



CLAYTON

COMMERCE CENTER

FOR SALE OR LEASE

±190,306 TOTAL SF



2955 S. CLAYTON ST. | NORTH LAS VEGAS, NV 89032



MBK
INDUSTRIAL
PROPERTIES
AN MBK REAL ESTATE COMPANY

CBRE



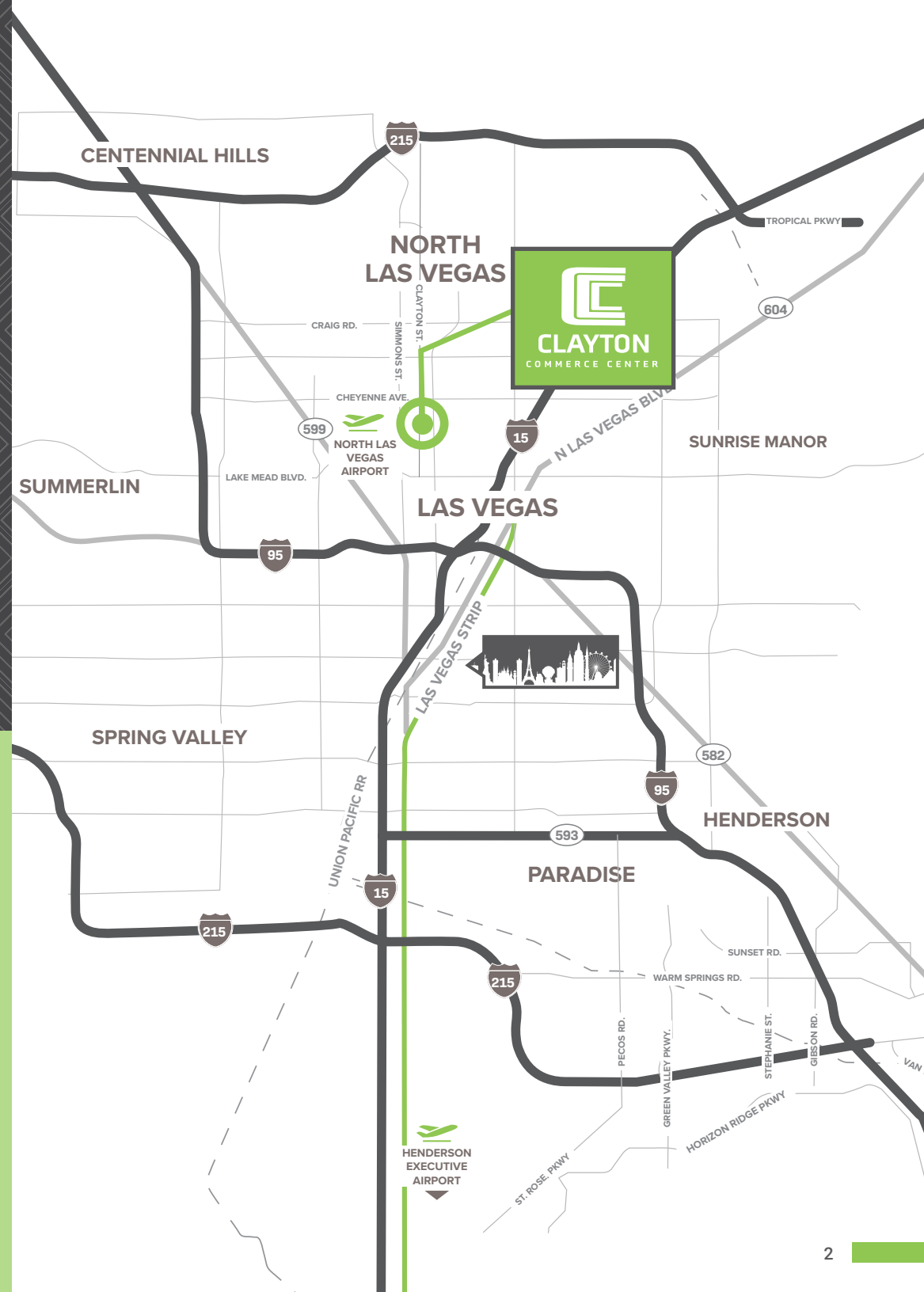
LOCATION HIGHLIGHTS

- Conveniently located in the heart of the North Las Vegas submarket, with connectivity to the I-15 via Cheyenne Ave. or to the US-95 via Rancho Dr. Interchanges.
- ±2.84 miles to Cheyenne Ave. Interchange
- ±3.00 miles to Lake Mead Blvd. Interchange
- ±3.19 miles to Rancho Dr. Interchange
- ±7.6 miles distance from Las Vegas Strip
- Close proximity to an abundance of amenities
- North Las Vegas Jurisdiction
- Current Zoning: M-1 (City of North Las Vegas)



