

# For Sublease

## Prologis Arrowhead Commerce Center 6275 Sandhill Rd., Suite 400

Las Vegas, NV 89120  
[www.cbre.com/lasvegas](http://www.cbre.com/lasvegas)



### Contact Us

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**±15,000 SF Industrial Unit Available For Sublease**

**CBRE**

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## LOCATION HIGHLIGHTS

- + Located in the highly desired Airport submarket
- + Excellent access to I-215 Freeway via Sunset Rd. and Airport Connector
- + Zoning: M-D (Clark County)



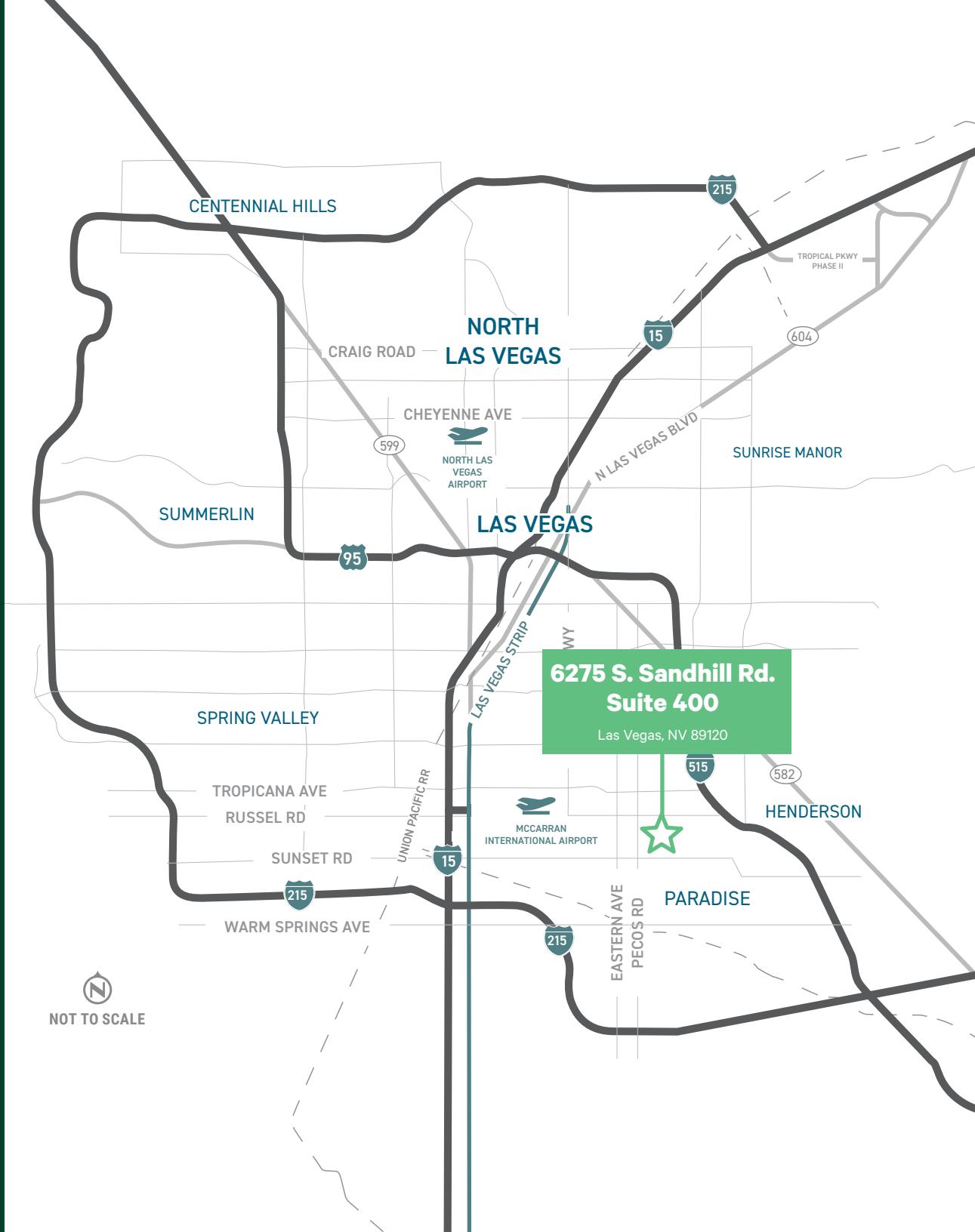
## PROPERTY HIGHLIGHTS

- + ±15,000 SF Unit Available for Sublease
- + ±1,180 SF Office
- + 28' Clear height
- + 1 Grade Level Door
- + 6 Dock High Doors
- + ESFR Fire sprinklers
- + Power: 200 A, 277/480 V, 3-phase

