

SUNPOINT

COMMERCE CENTER

572,156 SF
AVAILABLE FOR LEASE

CHEYENNE AVE + COMMERCE ST
NORTH LAS VEGAS, NV 89032





SunPoint Commerce Center offers two “Class A” industrial warehouse buildings totaling ±572,156 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.

SUNPOINT
COMMERCE CENTER

BUILDING A

PHASE 1



BUILDING SIZE

235,148 SF

CLEAR HEIGHT

32'

AUTO PARKING

286 Stalls

COLUMN SPACING

52' x 50'

SKYLIGHTS

1.6%

DIMENSIONS

1,144' x 210'

DOCK DOORS

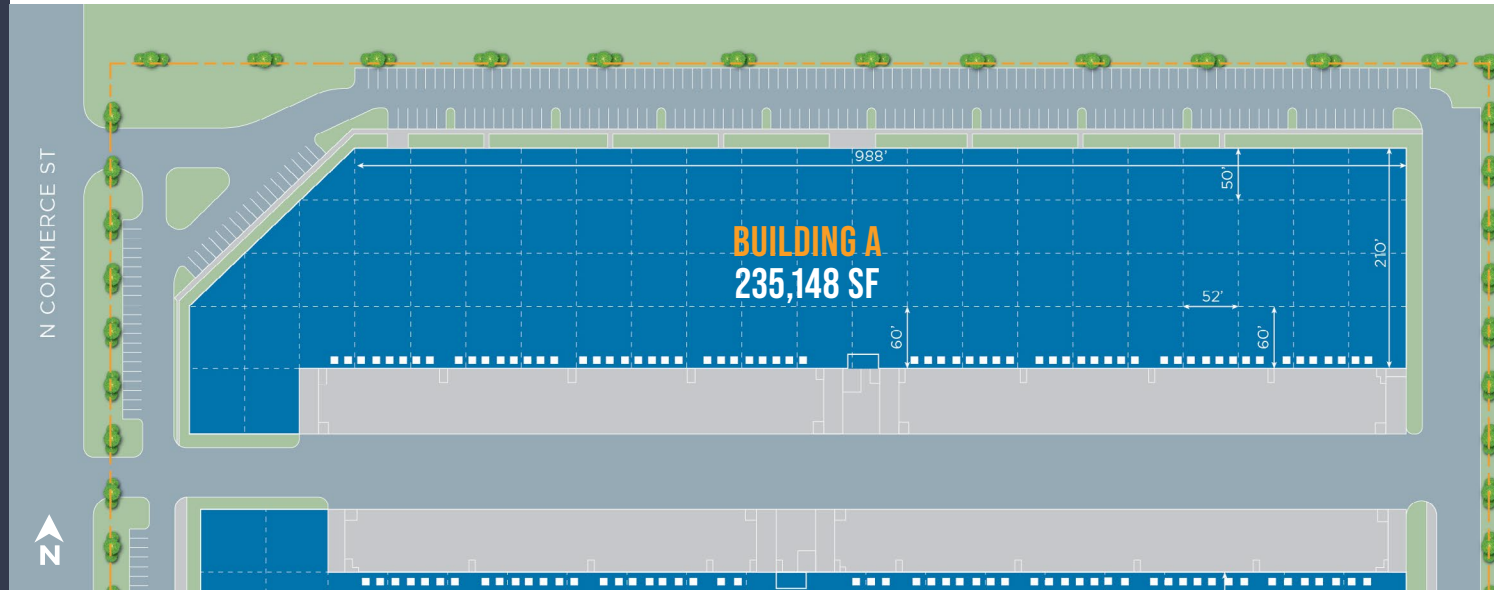
63
9' x 10' Doors

GRADE LEVEL DOORS

4
12' x 14' Doors

POWER

4,000 Amps, 277/480 Volts



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

BUILDING B

PHASE 1



BUILDING SIZE

337,008 SF

CLEAR HEIGHT

36'

