



CLAYTON

COMMERCE CENTER

FOR SALE OR LEASE

±190,306 TOTAL SF



2955 S. CLAYTON ST. | NORTH LAS VEGAS, NV 89032



MBK
INDUSTRIAL
PROPERTIES
AN MBK REAL ESTATE COMPANY

CBRE



LOCATION HIGHLIGHTS

- Conveniently located in the heart of the North Las Vegas submarket, with connectivity to the I-15 via Cheyenne Ave. or to the US-95 via Rancho Dr. Interchanges.
- ±2.84 miles to Cheyenne Ave. Interchange
- ±3.00 miles to Lake Mead Blvd. Interchange
- ±3.19 miles to Rancho Dr. Interchange
- ±7.6 miles distance from Las Vegas Strip
- Close proximity to an abundance of amenities
- North Las Vegas Jurisdiction
- Current Zoning: M-1 (City of North Las Vegas)



PROJECT HIGHLIGHTS

- State-of-the-art, high image rear loading industrial facility totaling 190,306 SF
- ±4,356 SF Spec office
- 36' Minimum clear height
- ESFR sprinkler system
- Evaporative coolers
- LED Warehouse lighting
- All concrete fenced truck court
- 4,000 A, 3-phase power

SALE PRICE: \$198 PSF

RENTAL RATE: CALL FOR PRICING



BUILDING SPECIFICATIONS



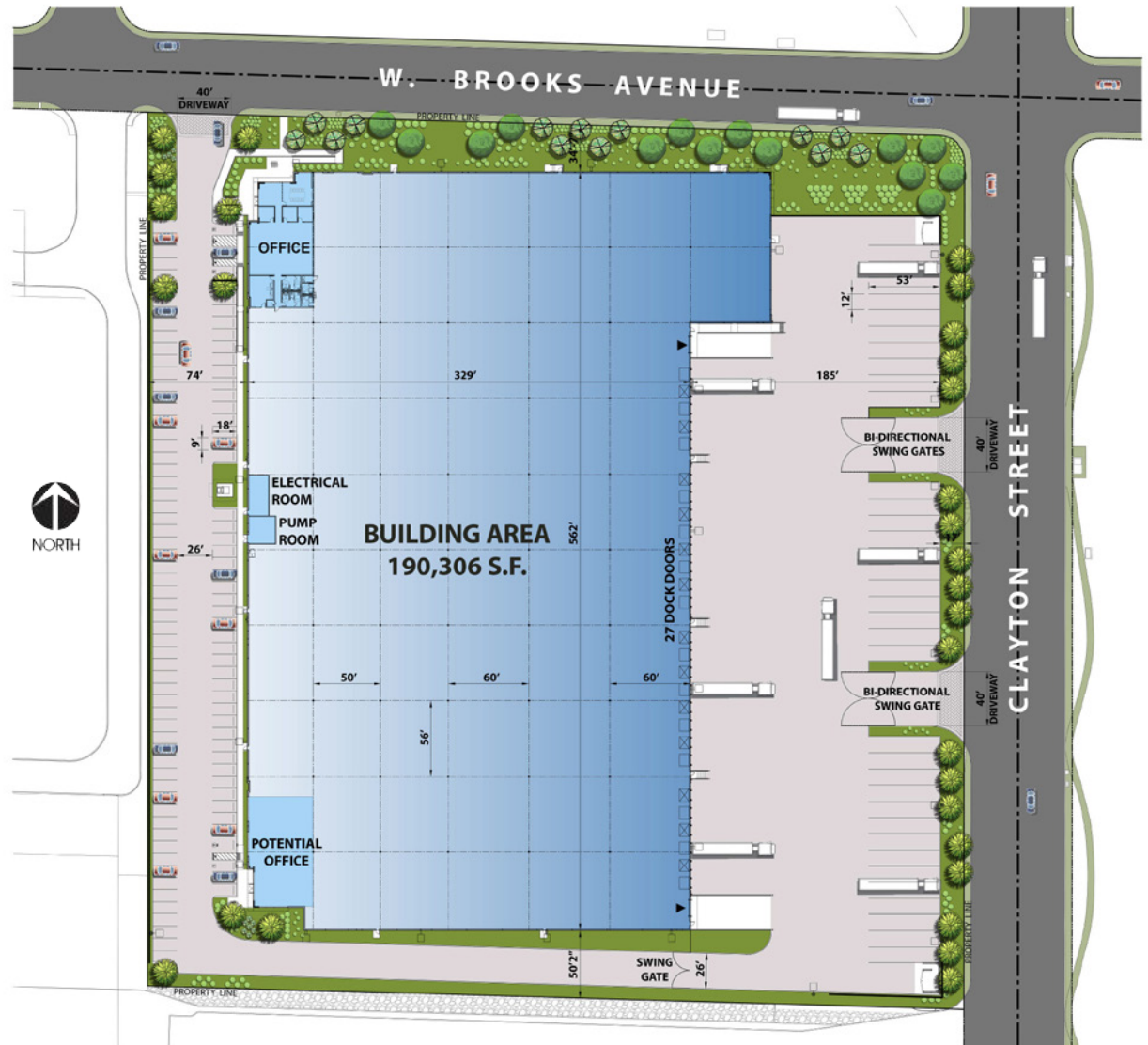
190,306
TOTAL SF



4,356
SF SPEC
OFFICE AREA

- CLEAR HEIGHT:** 36' from first column
- DOCK DOORS:** 27 (9'x10')
13 with 35,000 lbs. levelers
- GRADE DOORS:** 2 (12'x14')
- TRUCK COURT:** 185' all concrete secured
- AUTO PARKING:** 108
- TRAILER PARKING:** 35
- COLUMN SPACING:** 50' x 56' with 60' speed bay
- POWER:** 4,000 A, 277/480 V,
3-Phase (expandable)
- SPRINKLER:** ESFR
- ROOFING:** 60 mil TPO
- ROOF INSULATION:** R-19
- FLOOR SLAB:** 7" concrete slab

