

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](#)

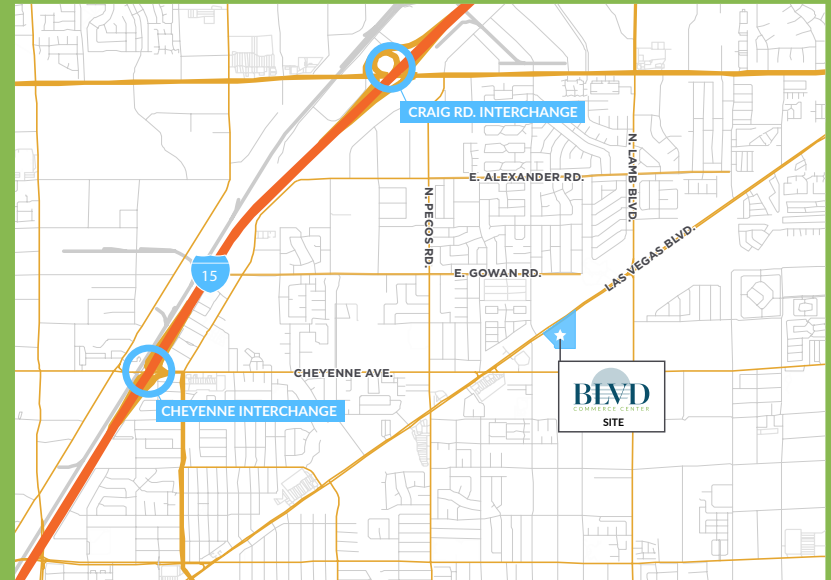
VIAWEST
Group

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 $\pm 211,564$ 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**



$\pm 211,564$ SF
Available



ESFR
Fire Suppression System



M-D
Zoning



4,000 Amps Service
Expandable to 6,000



$\pm 36'$ Min.
Clear Height



Divisible
to $\pm 66,200$ 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')



