

# SUNPOINT

COMMERCE CENTER

337,011 SF  
AVAILABLE FOR LEASE

CHEYENNE AVE + COMMERCE ST  
NORTH LAS VEGAS, NV 89032



[VIEW WEBSITE](#)







LAS VEGAS STRIP

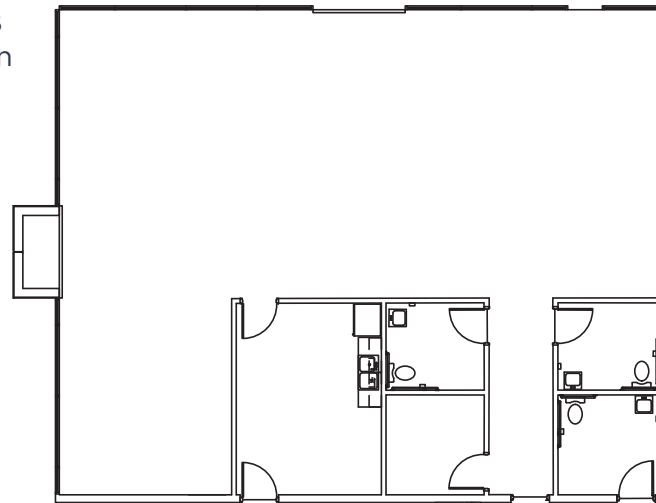
CHEYENNE AVE

**BUILDING B**  
3310 N Commerce St.

**BUILDING A - LEASED**

N COMMERCE ST

Building B  
Office Plan





# BUILDING B

3310 N COMMERCE ST.

**SUNPOINT**  
COMMERCE CENTER

## 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

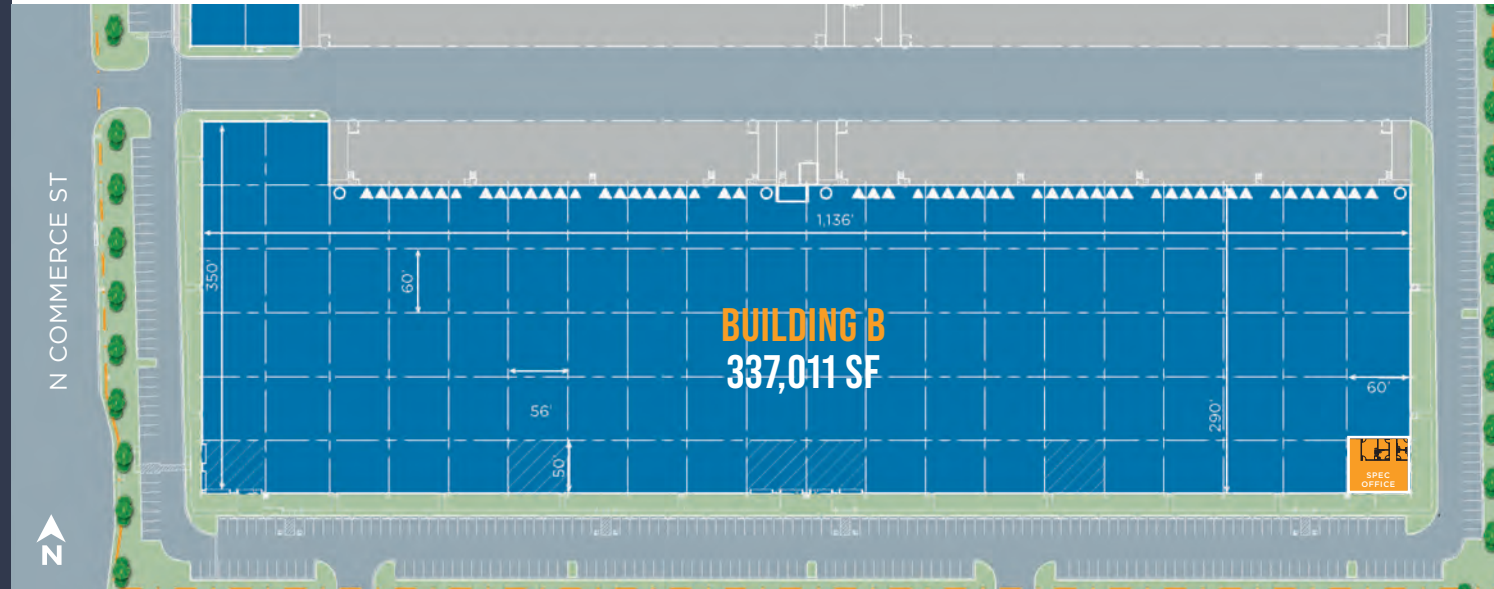
**1,136' x 290'**

## 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

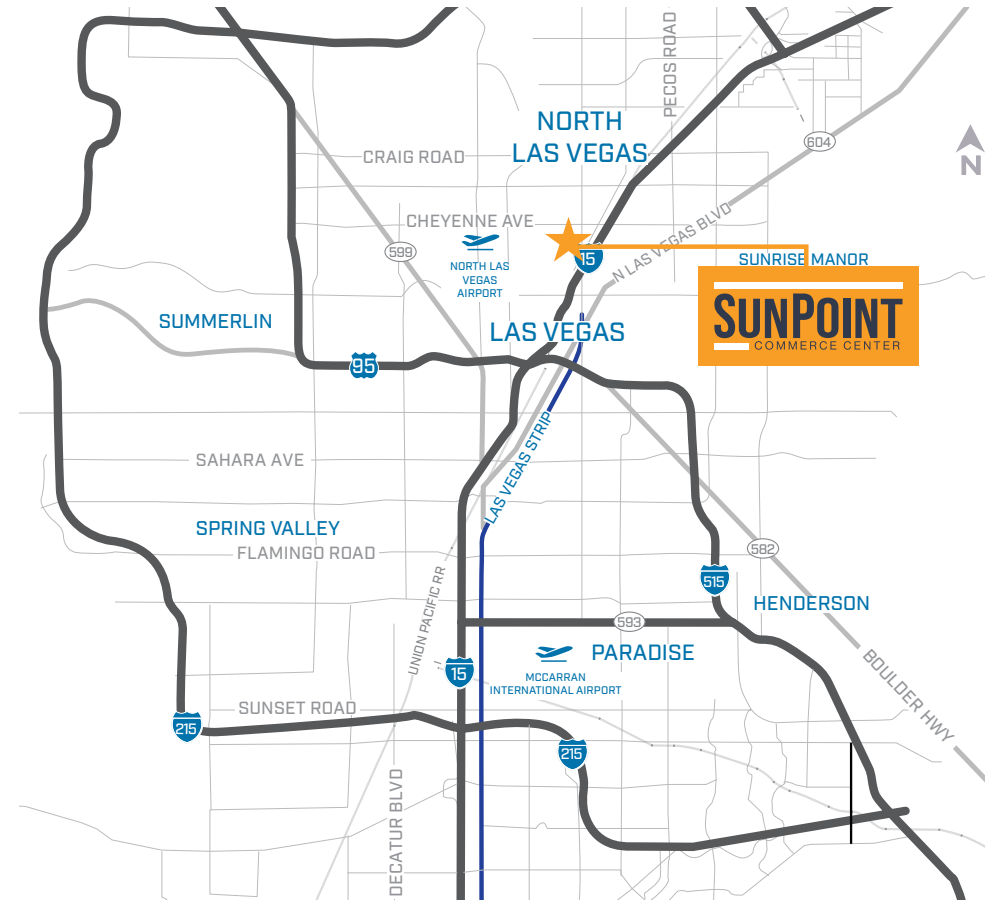
SunPoint Commerce Center offers two “Class A” industrial warehouse buildings totaling  $\pm 572,159$  SF. Situated in the heart of the North Las Vegas submarket, this new development provides excellent connectivity to the I-15 via Cheyenne Avenue Interchange.

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



$\pm 1.0$  MILE  
TO INTERSTATE-15

$\pm 9.7$  MILES  
TO LAS VEGAS STRIP

$\pm 10.5$  MILES  
TO ALLEGIANT STADIUM

$\pm 11.9$  MILES  
TO HARRY REID INTL AIRPORT







# 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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