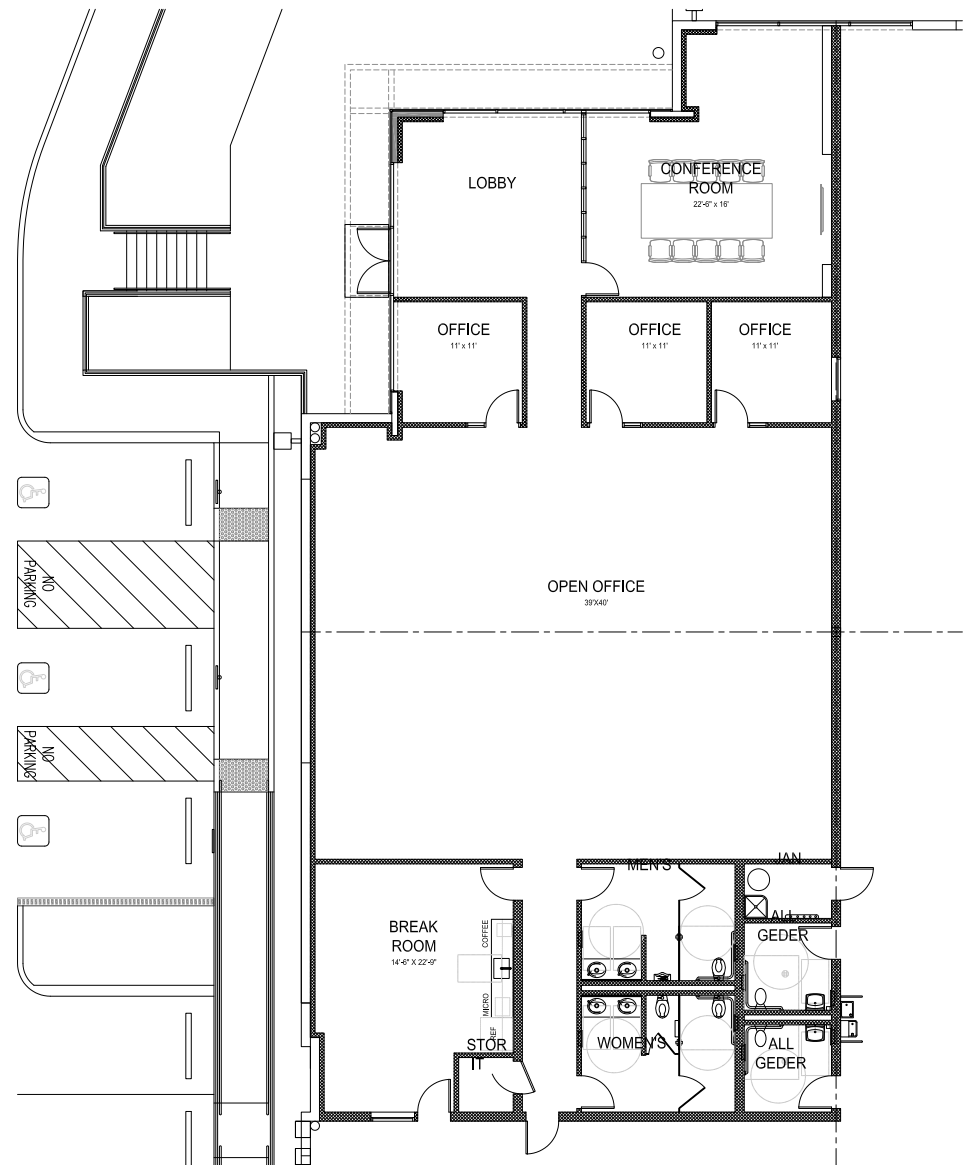
SITE PLAN





OFFICE PLAN

4,356 SF



WEST ELEVATION



AERIAL MAP & NEARBY AMENITIES



DRIVE TIMES

- 7 MINUTES**
Via Cheyenne Ave. to I-15
- 11 MINUTES**
Via W. Lake Mead Blvd to I-15
- 10 MINUTES**
Via Carey Ave. & N. Rancho Dr. to US-95





LOCATION & TRANSPORTATION

Shipping and Mailing Services

- US-95 Interchange is ± 3.19 miles from site
- I-15 Interchange is ± 2.84 miles from site
- Harry Reid Airport is ± 16.5 miles from site
- The Las Vegas Strip is ± 8.5 miles from site

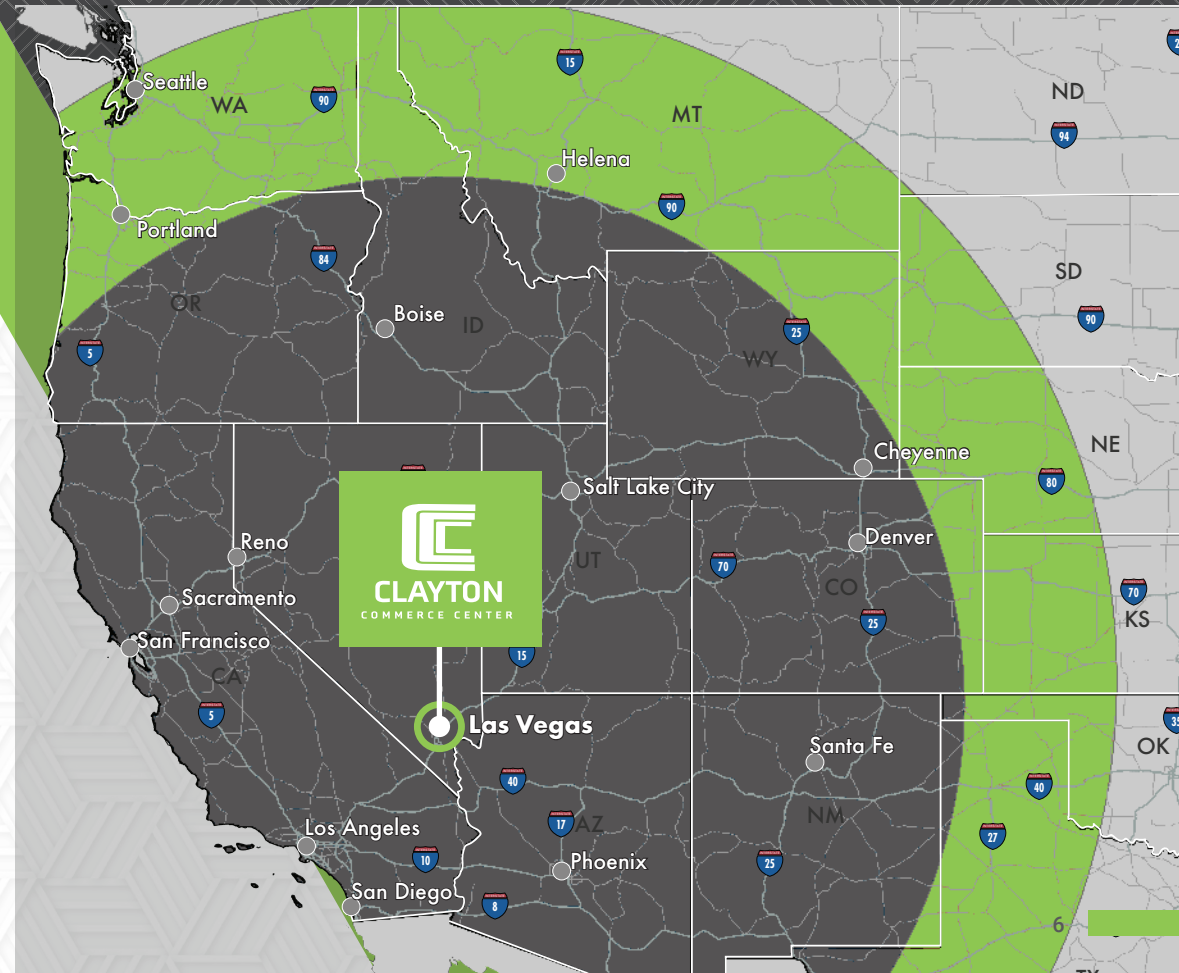
- FedEx Freight - 7.5 Miles
- FedEx Ship Center - 1.1 Miles
- FedEx Air Cargo - 17.1 Miles
- FedEx Ground - 10 Miles
- UPS Freight Service Center - 6.6 Miles
- UPS Customer Center - 3.3 Miles
- UPS Air Cargo - 17.1 Miles
- US Post Office - 2.2 Miles

□ ONE DAY TRUCK SERVICE

■ TWO DAY TRUCK SERVICE

TRANSIT ANALYSIS FROM LAS VEGAS, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	327	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 20 min	Portland, OR	982	15 hrs, 44 min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min





LAS VEGAS BUSINESS FACTS



LABOR

- Nevada has one of the lowest labor costs in the region
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- Over 60,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.6% and transportation and warehousing by 0.8%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- Year-end 2023 employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%



BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive



NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



BROKER CONTACT INFORMATION

GARRETT TOFT, SIOR

Vice Chairman
+1 702 369 4868
garrett.toft@cbre.com
Lic. BS.0061824

SEAN ZAHER, SIOR

Senior Vice President
702.369.4863
Sean.zaher@cbre.com
Lic. S.0175473

KELSEY HIGGINS

Senior Associate
702.369.4812
Kelsey.higgins@cbre.com
Lic. S.0192524



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE