ROOF

6 DOCK DOORS ADDED

NEWLY CONSTRUCTED
OFFICE AREA

NEW ASPHALT
+ LANDSCAPING

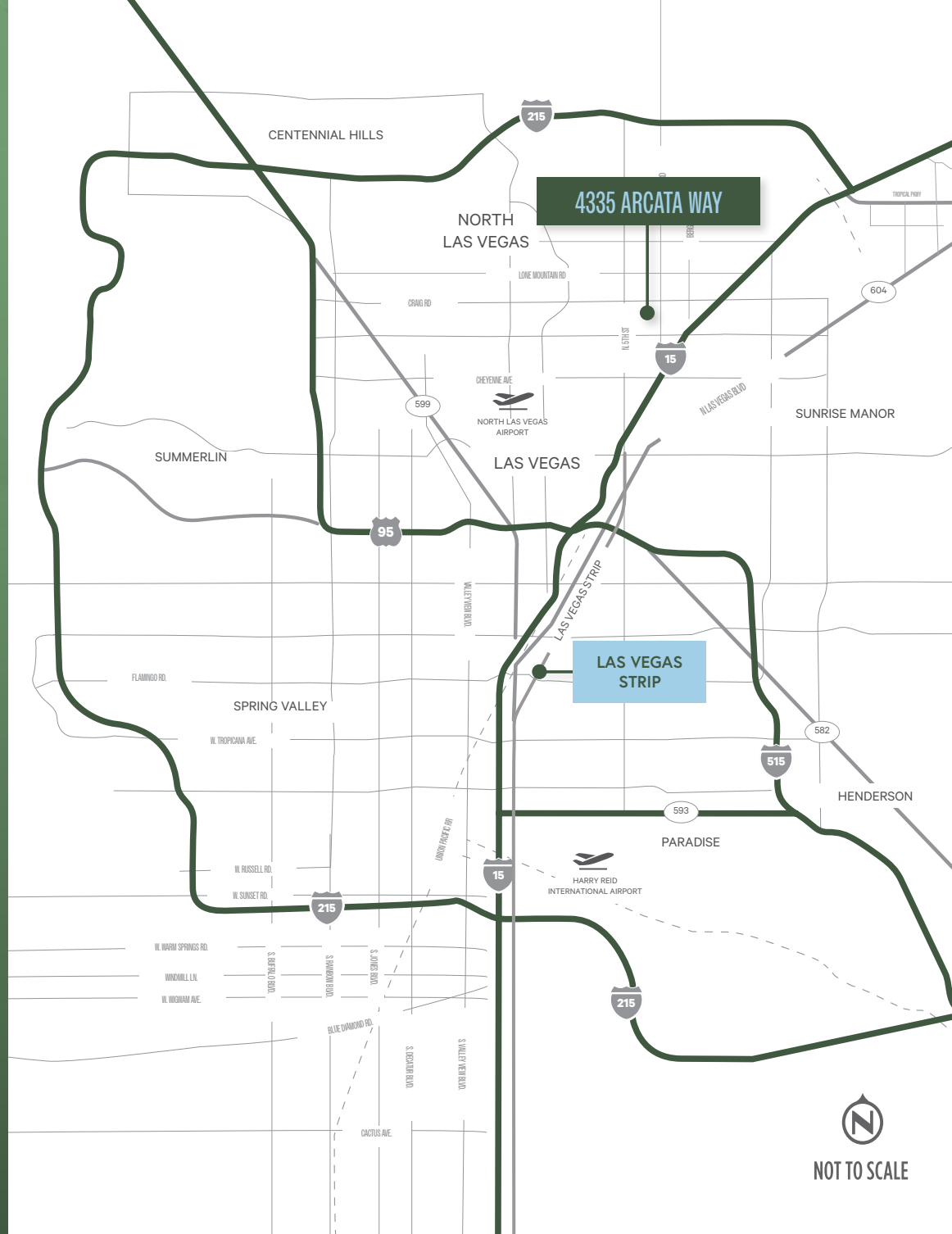


NEW DOCK DOORS ADDED



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



SITE PLAN

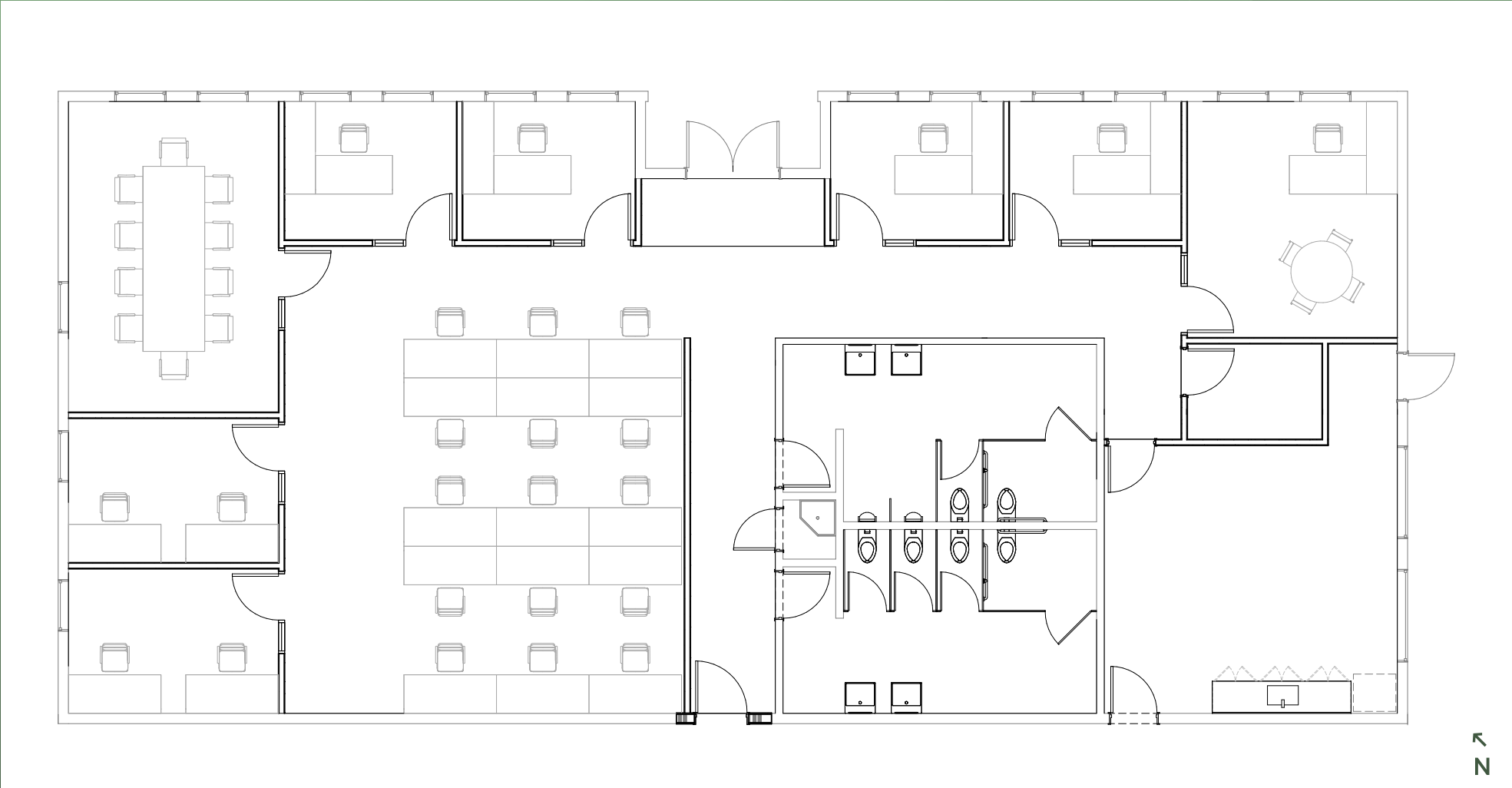
BUILDING AREA:	±219,068 SF
SITE AREA:	10.32 Acres
OFFICE AREA:	±3,162 SF Main Office ±2,968 SF Secondary Office
CLEAR HEIGHT:	Up to '28
SPRINKLERS:	ESFR
POWER:	2,400 amps - 1,600 A 208/120 V, 3-Phase - 800 A 480/277 V, 3-Phase
LOADING:	Rear loading
DOCK DOORS:	26 doors (with 24 dock packages) - (6) 35k lb hydraulic pit levelers
GRADE DOORS:	1 Grade level door
CAR PARKING:	138 Stalls
YARD:	Secured yard
BUILDING DEPTH:	240' - 360'
AVAILABLE:	Immediately



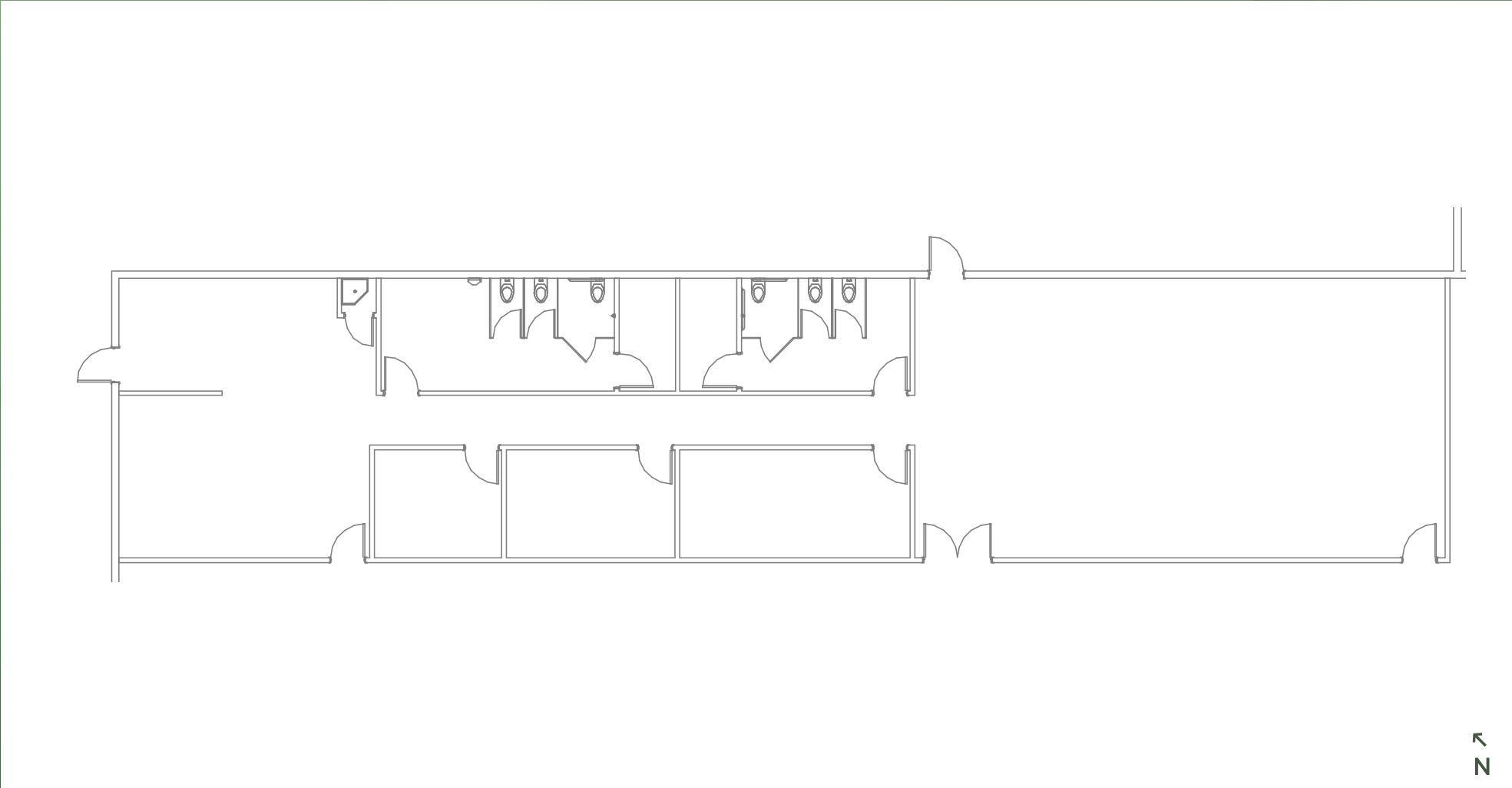
NOT TO SCALE.
MEASUREMENTS PROVIDED ARE ESTIMATED.



MAIN OFFICE - ±3,162 SF



SECONDARY OFFICE - ±2,968 SF



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 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 63,700 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 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



LAS VEGAS BUSINESS FACTS



4335 ARCATA WAY

NORTH LAS VEGAS, NV 89030

CONTACT

GARRETT TOFT, SIOR

Vice Chairman
+1 702 369 4868
garrett.toft@cbre.com
Lic. BS.0061824

SEAN ZAHER, SIOR

Executive Vice President
+1 702 369 4863
sean.zaher@cbre.com
Lic. S.0175473

KELSEY HIGGINS

Vice President
+1 702 369 4812
kelsey.higgins@cbre.com
Lic. S.0192524

CBRE LAS VEGAS

8548 Rozita Lee Ave. Suite 200
Las Vegas, NV 89113
www.cbre.us/lasvegas

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE