

SunPoint West Building 5

138,246 SF INDUSTRIAL
DISTRIBUTION CENTER SUBLEASE OPPORTUNITY
SUNPOINT WEST DISTRIBUTION CENTER BUILDING 5

2125 W CHEYENNE AVE, NORTH LAS VEGAS, NEVADA



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 BARASHY GROUP



The Barashy Group presents SunPoint West Building 5, a 138,246 SF single-tenant, industrial distribution center sublease opportunity in North Las Vegas

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY OVERVIEW

SUBLEASE OVERVIEW

The Barashy Group is pleased to present an exclusive sublease offering for a prime industrial space located in North Las Vegas. The space, spanning an expansive 138,246 square feet, is currently occupied by a global 3PL company, a reputable tenant engaged in order fulfillment for ecommerce. The monthly rental rate for year one of this sublease opportunity is set at \$0.85 per square foot, triple net (NNN).

HIGHLIGHTS

- Exclusive sublease offering for a ±138,246 SF single-tenant industrial space in North Las Vegas.
- Tenant is vacating the space to consolidate operations in a larger facility.
- New construction with modern infrastructure, high ceilings, advanced HVAC systems, loading docks, and ample parking.
- Flexible space to accommodate various industrial needs.
- Prime location with excellent connectivity to major transportation networks – 2.5mi from I-15 (via Cheyenne Ave), and 3mi to US-95 (via N MLK Blvd).
- Ideal for Third Party Logistics companies (3PL) and businesses seeking a sizable industrial space in a strategically located commercial hub.



EXECUTIVE SUMMARY OVERVIEW

- **Office: ±2,000 SF including:**
 - One (1) Private Office
 - One (1) Conference Room
 - One (1) Receptionist/Secretary Area
 - One (1) Break Room with Kitchenette
 - One (1) Janitorial Storage Room
 - Two (2) Restrooms
- **Warehouse: ±136,000 SF including:**
 - Four (4) Grade Level Doors
 - Twenty-two (22) Dock High Doors with Ten (10) Poweramp 6'W x 8'L X 20"D 30,000 Lb. Mechanical Dock Levelers and Poweramp Comfort Tech Dock Seals.
 - Power distribution for forklift chargers
 - Two (2) Restrooms
 - Windows line a portion of the East side of building
- **Net Rentable Area: ±138,246 SF**
- **Monthly Rate: \$0.85/SF/Mo (NNN)**
- **Annual Rate: \$10.20/SF (NNN)**
- **Renewal Option: One (1) Five (5) Year Period**
 - Option Period Escalations: 4% Annual
- **Master Lease Expiration: March 31, 2028**
- **Year Built: 2022**

PROPERTY DESCRIPTION



SPECIFICATIONS



Zoning	Industrial (M-2)
Jurisdiction	City of North Las Vegas
Water	City of North Las Vegas
Electric	NV Energy
Gas	Southwest Gas Corporation
Sanitary Sewer	Clark County Water Reclamation District
Foundation & Flooring	Concrete (floor is 1 year old)
Windows	Standard windows; glass in aluminum frames
Roof Type/Cover	Flat
HVAC	Central heating/cooling (office); Evaporative coolers (warehouse)
Exterior Walls	Concrete (Tilt-up)
Lighting	LED High Bay Light Fixtures
Parking	1.74/2,000 or 119 surface parking spots
Stories	One (1)
Sprinkler System	ESFR
Grade Level Doors	4
Dock High Doors	22
Dock Levelers	10 (with outdoor seals)
Forklift Power Distribution	Yes
Ceiling Insulation	Yes
Warehouse Skylights	Yes
Power	Two (2) electric panels: 400A, 3 phase, 120/208V, 42 circuits One (1) Electrical panel: 400A, 3 phase, 277/480V, 42 circuits
Column Spacing	53' x 49'
Clearance Height	32'-33'
Fans	Four (4) HVLS Hunter Brand

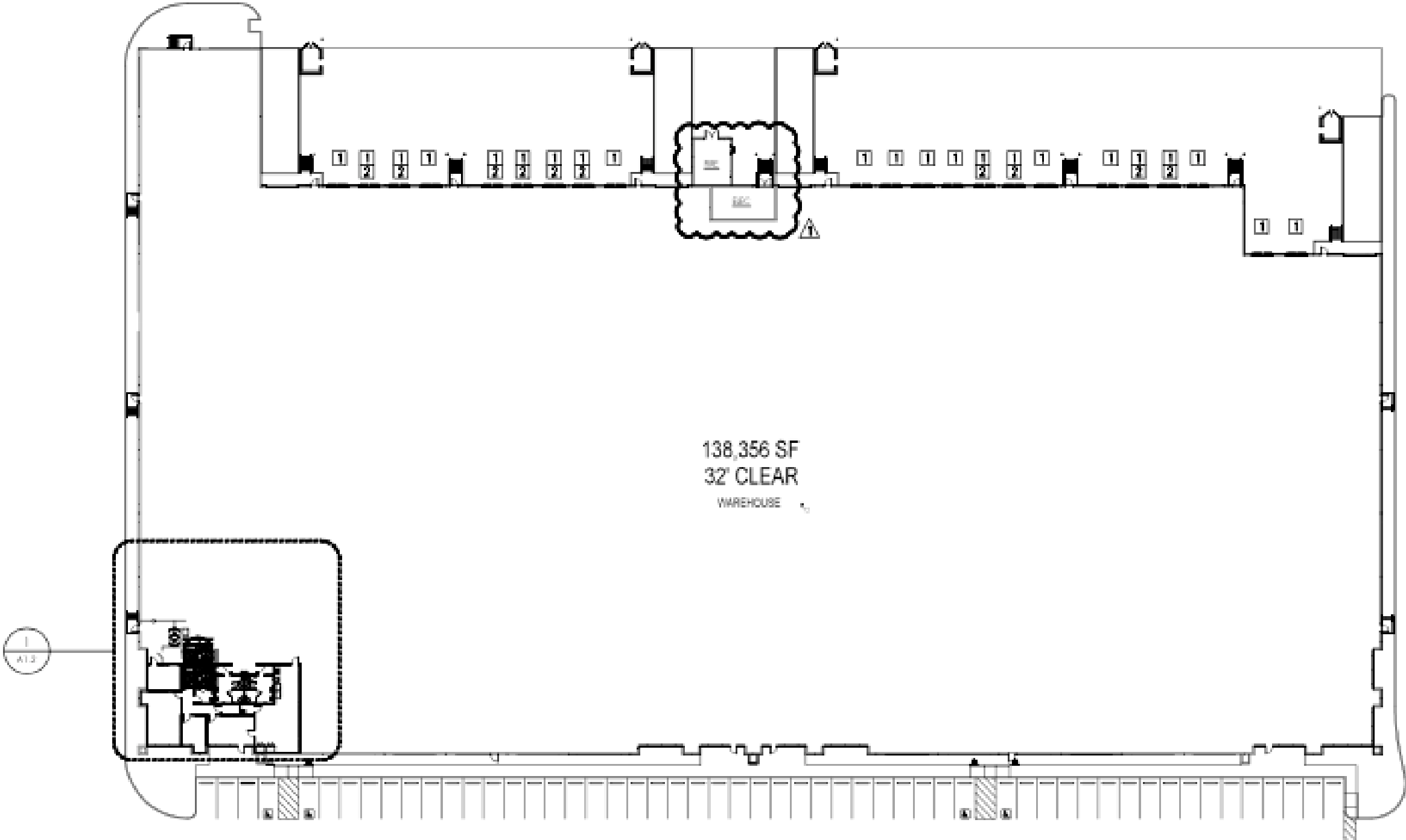
ADDRESS:

2125 W Cheyenne Ave
North Las Vegas, NV 89032

PARCEL:

139-33-811-003

FLOOR PLAN

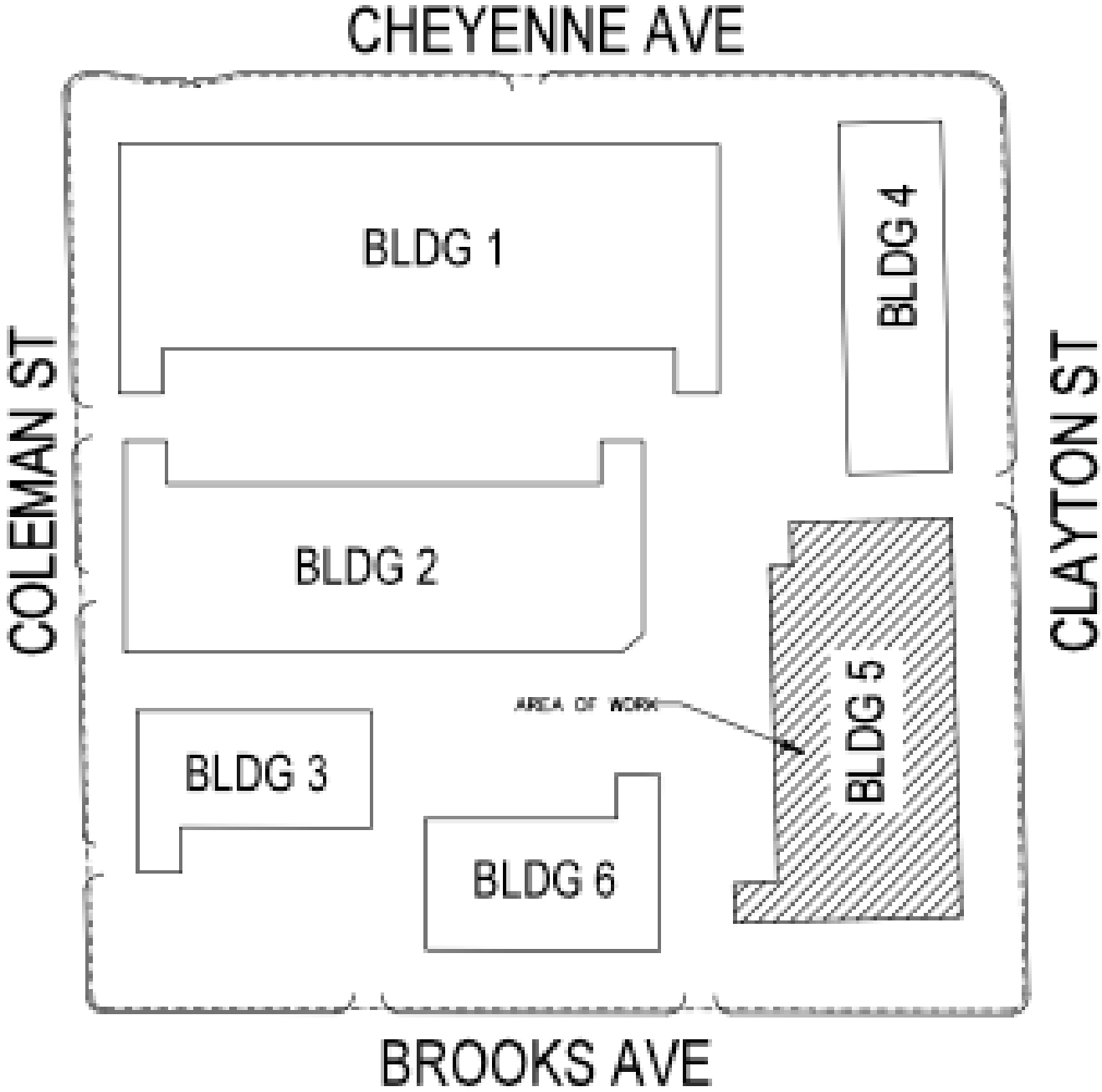








SITE PLAN



DEMOGRAPHICS



Populations and People

Total Population
2,265,461

P1 | 2020 Decennial Census



Employment

Employment Rate
56.0%

DP03 | 2021 American Community Survey 1-Year Estimates



Business and Economy

Total Employer Establishments
49,138

CB2000CBP | 2020 Economic Surveys Business Patterns



Income and Poverty

Median Household Income
\$63,677

S1901 | 2021 American Community Survey 1-Year Estimates



Housing

Total Housing Units
917,656

H1 | 2020 Decennial Census



Families and Living Arrangements

Total Households
854,289

DP02 | 2021 American Community Survey 1-Year Estimates



Education

Bachelor's Degree or Higher
27.3%

S1501 | 2021 American Community Survey 1-Year Estimates



Health

Without Health Care Coverage
12.7%

S2701 | 2021 American Community Survey 1-Year Estimates



Race and Ethnicity

Hispanic or Latino (of any race)
701,416

P2 | 2020 Decennial Census

Income and Earnings

\$63,677 ± \$1,264

Median Household Income in Clark County, Nevada

\$66,274 ± \$1,011

Median Household Income in Nevada

S1901 | 2021 American Community Survey 1-Year Estimates

Median Income by Types of Families

in Clark County, Nevada

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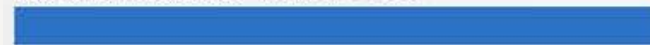
Families - **\$75,399** ± \$901



Married-couple families - **\$90,499** ± \$952



Nonfamily households - **\$41,843** ± \$636



\$0 \$10K \$20K \$30K \$40K \$50K \$60K \$70K \$80K \$90K \$100K

Show Table Display Margin of Error

S1901 | 2021 ACS 5-Year Estimates Subject Tables

Poverty

15.1% ± 0.8%

Poverty, All people in Clark County, Nevada

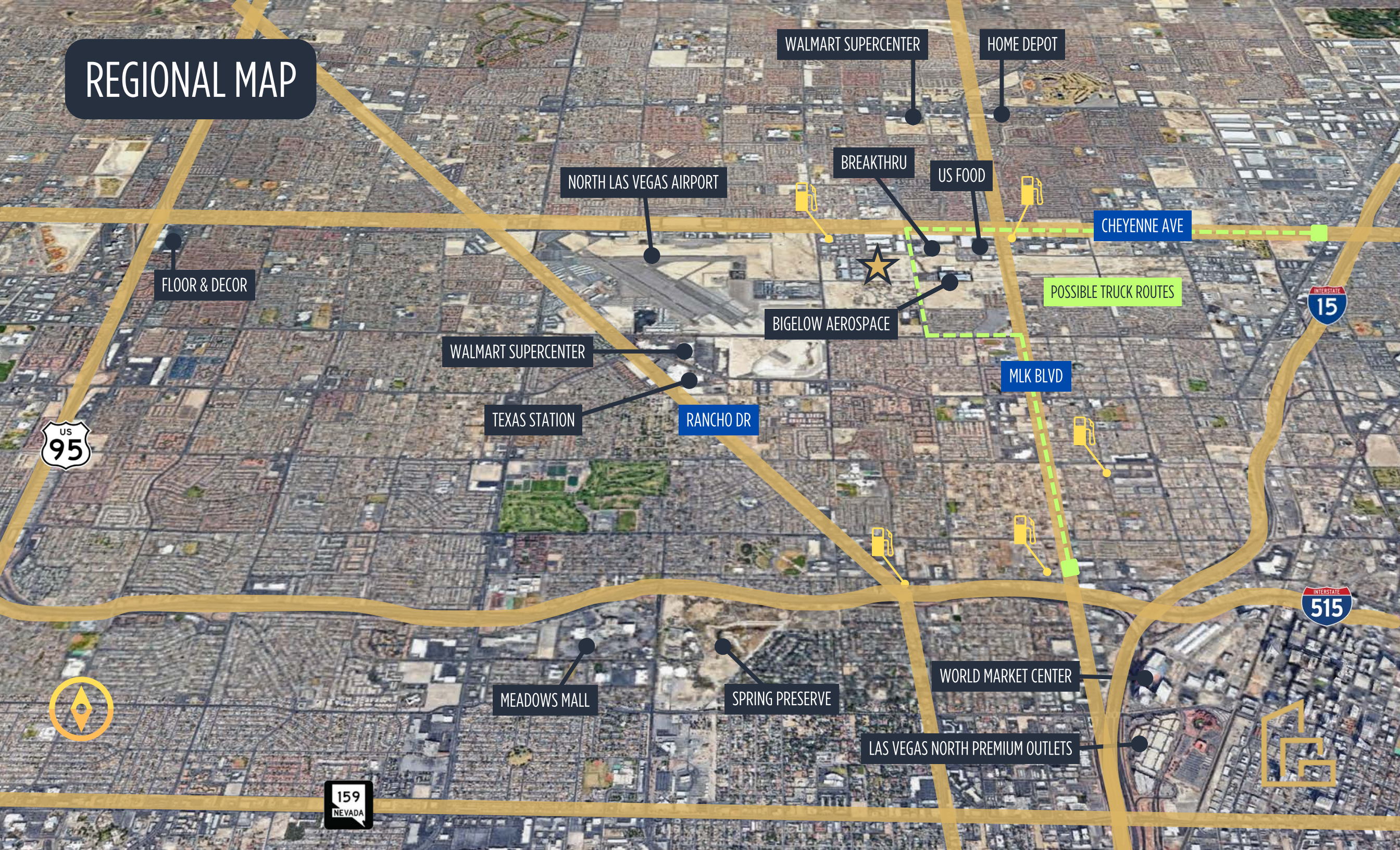
14.1% ± 0.6%

Poverty, All people in Nevada

S1701 | 2021 American Community Survey 1-Year Estimates



REGIONAL MAP



WALMART SUPERCENTER

HOME DEPOT

FLOOR & DECOR

NORTH LAS VEGAS AIRPORT

BREAKTHRU

US FOOD

CHEYENNE AVE

POSSIBLE TRUCK ROUTES

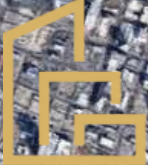
BIGELOW AEROSPACE

WALMART SUPERCENTER

MLK BLVD

TEXAS STATION

RANCHO DR



MEADOWS MALL

SPRING PRESERVE

WORLD MARKET CENTER

LAS VEGAS NORTH PREMIUM OUTLETS



INDUSTRY, OCCUPATION, & OPERATION COST DATA COMPARISONS

LVGEA provides custom research to help new and expanding businesses with understanding Southern Nevada's operational landscape. Reporting examples include regional industry and occupation comparisons, as well as skills transferability intelligence.



WORKFORCE DEVELOPMENT

LVGEA offers one-stop access to the EmployNV Business Hub network, employer-focused centers concentrating on the employment and training needs for Southern Nevada industry. Each hub is staffed with workforce development personnel trained to offer employers access to talent recruitment, financial incentives, and training resources for startups and existing businesses.



PUBLIC/PRIVATE SECTOR CONNECTIVITY

While Southern Nevada is known for having a melting pot community, boasting a population in excess of 2 million residents, the community remains tightly knit and accessible through a few degrees of separation. As the regional development authority for Southern Nevada since 1956, our team and membership provide new and expanding businesses with one to two degrees of separation within Nevada's public and private sectors.



FOREIGN TRADE ZONE

LVGEA offers businesses the privilege of establishing, operating, and maintaining a foreign trade zone. This program authorizes businesses duty and tariff deferrals until imported goods exit the zone and are distributed domestically for consumption. Reexported goods receive additional benefits in the form of duty and tariff exemptions..



TAX ABATEMENTS

LVGEA offers advocacy and expertise with preparing applications for state-based incentives to assist regional, national, and global marketplace companies relocating into or expanding within Southern Nevada. State incentives include abatements toward reducing a business's sales and use tax, modified business tax, and personal property tax for a predetermined period of time.

MARKET OVERVIEW

LAS VEGAS

Las Vegas is considered one of the premier entertainment cities of the world thanks to its abundance of resorts, restaurants, shopping and entertainment options. Casino closures and convention cancellations during the health crisis significantly reduced visitor volume and the number of jobs in the metro during 2020. However, Las Vegas is positioned to quickly record historical levels of tourism and job creation once the pandemic lifts.

The Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation with a population of nearly 2.3 million. The metro has become a fully diversified economy, with logistics groups, tech firms and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets.

METRO HIGHLIGHTS



WELL-PAYING JOBS

Office-using positions, most of them within the professional and business services sector, accounted for more than 20 percent of the metro's job count at the onset of 2021.



STRONG POPULATION GAINS

The metro continues to draw new residents amid the economic disruption caused by the pandemic. Over the next five years, Las Vegas' populace is forecast to increase by nearly 6 percent.



VAST TOURISM INDUSTRY

Visitor volume fell below 20 million in 2020; however, the prior two years recorded annual totals that each exceeded the 40 million mark.





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