PROJECT HIGHLIGHTS

- State-of-the-art, high image rear loading industrial facility totaling 190,306 SF
- ±4,356 SF Spec office
- 36' Minimum clear height
- ESFR sprinkler system
- Evaporative coolers
- LED Warehouse lighting
- All concrete fenced truck court
- 4,000 A, 3-phase power



BUILDING SPECIFICATIONS



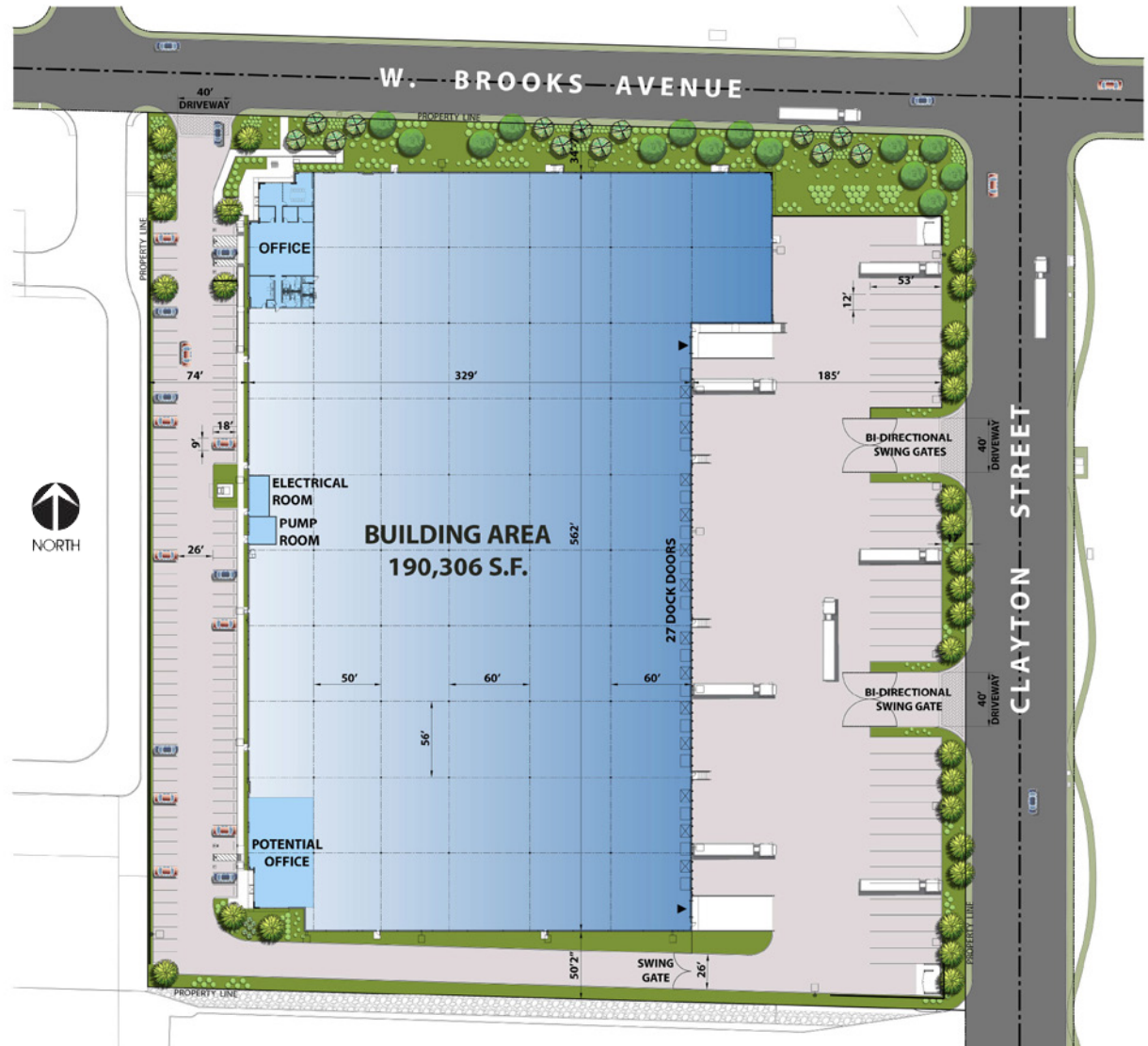
190,306
TOTAL SF



4,356
SF SPEC
OFFICE AREA

CLEAR HEIGHT:	36' from first column
DOCK DOORS:	27 (9'x10')
	13 with 35,000 lbs. levelers
GRADE DOORS:	2 (12'x14')
TRUCK COURT:	185' all concrete secured
AUTO PARKING:	108
TRAILER PARKING:	35
COLUMN SPACING:	50' x 56' with 60' speed bay
POWER:	4,000 A, 277/480 V, 3-Phase (expandable)
SPRINKLER:	ESFR
ROOFING:	60 mil TPO
ROOF INSULATION:	R-19
FLOOR SLAB:	7" concrete slab

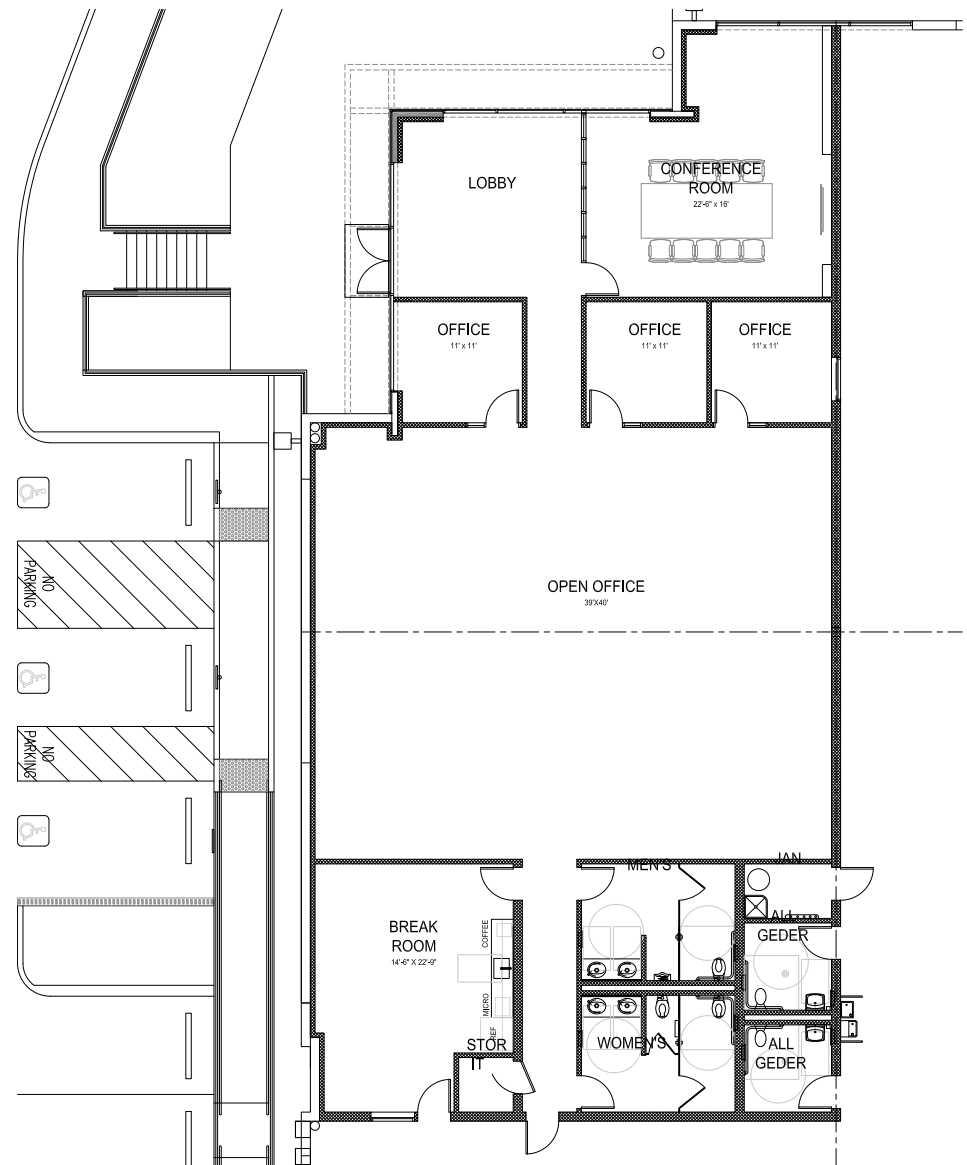
SITE PLAN





OFFICE PLAN

4,356 SF



WEST ELEVATION



AERIAL MAP & NEARBY AMENITIES



DRIVE TIMES

7 MINUTES
Via Cheyenne Ave.
to I-15

11 MINUTES
Via W. Lake Mead Blvd
to I-15

10 MINUTES
Via Carey Ave. &
N. Rancho Dr. to US-95





LOCATION & TRANSPORTATION

Shipping and Mailing Services

- US-95 Interchange is ± 3.19 miles from site
- I-15 Interchange is ± 2.84 miles from site
- Harry Reid Airport is ± 16.5 miles from site
- The Las Vegas Strip is ± 8.5 miles from site

