

# BLVD

COMMERCE CENTER

3482 N. LAS VEGAS BLVD., LAS VEGAS, NV 89115

±211,564 SF AVAILABLE FOR LEASE  
Divisible to 66,200 SF



[View Property Video](#)

VIAWEST  
Group

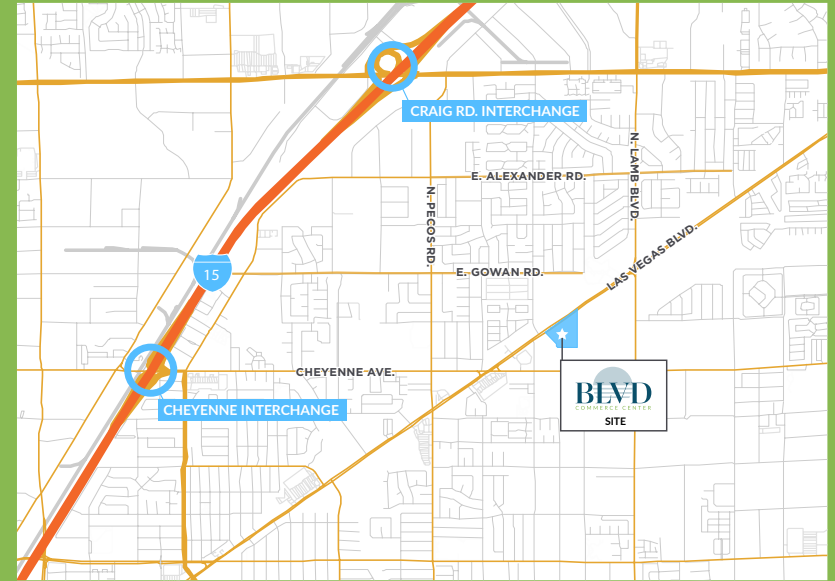
NICOLA  
WEALTH  
REAL ESTATE

CUSHMAN &  
WAKEFIELD



# Prime Location, Peak Efficiency

Boulevard Commerce Center is the premier hub for logistics and distribution in Southern Nevada. Strategically located in North Las Vegas, Boulevard Commerce Center is thoughtfully designed to maximize efficiency and optimize operations. Comprising ±211,564 SF on 12.46 acres, this rear loaded distribution center offers immediate access to N. Las Vegas Blvd. with close proximity to the Speedway submarket.



Boulevard Commerce Center is conveniently located within the North Las Vegas submarket, just north of Cheyenne Blvd. & N. Las Vegas Blvd. Easy access to I-15 via Cheyenne Ave. and Craig Rd. interchanges.



Dock and Grade Loading



277/480v  
3-Phase Power

**\*100% HVAC Warehouse**



±211,564 SF Available



ESFR Fire Suppression System



M-D Zoning



4,000 Amps Service Expandable to 6,000



±36' Min. Clear Height



Divisible to ±66,200 SF



Potential ±2 Acres Trailer Storage/Yard Available

# Designed for Efficiency

## DETAILS & SPECIFICATIONS

TOTAL PROJECT SIZE:

**±211,564 SF**

100% HVAC  
Warehouse



Divisible  
to 66,200 SF



2,809 SF  
Spec Suite Office



±36' clear  
Clear Height



56x60 Typical  
Column Spacing



110 Parking Stalls  
(9'x18')



57 Trailer  
Parking Stalls (10'x53')



36 Dock Doors  
(9'x10')



3 Grade  
Loading Doors (12'x14')



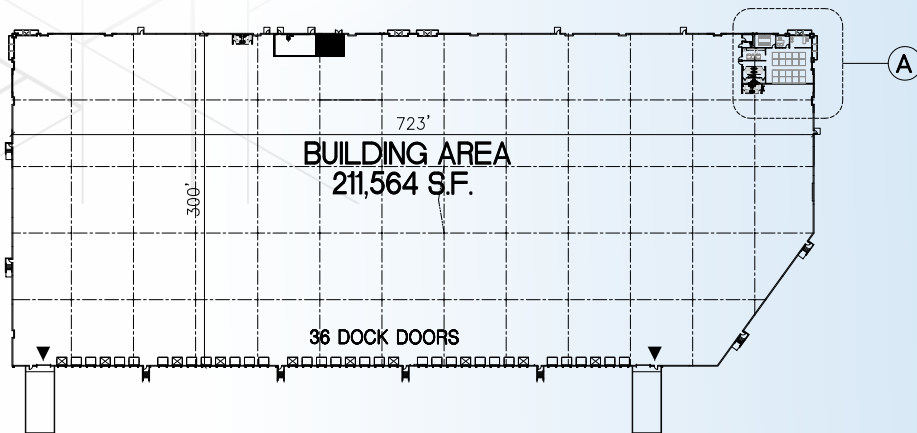
7" Reinforced  
4,500 PSI  
Slab on Grade