AUTO PARKING

318 Stalls

COLUMN SPACING

56' x 60'

SKYLIGHTS

1.5%

DIMENSIONS

1,136' x 290'

DOCK DOORS

54

9' x 10' Doors

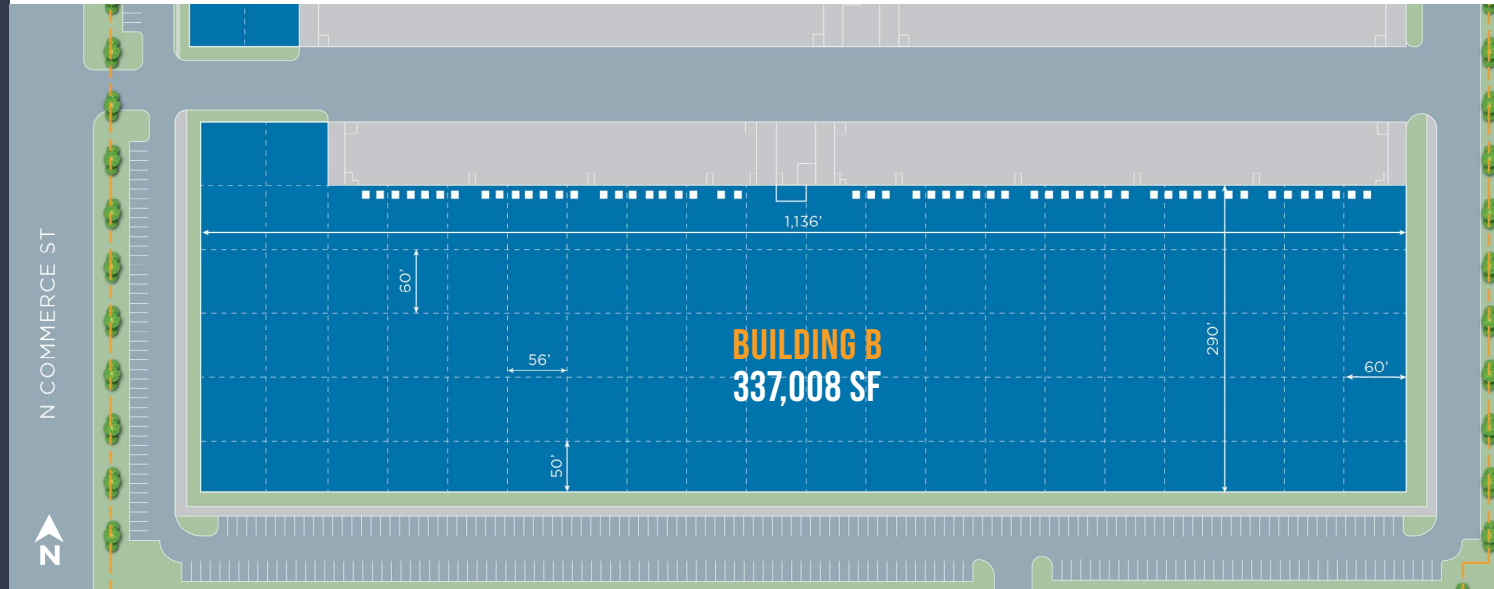
GRADE LEVEL DOORS

4

12' x 14' Doors

POWER

4,000 Amps, 277/480 Volts



LIGHTING

LED Warehouse Lighting



ZONING

M-2 General Industrial



SPRINKLERS

ESFR Fire Suppression System



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LOCATION OVERVIEW

±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

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



ADVANTAGEOUS LOGISTICS



Reach Southern California, including Los Angeles ports, in a one-day turnaround, with San Diego, Phoenix and Salt Lake City within a half-day or less. Choose the affordable, pro-business location that puts more than 27 million people and 1 million businesses within a five-hour drive.

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.



FLAVORABLE 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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