

SUNPOINT

COMMERCE CENTER

337,011 SF
AVAILABLE FOR LEASE

CHEYENNE AVE + COMMERCE ST
NORTH LAS VEGAS, NV 89032



[VIEW WEBSITE](#)





LAS VEGAS STRIP

15

15

CHEYENNE AVE

BUILDING B

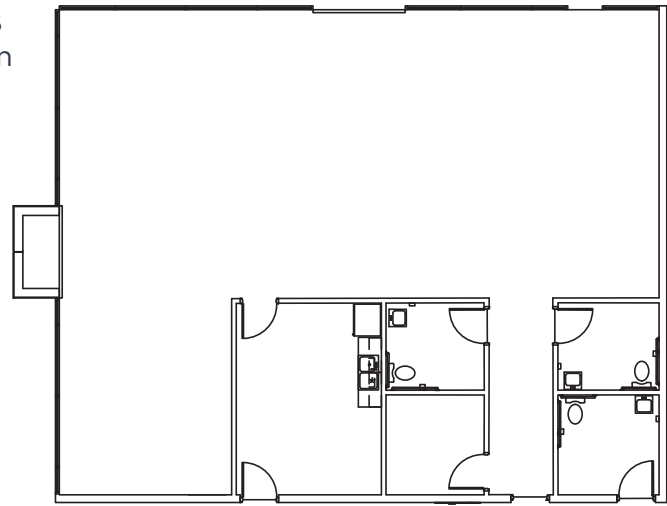
3310 N Commerce St.

N COMMERCE ST

BUILDING A - LEASED

N

Building B
Office Plan



BUILDING B

3310 N COMMERCE ST.



BUILDING SIZE

337,011 SF
Divisible to
±80,956 SF

AUTO PARKING

310 Stalls

SPEC OFFICE

±2,187 SF

CLEAR HEIGHT

36'

SKYLIGHTS

1.5%

COLUMN SPACING

56' x 60'

DOCK DOORS

54
9' x 10' Doors

DIMENSIONS

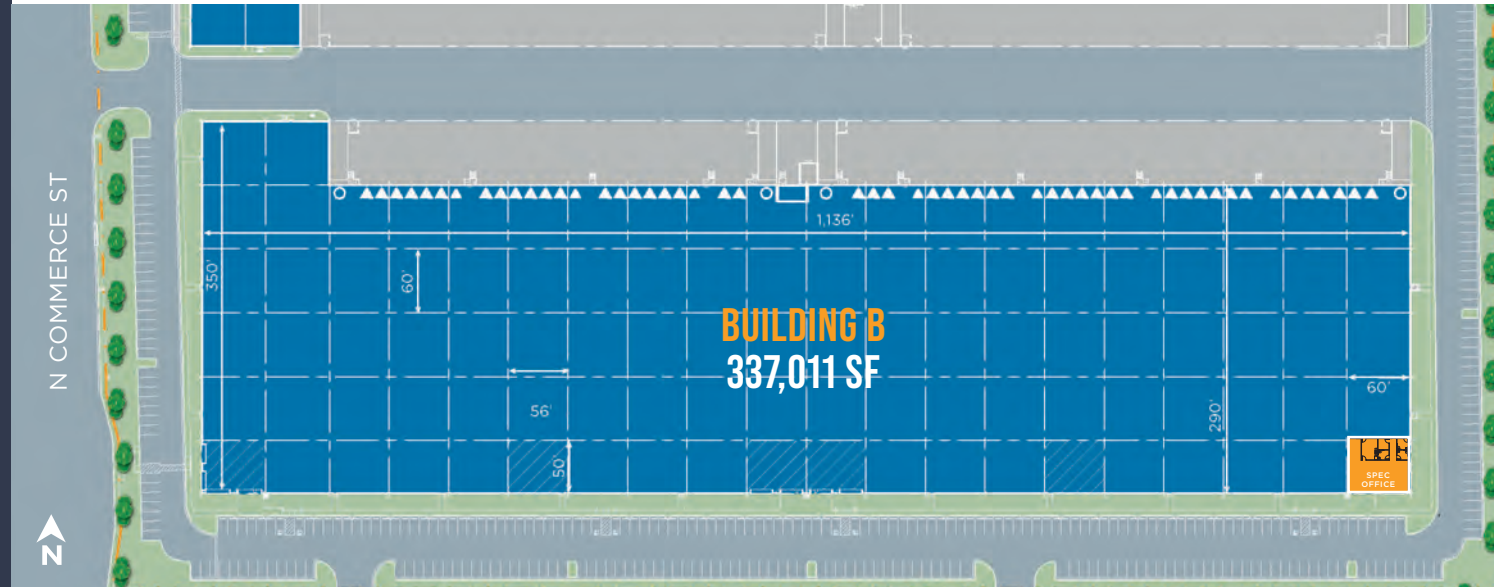
1,136' x 290'

POWER

4,000 Amps,
277/480 Volts

GRADE LEVEL DOORS

4
12' x 14' Doors



LIGHTING

LED
Warehouse
Lighting



ZONING

M-2
General
Industrial



SPRINKLERS

ESFR Fire
Suppression
System



SPEED BAY

60'



ROOF

60 Mil single ply TPO mechanically fastened roof with 20-year NDL warranty, R30 insulated roof deck with white scrim sheet



FLOOR SLAB

6" reinforced slab on grade over 6" Type II aggregate base course with an allowable bearing pressure of 4,000 PSI

LOCATION OVERVIEW

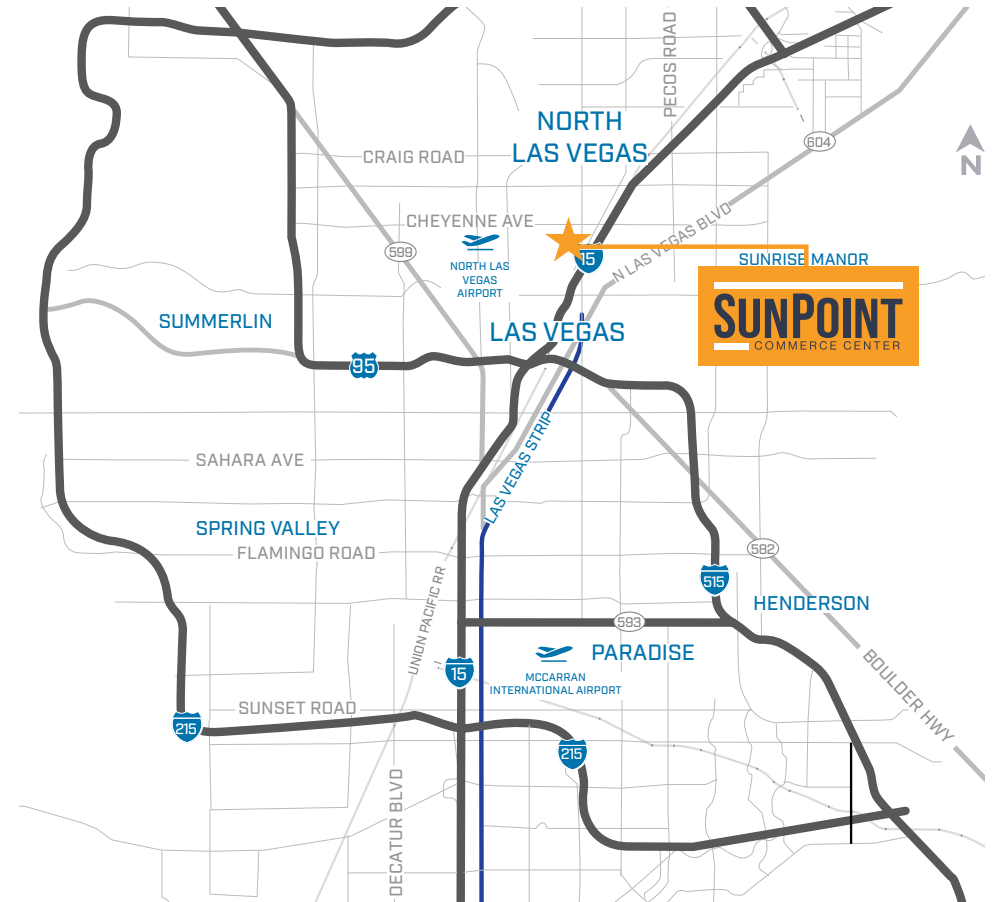
SunPoint Commerce Center offers two “Class A” industrial warehouse buildings totaling $\pm 572,159$ SF. Situated in the heart of the North Las Vegas submarket, this new development provides excellent connectivity to the I-15 via Cheyenne Avenue Interchange.

CONVENIENTLY LOCATED IN THE HEART OF THE
NORTH LAS VEGAS SUBMARKET WITH EASY ACCESS TO
I-15 VIA CHEYENNE AVENUE

CLOSE TO AN ABUNDANCE OF RESTAURANTS, SHOPPING
VENUES, AND INDUSTRIAL OWNER/USERS
AND MANUFACTURING/DISTRIBUTION FACILITIES

TOP CHOICE LOCATION FOR E-COMMERCE FACILITIES DUE TO
ITS PROXIMITY TO THE I-15 CORRIDOR, LARGE LABOR POOL,
AND NUMEROUS TAX INCENTIVES

CITY OF NORTH LAS VEGAS JURISDICTION



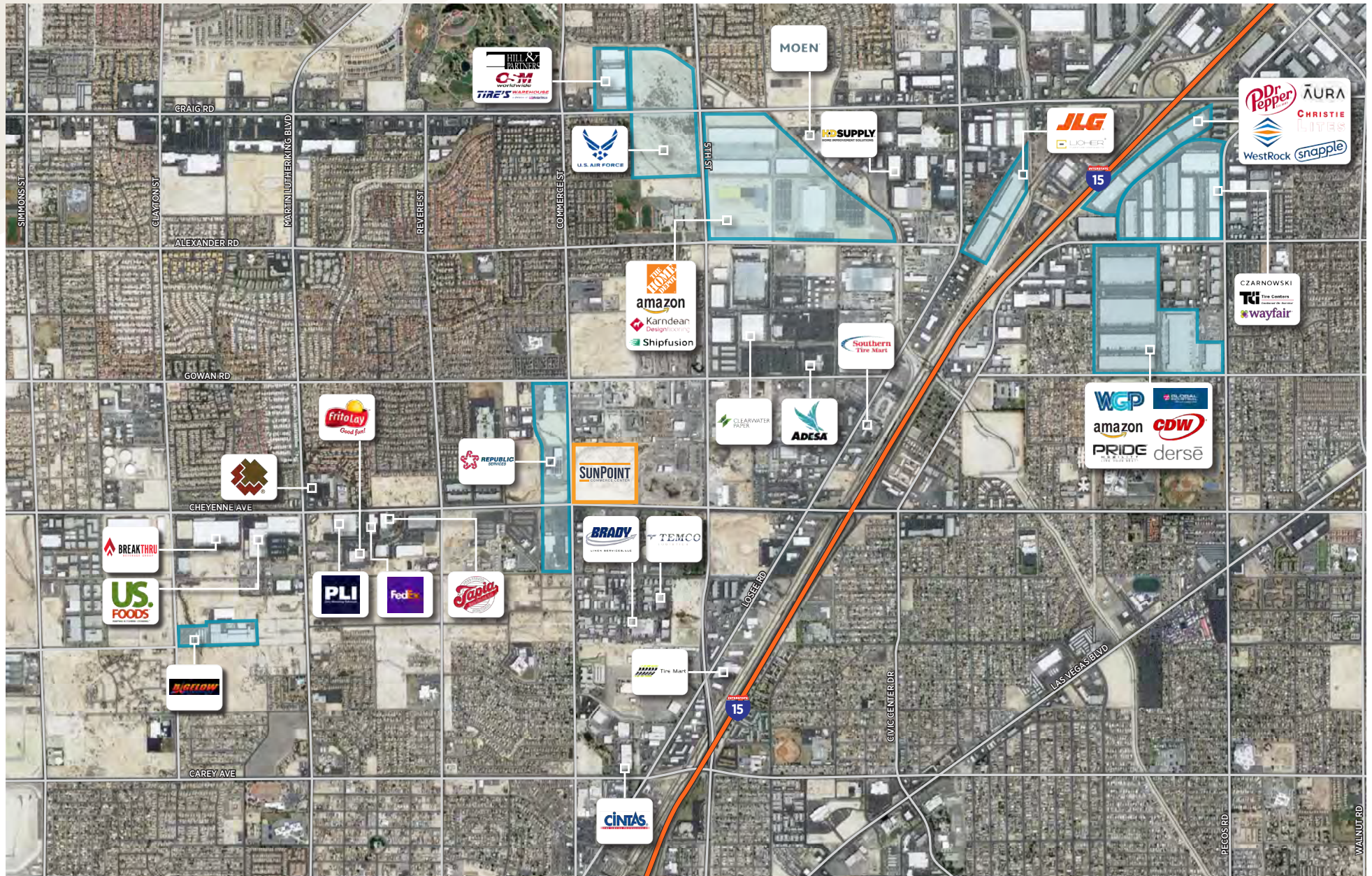
± 1.0 MILE
TO INTERSTATE-15

± 9.7 MILES
TO LAS VEGAS STRIP

± 10.5 MILES
TO ALLEGIANT STADIUM

± 11.9 MILES
TO HARRY REID INTL AIRPORT

CORPORATE NEIGHBORS



ADVANTAGEOUS LOGISTICS



BUSINESS FRIENDLY ENVIRONMENT

NEVADA WAS RANKED #9 IN THE US FOR THEIR BUSINESS-FRIENDLY TAX CLIMATE, BY THE TAX FOUNDATIONS 2019 STATE BUSINESS TAX CLIMATE INDEX

- NO CORPORATE TAX
- NO PERSONAL INCOME TAX
- NO INVENTORY TAX
- NO UNITARY TAX
- NO ESTATE AND/OR GIFT TAXES
- NO FRANCHISE TAX
- NO INHERITANCE TAX
- NO SPECIAL INTANGIBLE TAX

TAX INCENTIVES

Nevada has one of the most business-friendly tax structures in the country and from a business planning perspective the return on investment in the form of tax savings can be enormous. Companies continue to identify Southern Nevada as an economy characterized by ease of doing business, favorable tax structures and incentives. This business-friendly environment is creating an unparalleled motivation for business leaders to establish roots in Nevada.



FAVORABLE TAX
STRUCTURE



LOW COST
OF BUSINESS



INFLUX OF
NEW BUSINESS



PROXIMITY TO
MAJOR MARKETS



IMPRESSIVE JOB &
POPULATION GROWTH

SUNPOINT

COMMERCE CENTER



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