

FOR SALE
±36,105 SF



3430 W. SUNSET ROAD

LAS VEGAS, NV 89118

36,105 SF SINGLE-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY | 100% LEASED
HIGHLY DESIRABLE SOUTHWEST SUBMARKET LOCATION | RARE SECURED YARD



INVESTMENT HIGHLIGHTS

Executive Summary: This offering provides a rare opportunity to acquire a single tenant industrial property leased to Carpets N' More through December 31, 2031. Situated in the highly desirable Southwest submarket, the property offers prominent frontage on the highly trafficked Sunset Road, along with immediate proximity to I-15, I-215, the Las Vegas Strip, and Harry Reid International Airport.

Stabilized Income: Carpets N' More has occupied the property since 2021 and recently signed a 5-year renewal.

Reach out to us for additional lease terms and details.

Irreplaceable Infill Location: The property is located in the heart of the Southwest submarket between Valley View Blvd and I-15 along Sunset Road, and is a short 0.5 miles from Town Square, and less than 2 miles from the Las Vegas Strip.

Strong Submarket Fundamentals: The southwest, at 6.4% vacancy in Q1 2026, continues to outperform the overall market. With limited supply in the pipeline and little land available for industrial development, the submarket should continue to be the most stable in the Las Vegas market.

PROPERTY OVERVIEW

PROPERTY SPECIFICS

Tenant/Lease Expiration	Floors-N-More, LLC dba Carpets N' More (Exp. 12/2031)
Occupancy	100%
Industrial Market	Las Vegas
Industrial Submarket	Southwest
City	Las Vegas
County	Clark County
Parcel Number	162-32-403-004
Zoning	IP, Industrial Park

BUILDING SIZE

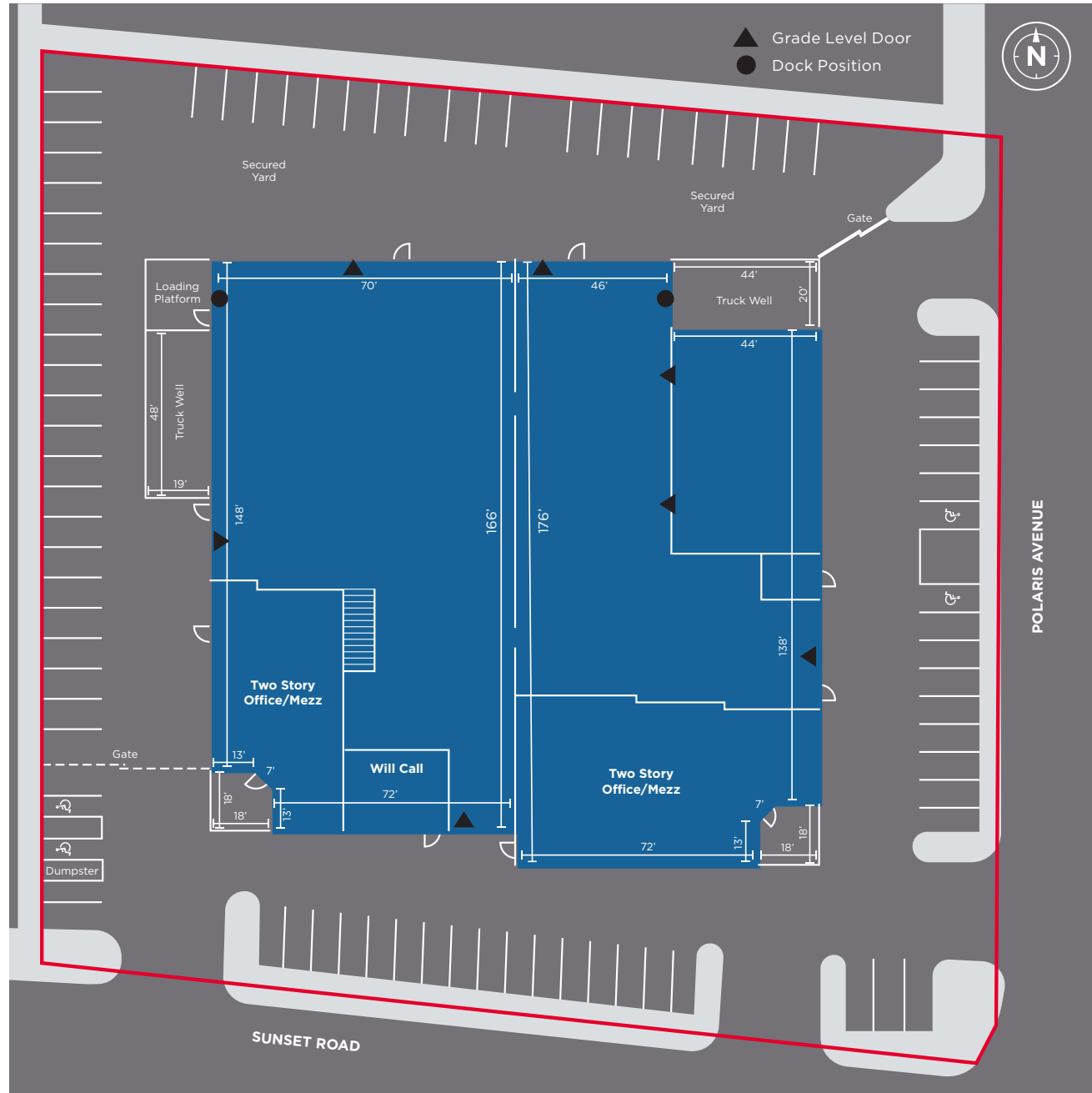
Total Rentable Area	36,105
Land Size (AC)	1.89
% 2-Story Office	26% (±9,232 SF)

BUILDING FEATURES

Year Built	1998
Clear Height	±23'
Car Parking	39, not including parking in yard
Dock-High Doors	2
Drive In Doors	6
Secured Yard	±0.53 Acres with Rolling Gates

CONSTRUCTION OVERVIEW

Construction Type	Concrete Tilt-Up
Roof Type	Metal
Fire Protection System	0.43 GPM / 2,000 SF
Power	1,600 Amps, 277/480V 3-Phase
HVAC System	Evaporative Cooling in Warehouse



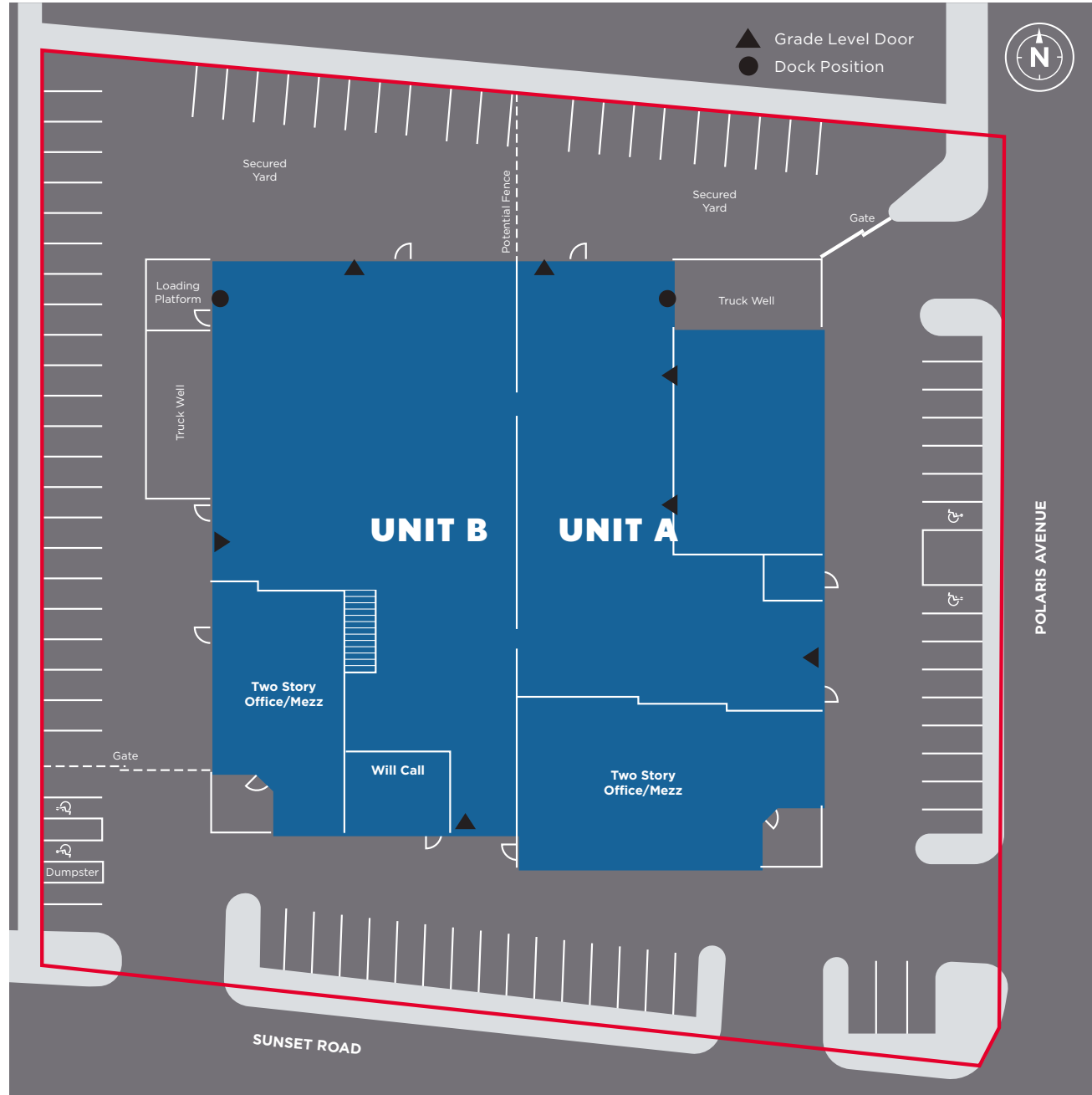
BUILDING DEMISABILITY

UNIT A

Total Size	±17,826 SF
2-Story Office Size	±4,032 SF
Mezzanine Storage Size	±822 SF
Dock Loading Position	1
Grade Door	2

UNIT B

Total Size	±18,279 SF
2-Story Office Size	±5,200 SF
Mezzanine Storage Size	N/A
Dock Loading Position	1
Grade Door	4





AMENITIES MAP



LAS VEGAS BUSINESS



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

LABOR OVERVIEW

- 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
- 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 average





CONTACTS

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