

AVAILABLE FOR LEASE

OFFICE / WAREHOUSE

NELLIS INDUSTRIAL PARK #5

4501 Mitchell Street, North Las Vegas, NV 89081



±105,615 SF AVAILABLE

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Nellis Industrial Park is a ±430,000 square foot master planned industrial park located less than 1/4 mile from the Craig Road and I-15 interchange in North Las Vegas. The building totals ±195,100 SF and offers I-15 and Mitchell Street frontage.

PROPERTY HIGHLIGHTS

- ±105,615 SF Available
- I-15 Freeway Frontage
- Dock High Doors and Rail Loading Doors
- Potential U.P.R.R. Rail Service
- ±24' Clear Height
- ±43'3" x ±50' Typical Column Spacing
- Fire Sprinklers
- Front Loaded Building
- ±96' Truck Court Depth
- Zoned M-2 (City of North Las Vegas)
- Increased water and sewer capacity



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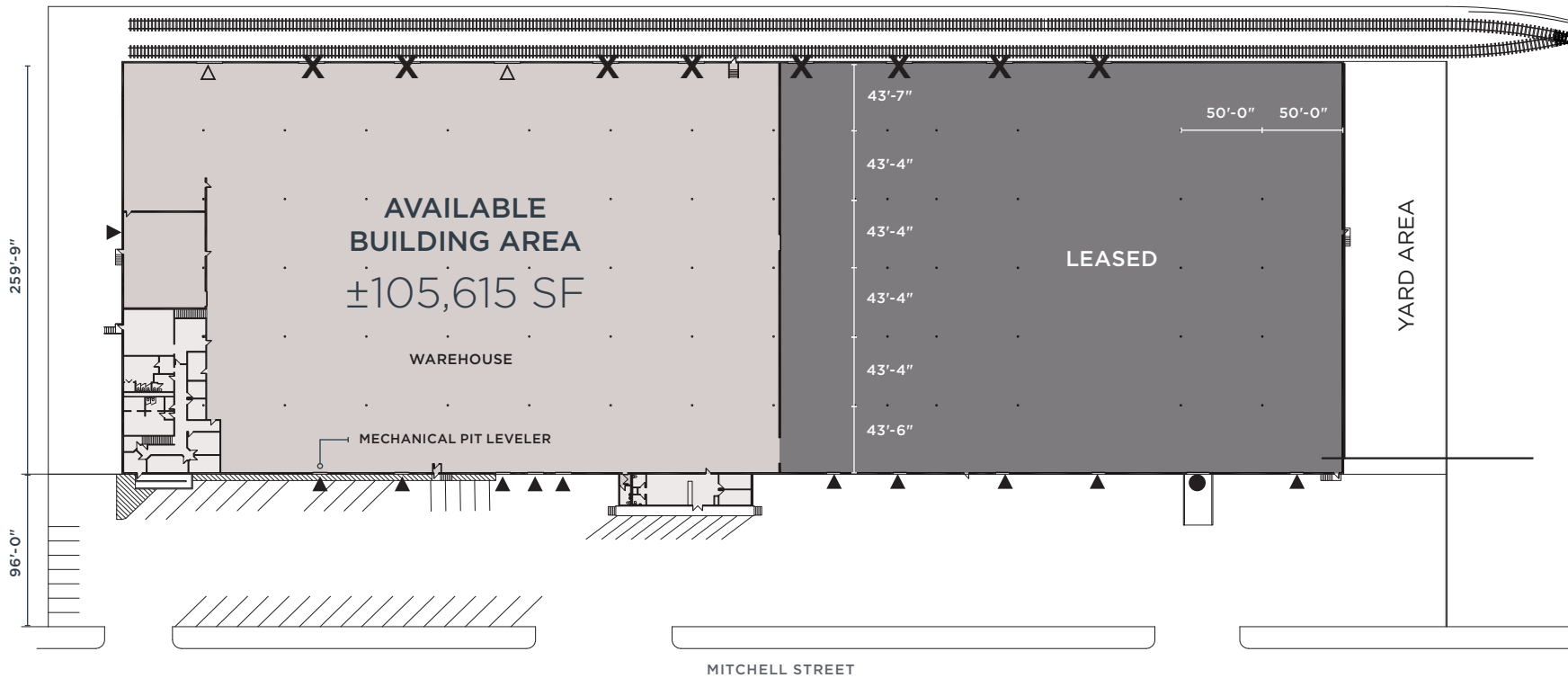
SITE PLAN

FOR ILLUSTRATION PURPOSES ONLY. NOT TO SCALE.



△ = KNOCK OUT PANEL ▲ = DOCK LEVEL LOADING DOORS ● = GRADE LEVEL LOADING DOORS X = RAIL DOORS

Potential for UPRR Rail Service



Building	Total SF	Office SF	Warehouse SF	Dock High Loading	Rail Loading	NNN Fees	Available
4501A	±105,615 SF	±11,135 SF	±94,480 SF	Six (6)	Four (4)	\$0.11 PSF	Now

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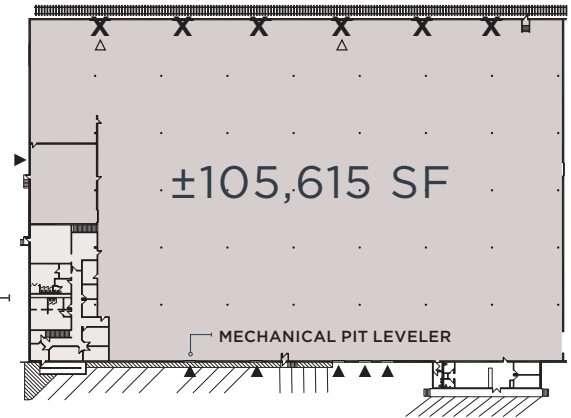


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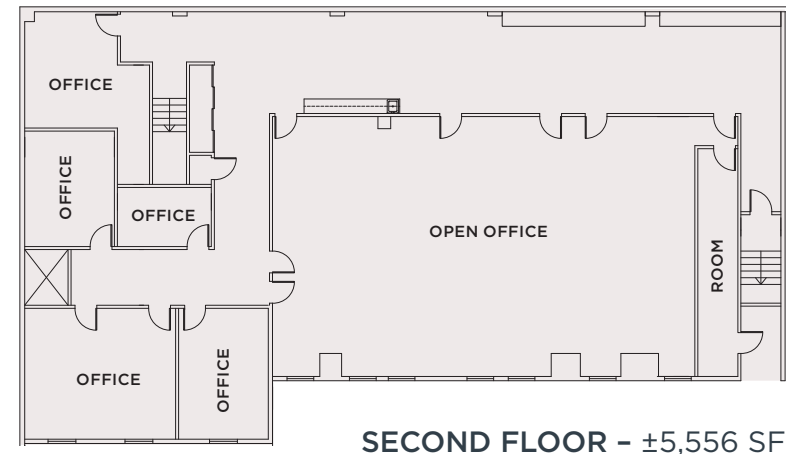
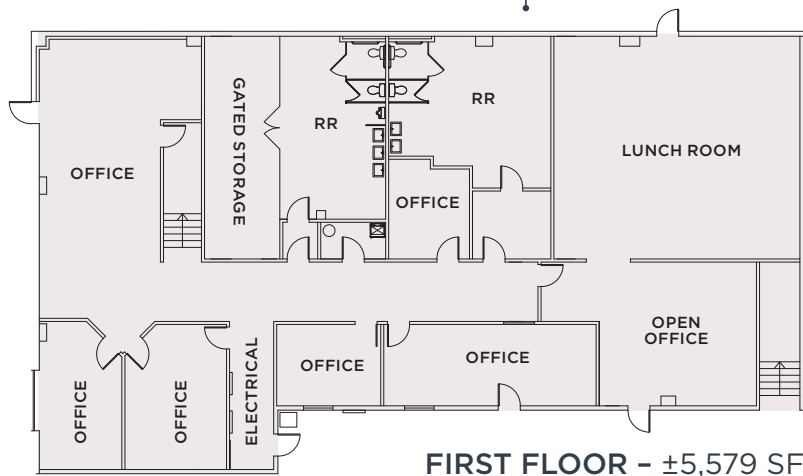
OFFICE SPACE - 4501A

= KNOCK OUT PANEL = DOCK LEVEL LOADING DOORS = GRADE LEVEL LOADING DOORS = RAIL DOORS

- ±105,615 SF Available
- Two Story Office
 - First Floor: ±5,579 SF
 - Second Floor: ±5,556 SF
- Central Office: ±1,645 SF
- ±24' Clear Height
- Six (6) Total Dock High Doors
 - Three (3) ±8' x ±8' Dock High Doors
 - One (1) ±12' x ±8' Dock High Door
 - One (1) ±12' x ±20' Dock High Door
- Four (4) Rail Doors
 - Two (2) Knock Out Panels
- Available: Now



NNN FEE: \$0.11 PSF



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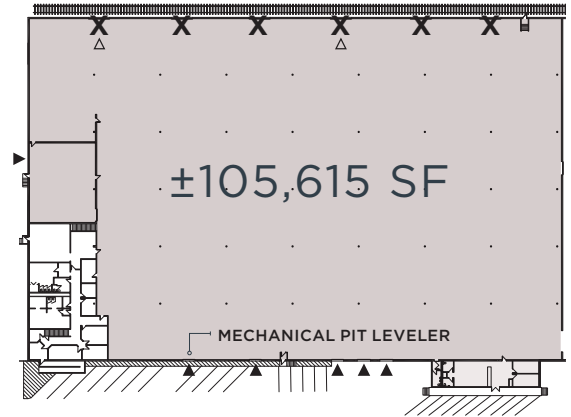
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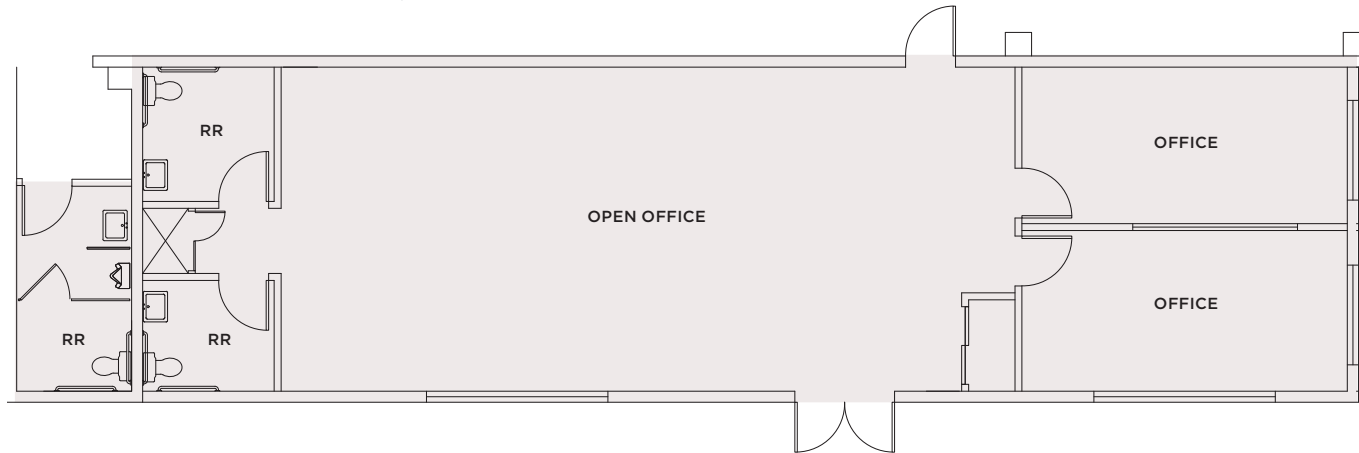
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CENTRAL OFFICE

 = KNOCK OUT PANEL  = DOCK LEVEL LOADING DOORS  = GRADE LEVEL LOADING DOORS  = RAIL DOORS



CENTRAL OFFICE - ±1,645 SF



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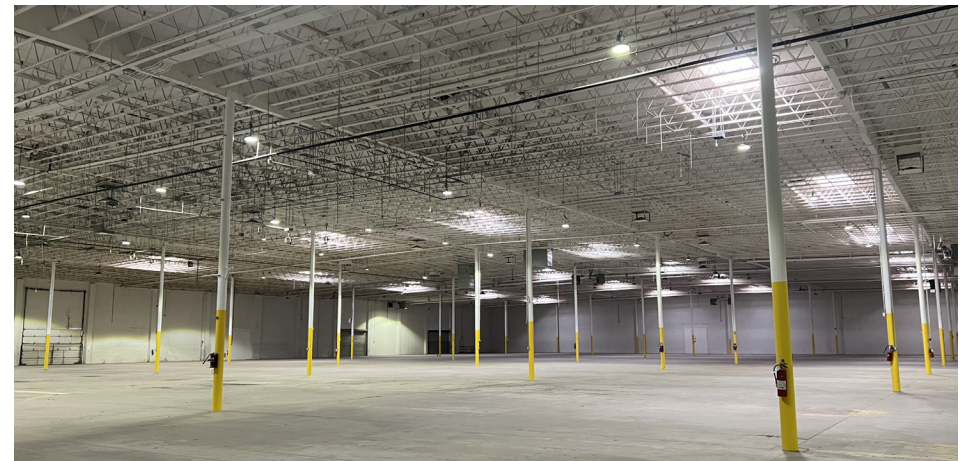
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INTERIOR PHOTOS



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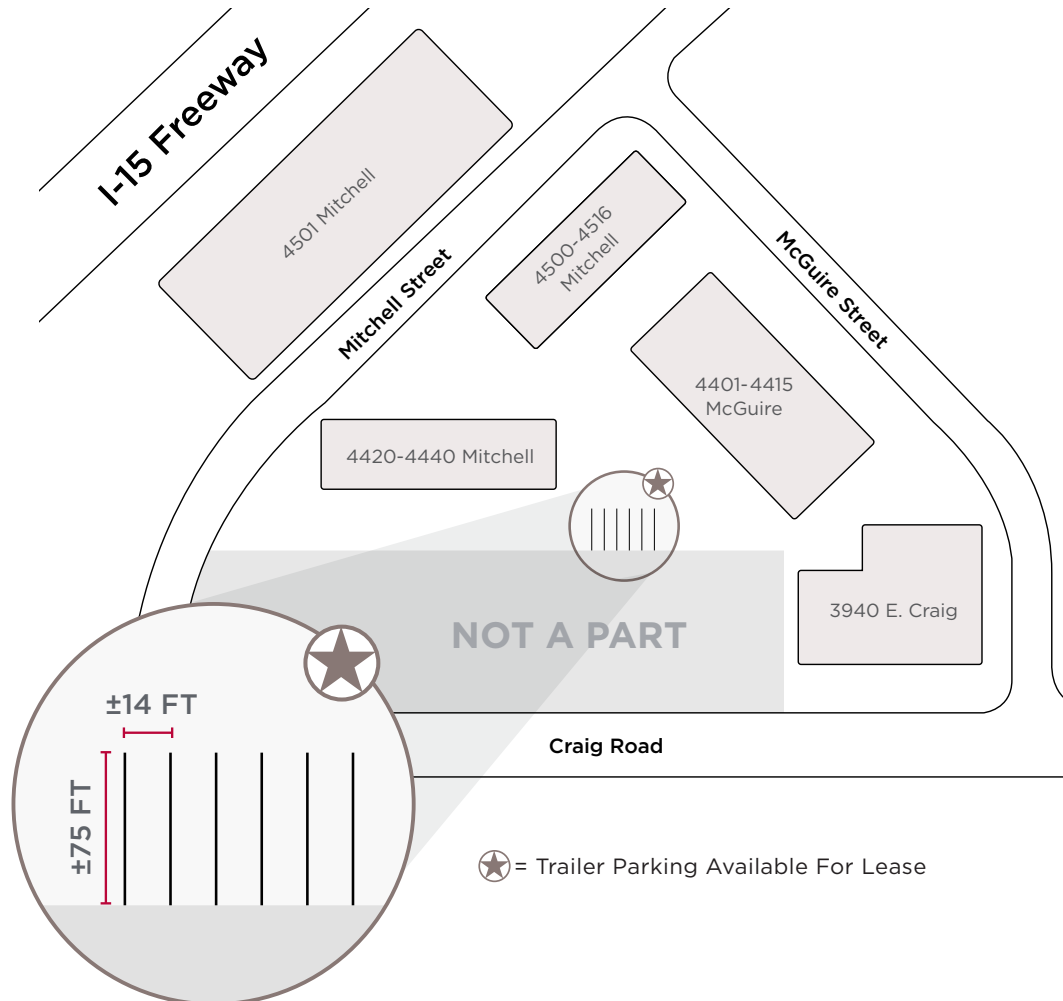
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TRAILER PARKING



ADDITIONAL TRAILER PARKING AVAILABLE FOR LEASE

- Up to Five (5) Trailer parking stalls available for lease within Nellis Industrial Park.
- Contact Broker for Pricing

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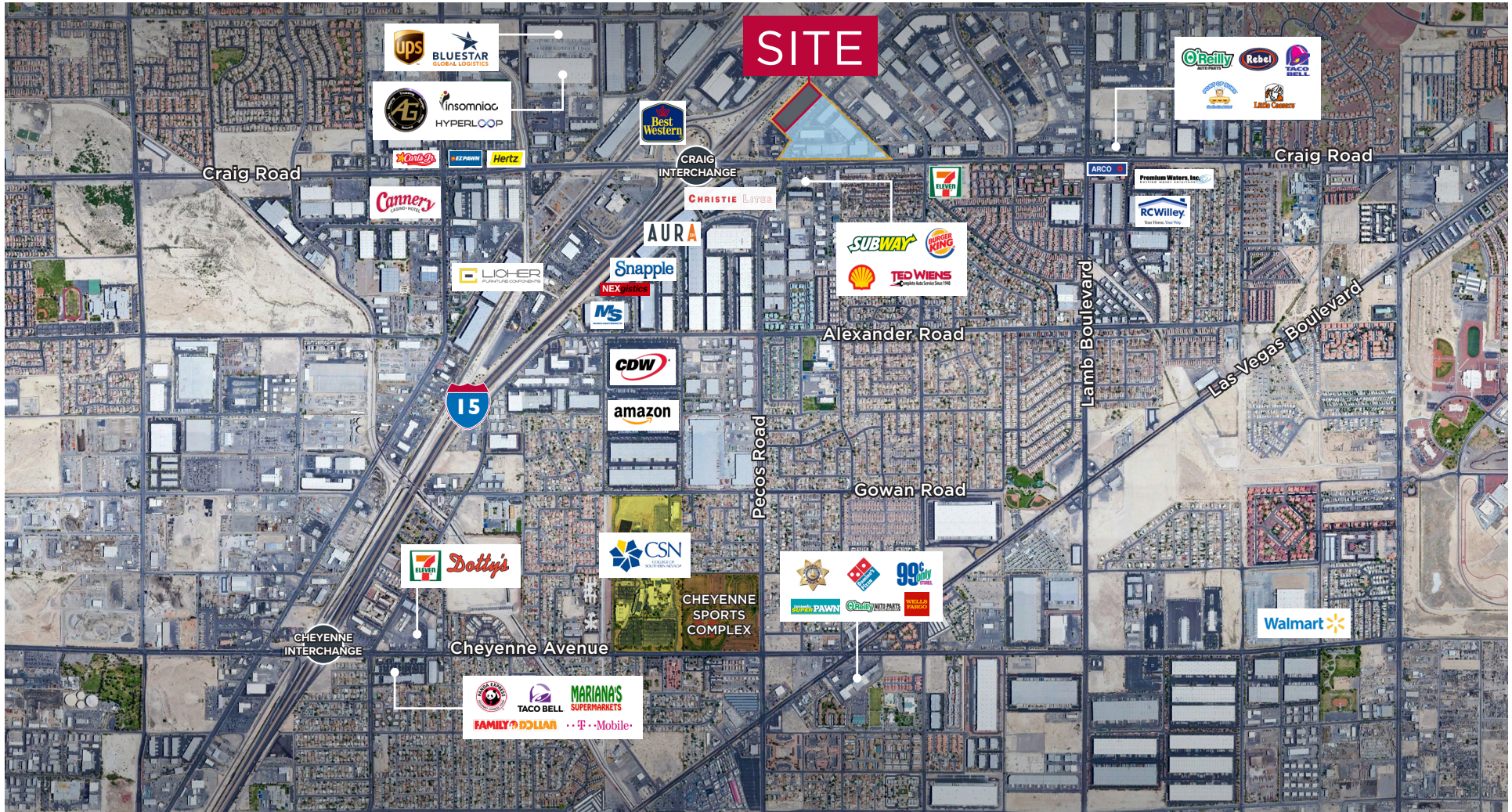
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AERIAL MAP



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ABOUT GID INDUSTRIAL

GID is a vertically-integrated real estate developer, investor and operator. GID has been active in the industrial sector since 1986, with a focus on targeting light industrial warehouses in U.S. markets with high population density and consumer purchasing power. GID's industrial portfolio comprises over 20 million square feet within the top industrial markets in the United States. Since their formation in 1960, their various businesses have stood on the same, simple principles of quality, service, and integrity. People are the root of GID's success, enabling the firm to deliver quality results to their investment partners.

- Over GID's 60-year history, they have developed, managed, or acquired over 86,000 residential units and 32.5 million square feet of commercial space. These properties consist of a wide spectrum of real estate categories including multifamily rental properties, industrial, for-sale condominiums, retail, office, hotel, and parking uses.
- Divisions within GID specialize in development, acquisitions, real estate funds, portfolio and asset management, and property management.
- Their current initiatives are focused primarily on multifamily, industrial, mixed-use, for-sale condominium, and retail projects.
- GID employs a dedicated team of industrial professionals with an average of 23 years of experience acquiring, developing, and managing industrial properties.
- Since 2006, the investment team has executed over \$5 billion in industrial acquisitions across 70 million square feet.

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