

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

NEW EVAPS + HVAC

NEW ROOF

6 DOCK DOORS ADDED

EXTERIOR BUILDING PAINT

NEWLY CONSTRUCTED
OFFICE AREA

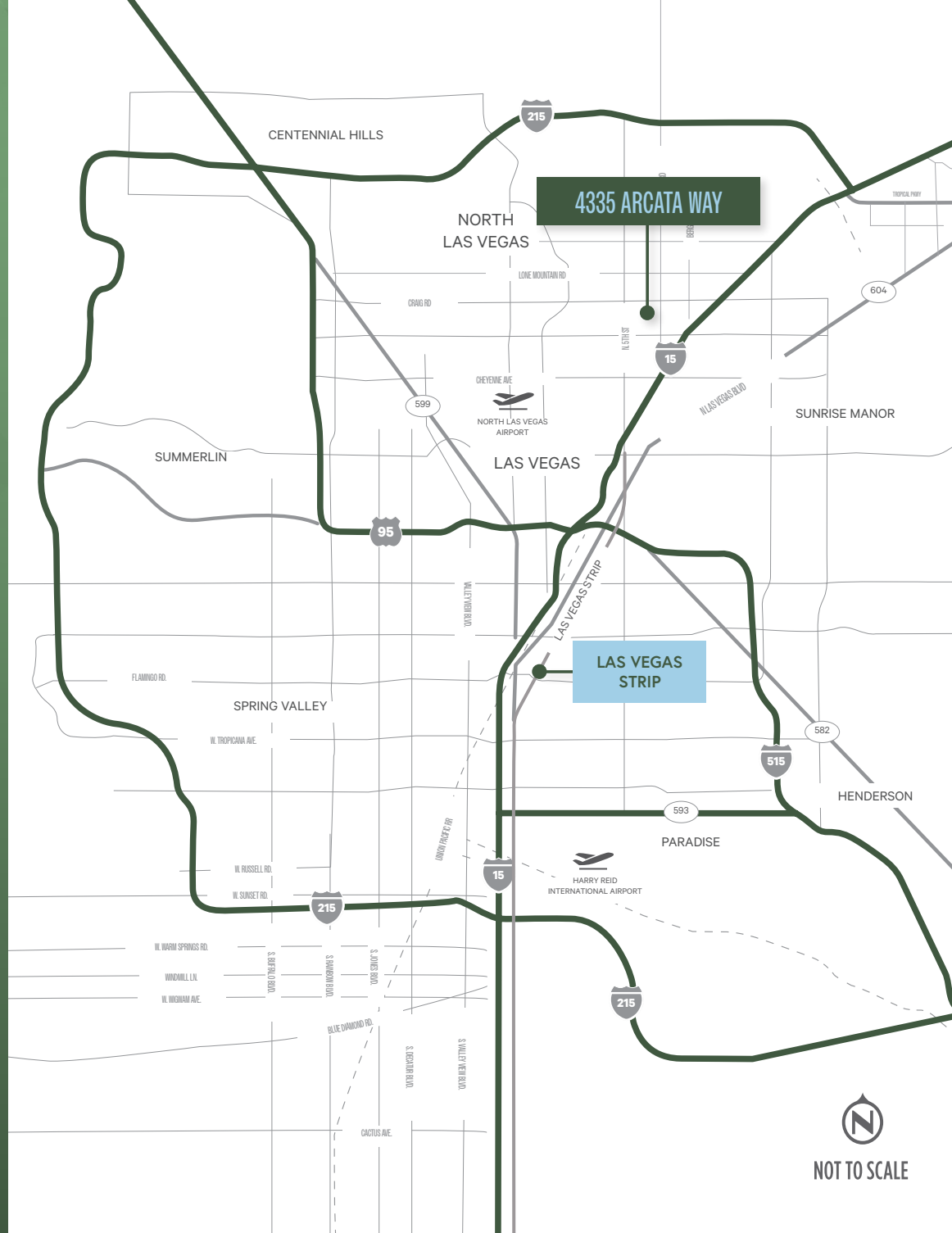
NEW ASPHALT
+ LANDSCAPING

