

For Sublease



www.cbre.com/lasvegas

3211 Sunrise Avenue Las Vegas, NV 89101

Contact Us

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Associate

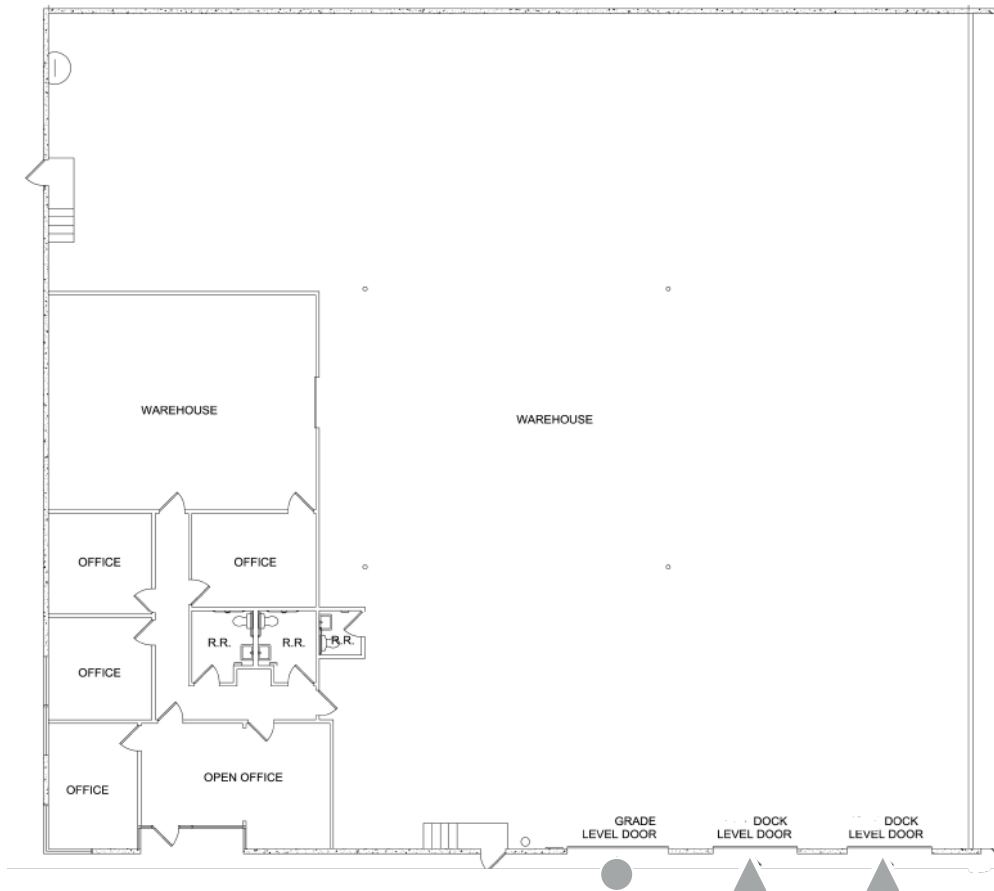
+1 702 369 4854

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±11,000 SF Unit Available



LOCATION HIGHLIGHTS

- + Located in the heart of the highly desired North Las Vegas submarket, minutes from Downtown Las Vegas
- + Convenient access to I-11 freeway and Las Vegas Blvd
- + Contact broker for tour information



PROPERTY HIGHLIGHTS

- + ±11,000 SF Unit Available
- + ±1,358 SF Office
- + ±9,642 SF Warehouse
- + 2 dock doors
- + 1 grade door
- + 25' Clear height
- + 0.83 / 1,000 SF parking
- + TBD power
- + Zoning: M (Clark County)