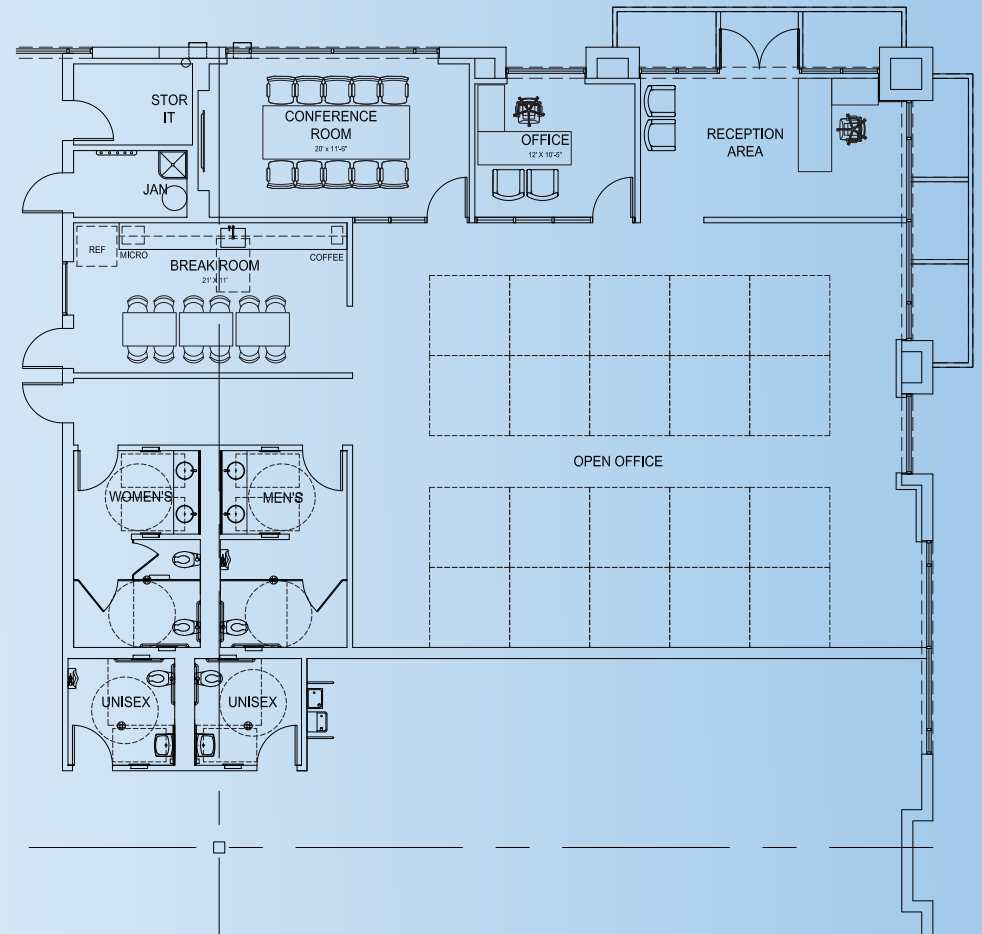
# Floor Plans

MAIN OFFICE : 2,809 S.F.  
WAREHOUSE: 208,755 S.F.