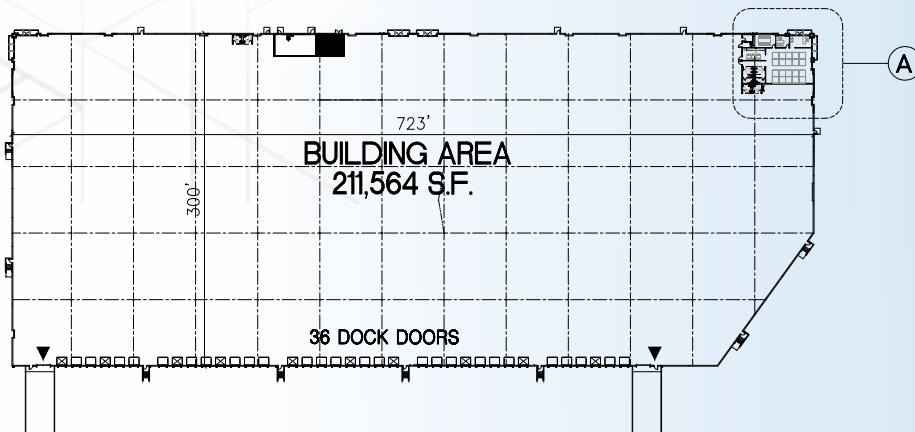
7" Reinforced
4,500 PSI
Slab on Grade



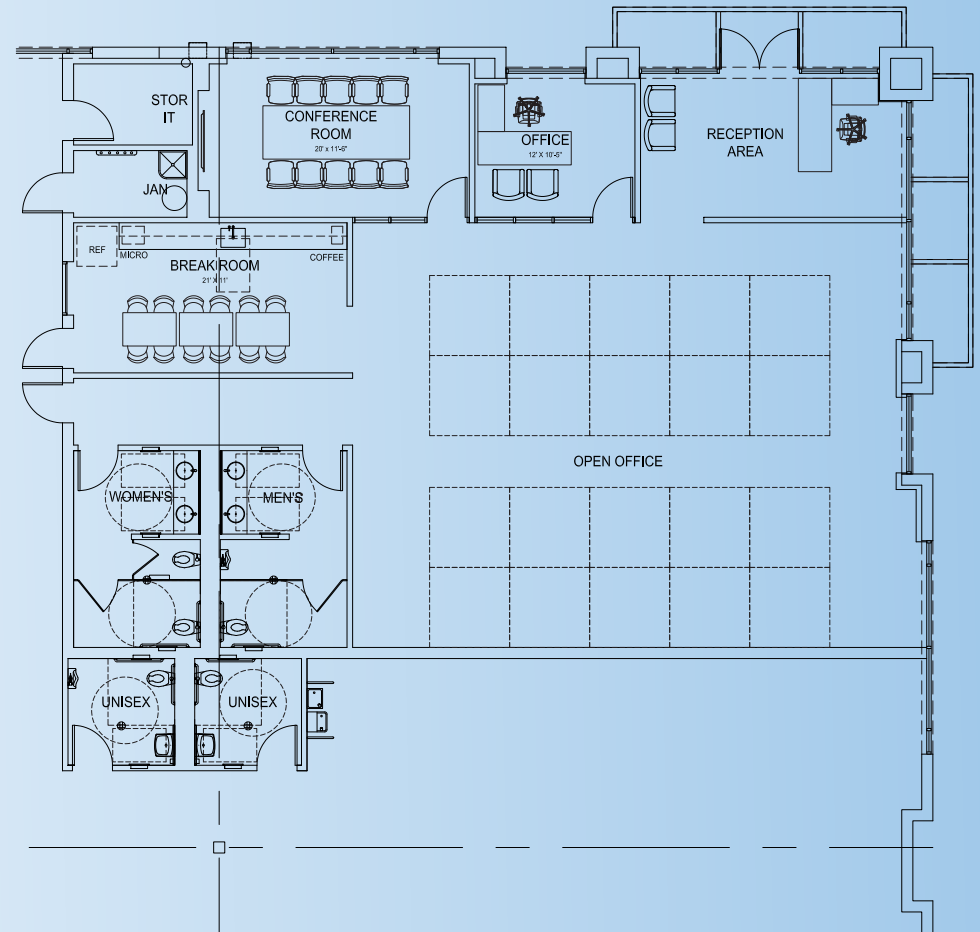
Floor Plans

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

OVERALL FLOOR PLAN



OFFICE FLOOR PLAN

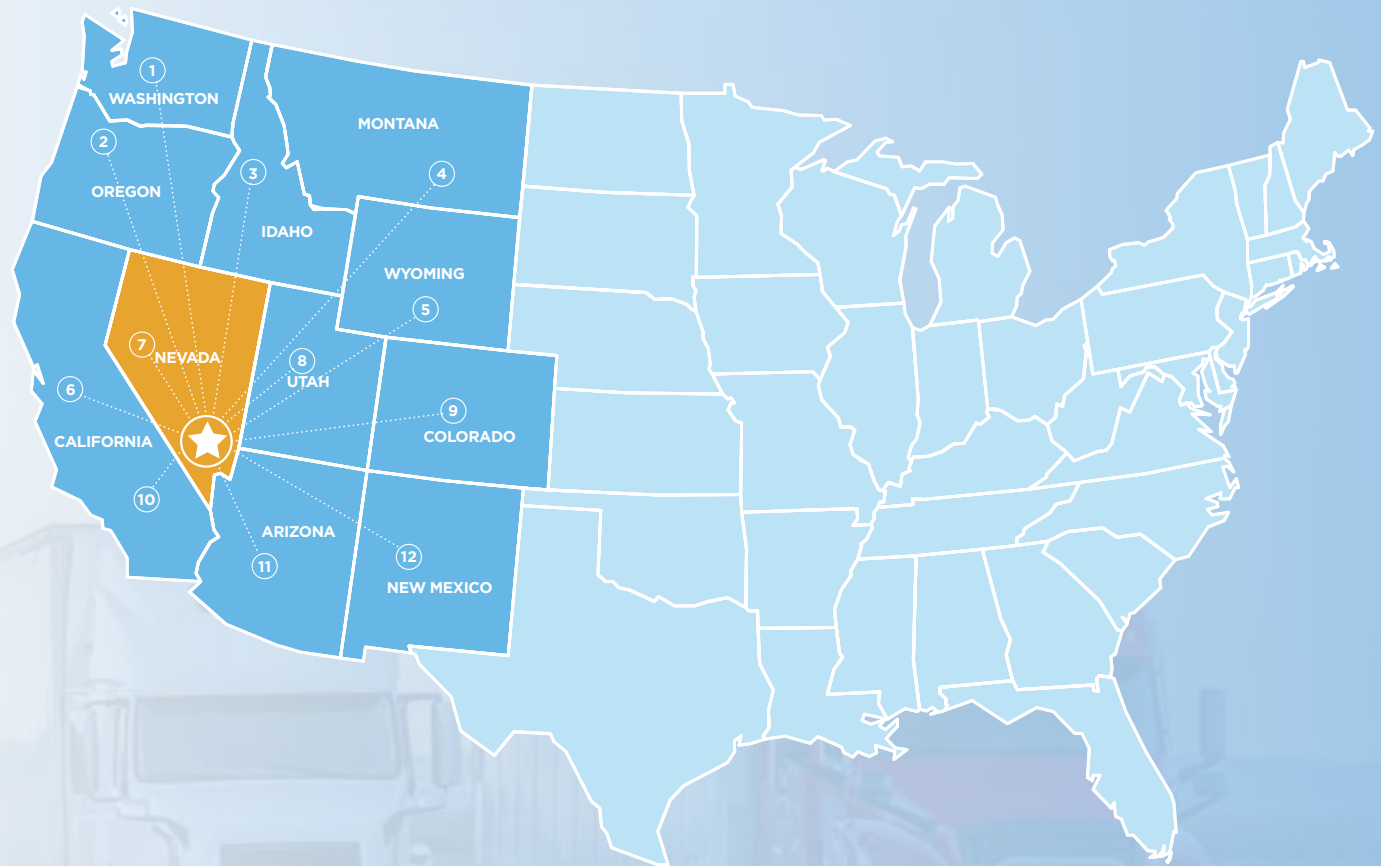


Connecting People + Commerce

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:

JASON GRIFFIS, SIOR

Senior Director

jason.griffis@cushwake.com

+1 702 205 3861

Lic.: #S.0178374

ALMA CUEVAS, SIOR

Senior Director

alma.cuevas@cushwake.com

+1 702 303 4412

Lic.: #S.0180089

MICHAEL SCHER

Associate

michael.scher@cushwake.com

+1 615 319 9963

Lic.: #S.0189923

WWW.BLVDCOMMERCECENTER.COM