Available 11/1/2026

Sublease expires 12/31/2028

***Flexible availability timeline from mid October onward**

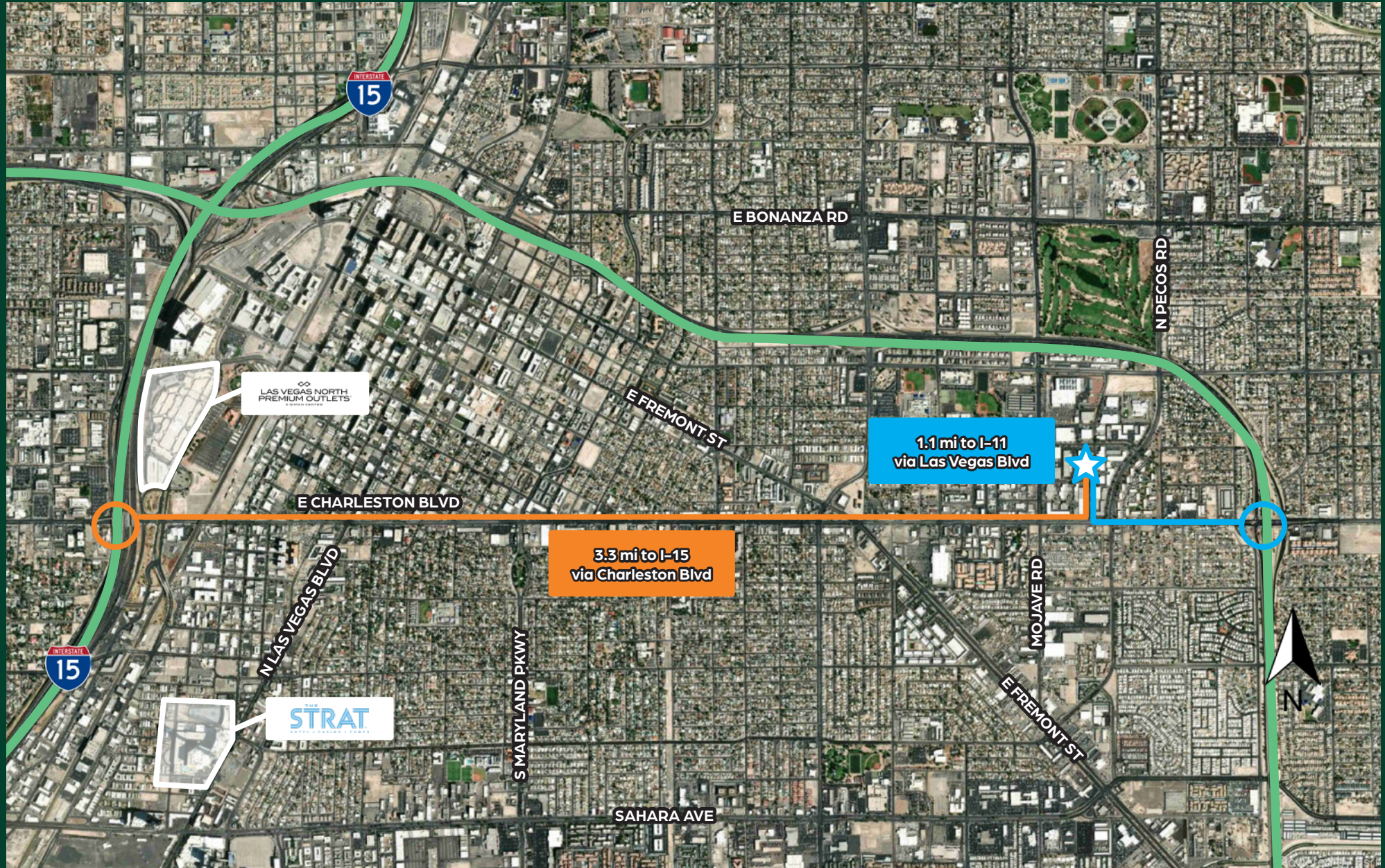
****Motivated master tenant**

Lease Rate: *Call for pricing

CAM Rate: TBD

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LAS VEGAS BUSINESS FACTS

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 Estate Tax

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 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- + Over 63,700 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 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- + All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



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CBRE

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