## OVERALL FLOOR PLAN



## OFFICE FLOOR PLAN



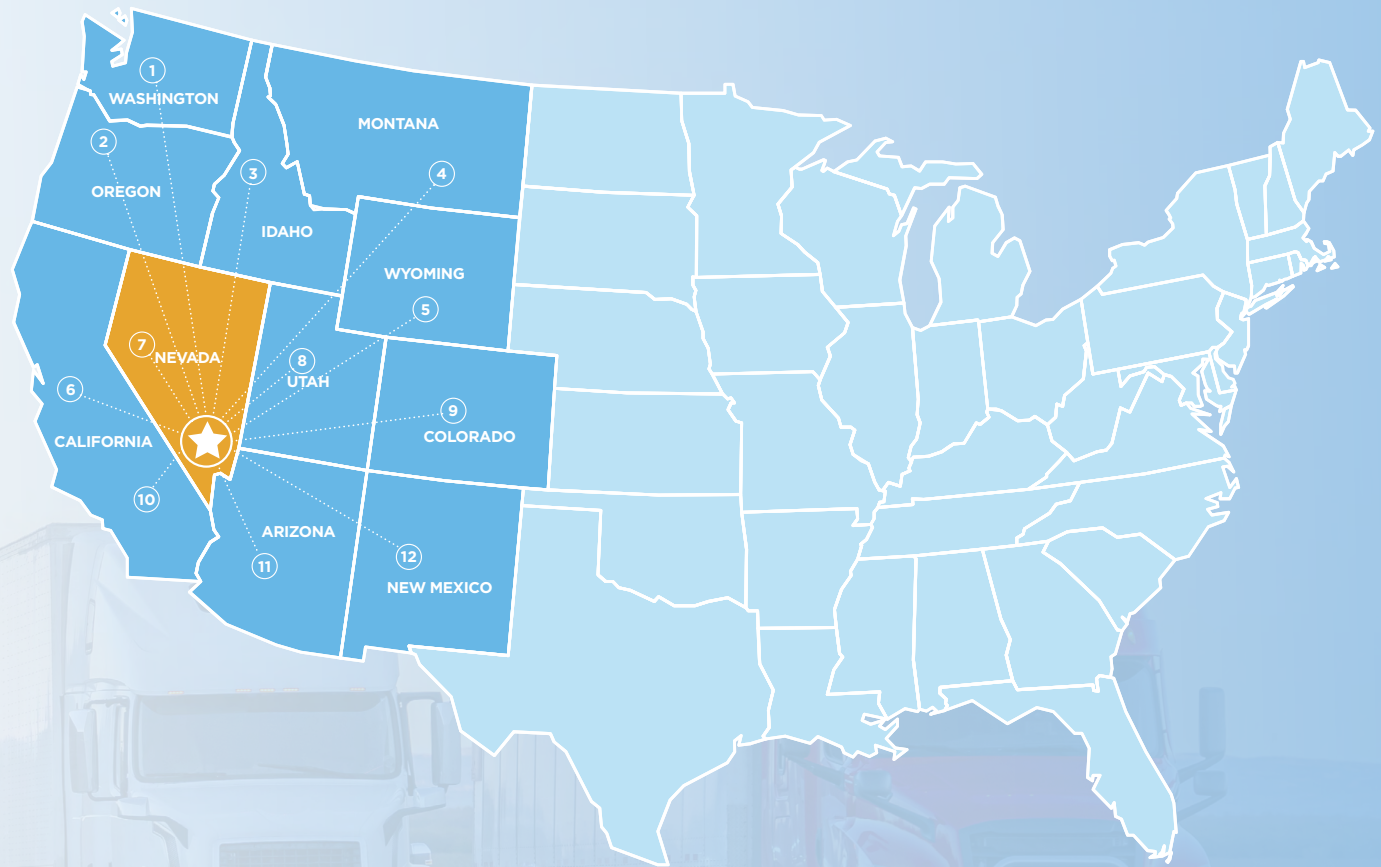


# Connecting People + Commerce

Boulevard Commerce Center is strategically located allowing for service to **over 77 million consumers within a one-day truck drive.**

Access over 23.1% of the US population within a one-day drive

- 1 **Seattle**  
1,129 Miles  
16h 52min
- 2 **Portland**  
982 Miles  
15h 44min
- 3 **Boise**  
634 Miles  
9h 31min
- 4 **Helena**  
907 Miles  
12h 31min
- 5 **Cheyenne**  
837 Miles  
11h 52min
- 6 **San Francisco**  
562 Miles  
8h 20 min
- 7 **Reno**  
452 Miles  
6h 55min
- 8 **Salt Lake City**  
424 Miles  
5h 50min
- 9 **Denver**  
752 Miles  
10h 45min
- 10 **Los Angeles**  
265 Miles  
3h 54min
- 11 **Phoenix**  
300 Miles  
4h 39min
- 12 **Santa Fe**  
634 Miles  
9h 8min





FOR MORE INFORMATION, PLEASE CONTACT:

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