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: ESR

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

CAM: \$0.187/SF
*Estimated for 2026



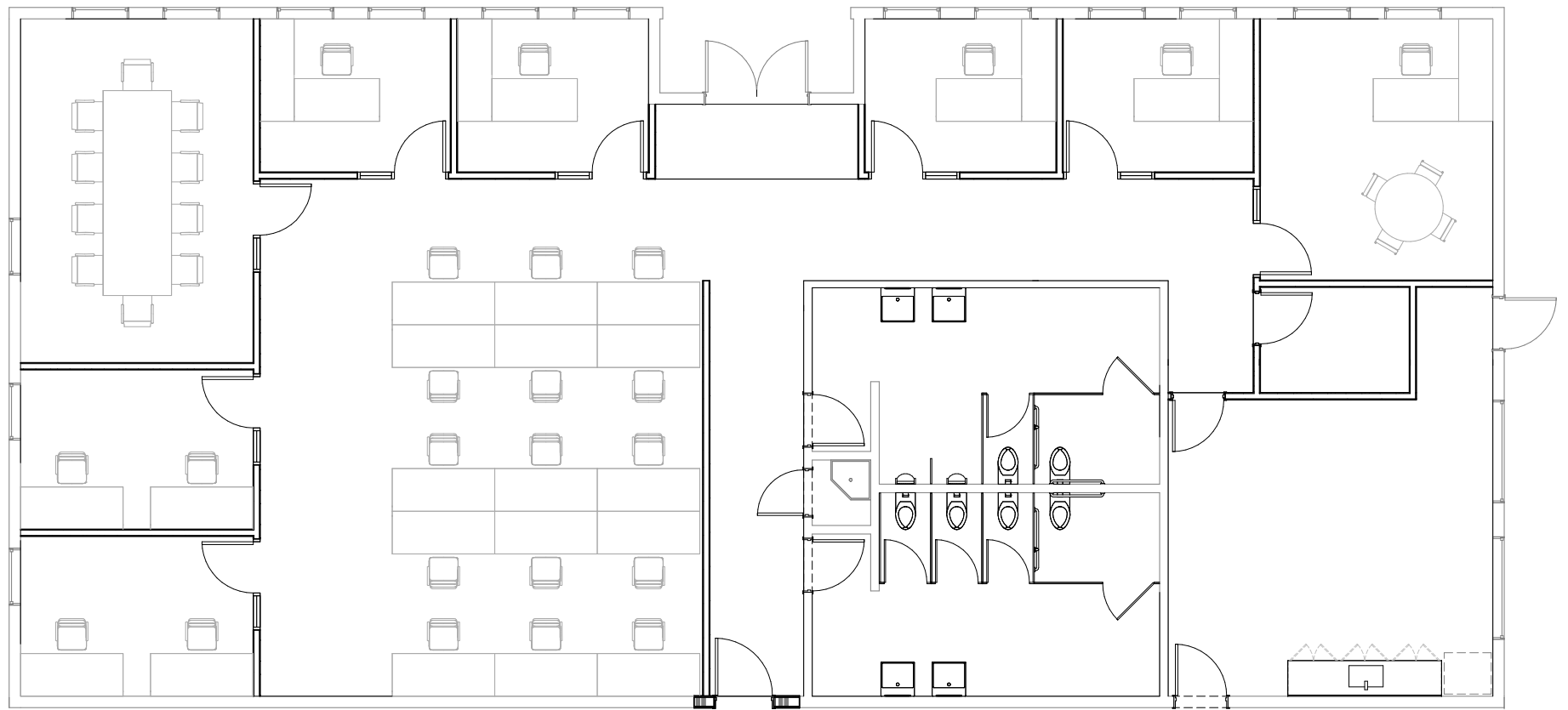
NOT TO SCALE.
MEASUREMENTS PROVIDED ARE ESTIMATED.

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MAIN OFFICE - ±3,162 SF

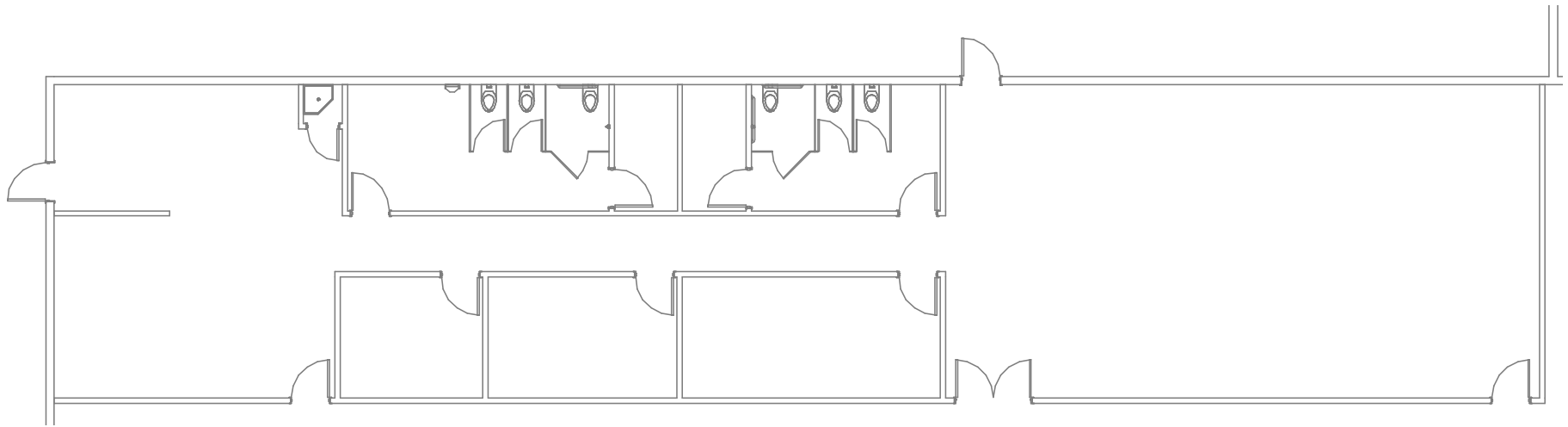


MAIN OFFICE - ±3,162 SF

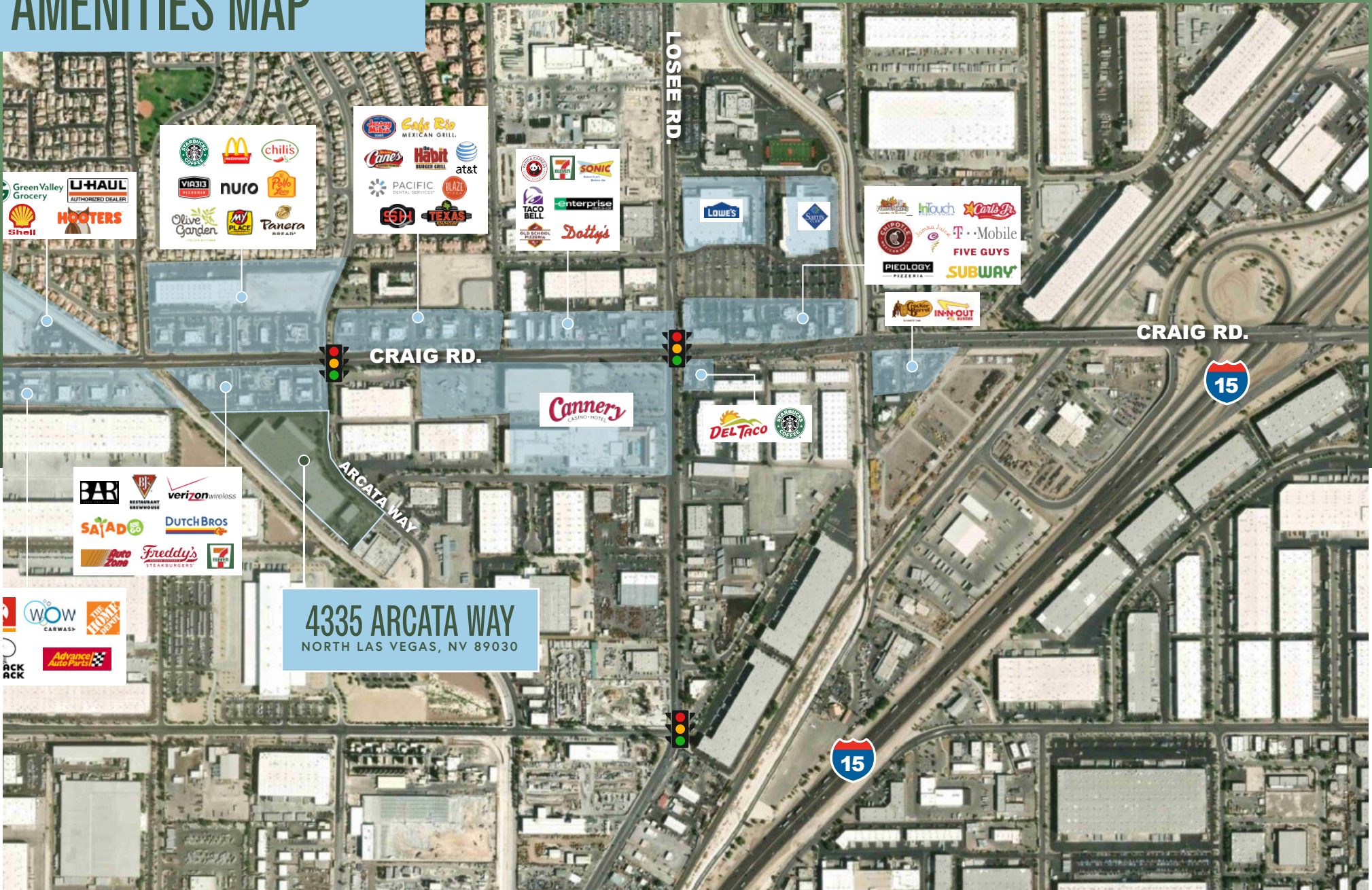


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SECONDARY OFFICE - ±2,968 SF



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 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

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