Available Now

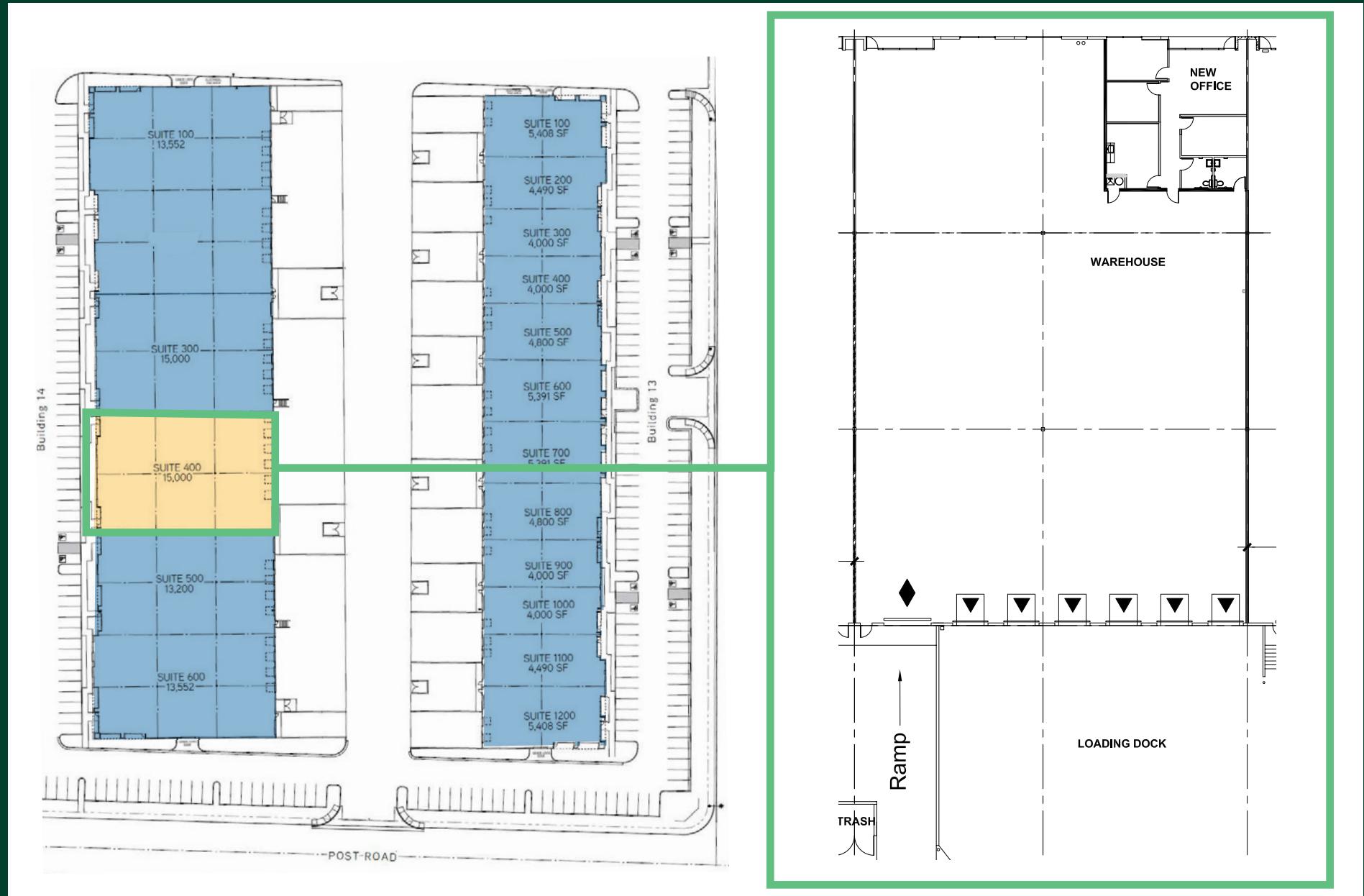
Sublease Expires 4/30/2027

NOT TO SCALE



# Site Plan

For Sublease



# LAS VEGAS BUSINESS FACTS

## 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 Estate Tax

## 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 198,300 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- + Over 61,800 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 1.3%, transportation and warehousing by 0.8%, and construction by 1.9%
- + All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



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