- FedEx Freight - 7.5 Miles
- FedEx Ship Center - 1.1 Miles
- FedEx Air Cargo - 17.1 Miles
- FedEx Ground - 10 Miles
- UPS Freight Service Center - 6.6 Miles
- UPS Customer Center - 3.3 Miles
- UPS Air Cargo - 17.1 Miles
- US Post Office - 2.2 Miles



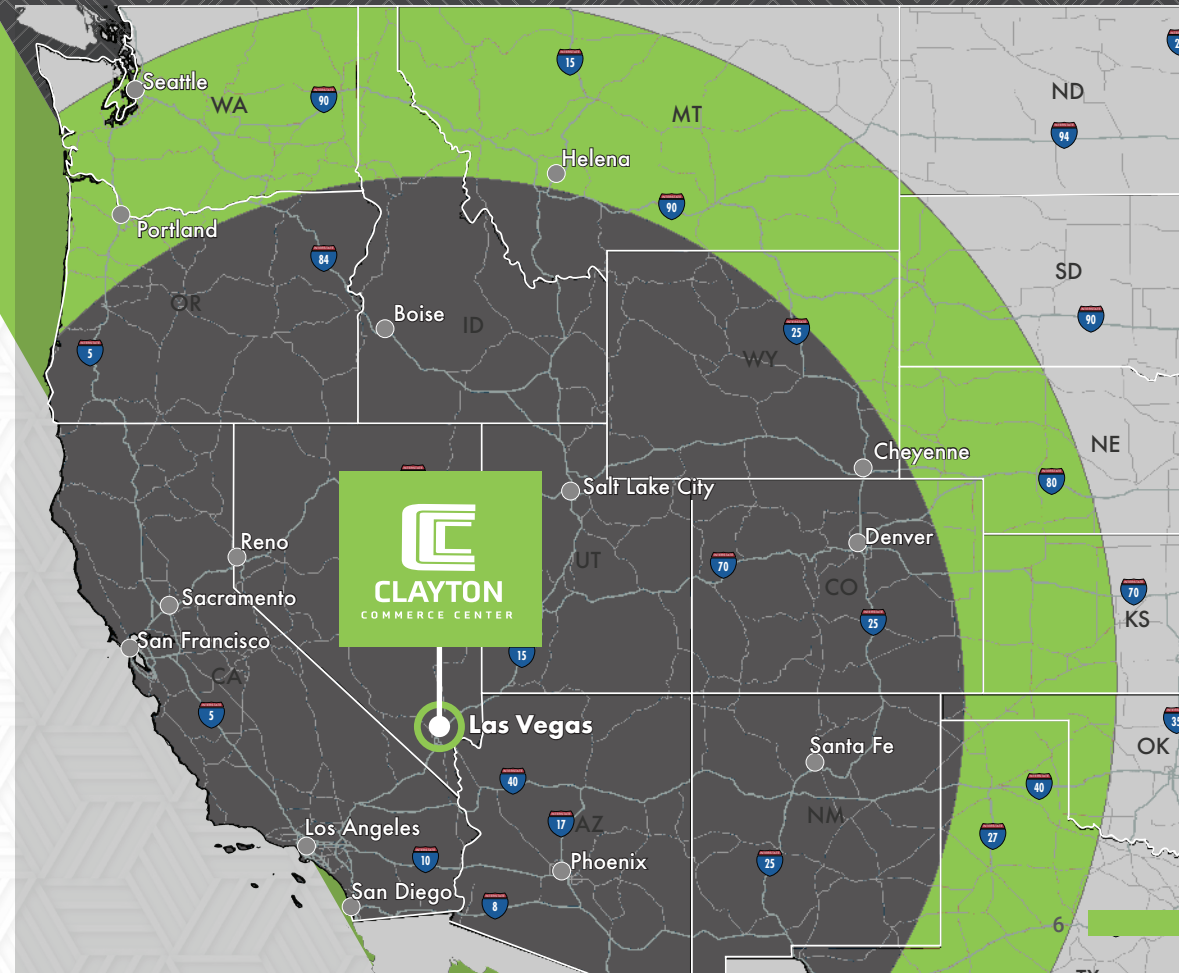
ONE DAY TRUCK SERVICE



TWO DAY TRUCK SERVICE

TRANSIT ANALYSIS FROM LAS VEGAS, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	327	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 20 min	Portland, OR	982	15 hrs, 44 min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min





LAS VEGAS BUSINESS FACTS



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%



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



BROKER CONTACT INFORMATION

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