

BLVD

COMMERCE CENTER

3610 N. LAS VEGAS BLVD., LAS VEGAS, NV 89115

12.46 Acres
FOR SALE



[View Property Video](#)

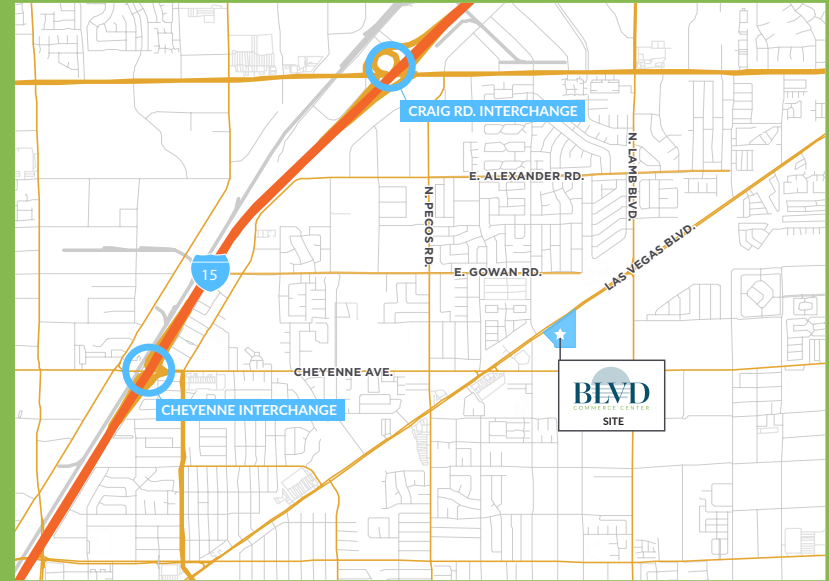
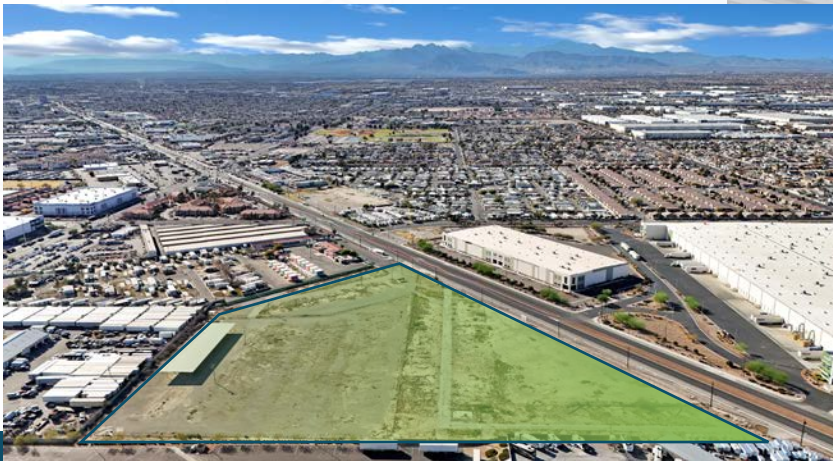
VIWEST
Group

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 12.46 acres, Boulevard Commerce 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



±211,564 SF Available



ESFR Fire Suppression System



M-D Zoning



4,000 Amps Service Expandable to 6,000



±36' Min. Clear Height



Divisible to ±66,200 SF



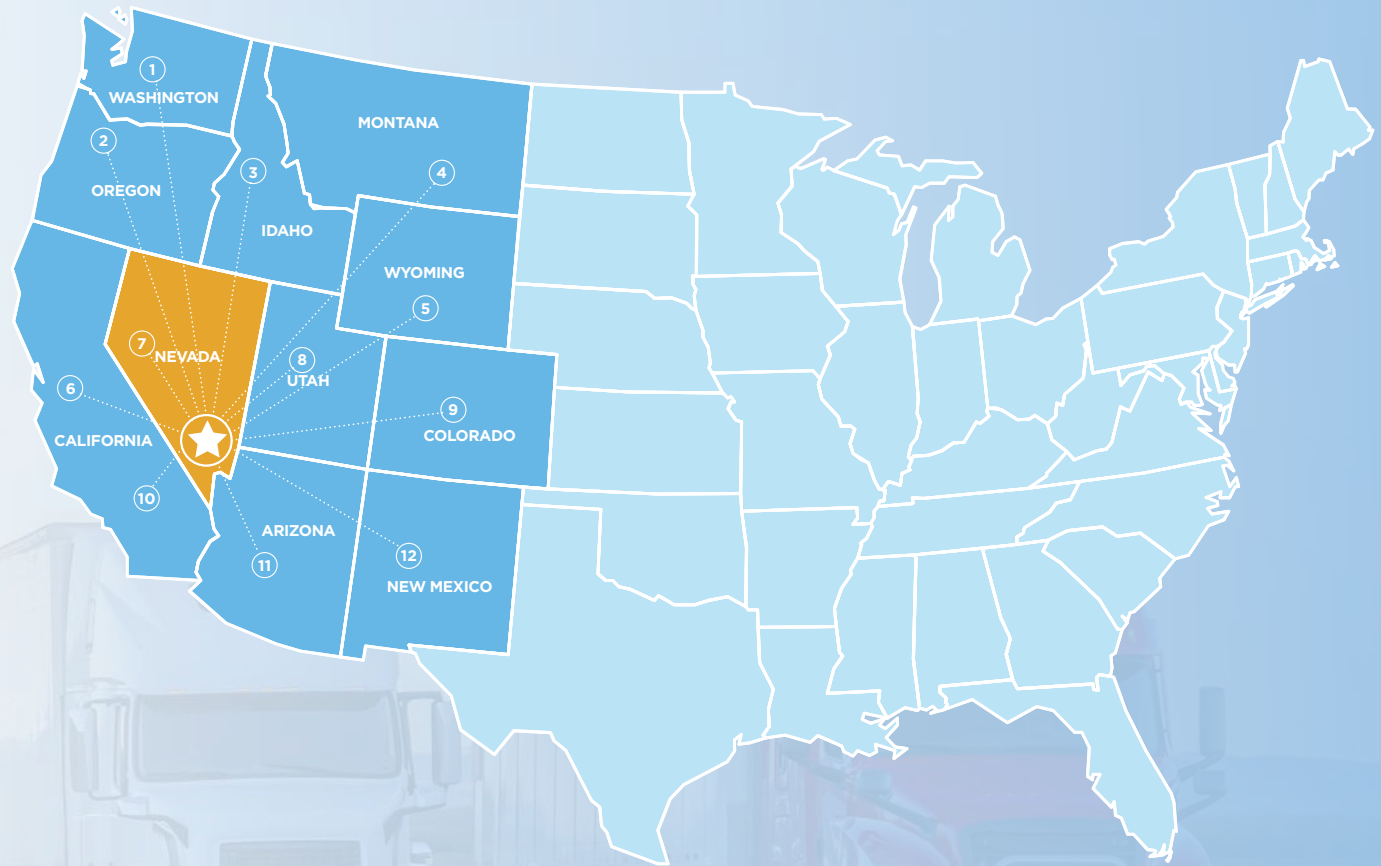
Potential ±2 Acres Trailer Storage/Yard Available

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:

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