

FOR SALE OR LEASE  
±155,790 SF SHOWROOM/WAREHOUSE FACILITY

# CENTRA CRAIG CORPORATE CENTER

4325 CORPORATE CENTER DRIVE, NORTH LAS VEGAS, NV 89030



LAS VEGAS STRIP

PECOS ROAD

CORPORATE CENTER DRIVE

CRAIG ROAD OFF RAMP





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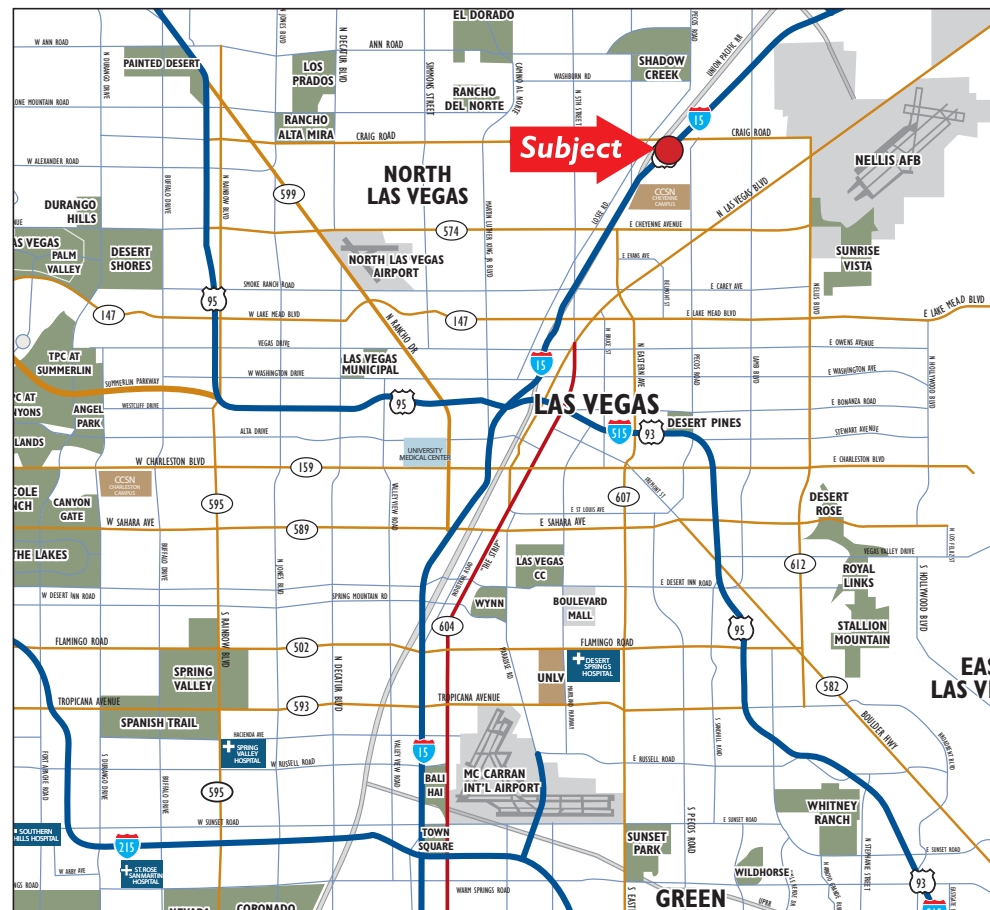
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## FEATURES

- ±155,790 Total SF
- Divisibility from: ±47,520 SF
- Situated on ±9.49 Acres of Land
- ±54' x ±55' Typical Column Spacing
- Twenty-Eight (28) ±9' x ±10' Dock High Loading Doors
- Four (4) ±14' x ±16' Grade Level Loading Doors
- ±28' minimum ceiling clearance at first column
- ±3,000 Amps, 277/480 V, 3-Phase Power To The Building
- ESFR Fire Suppression System
- R-30 Roof Insulation
- Auto Parking Spaces: ±194
- Trailer Parking Spaces: ±18
- Zoned M-2 (City of North Las Vegas)
- Estimated delivery date Q2 2018



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A PROJECT BY: **centra**

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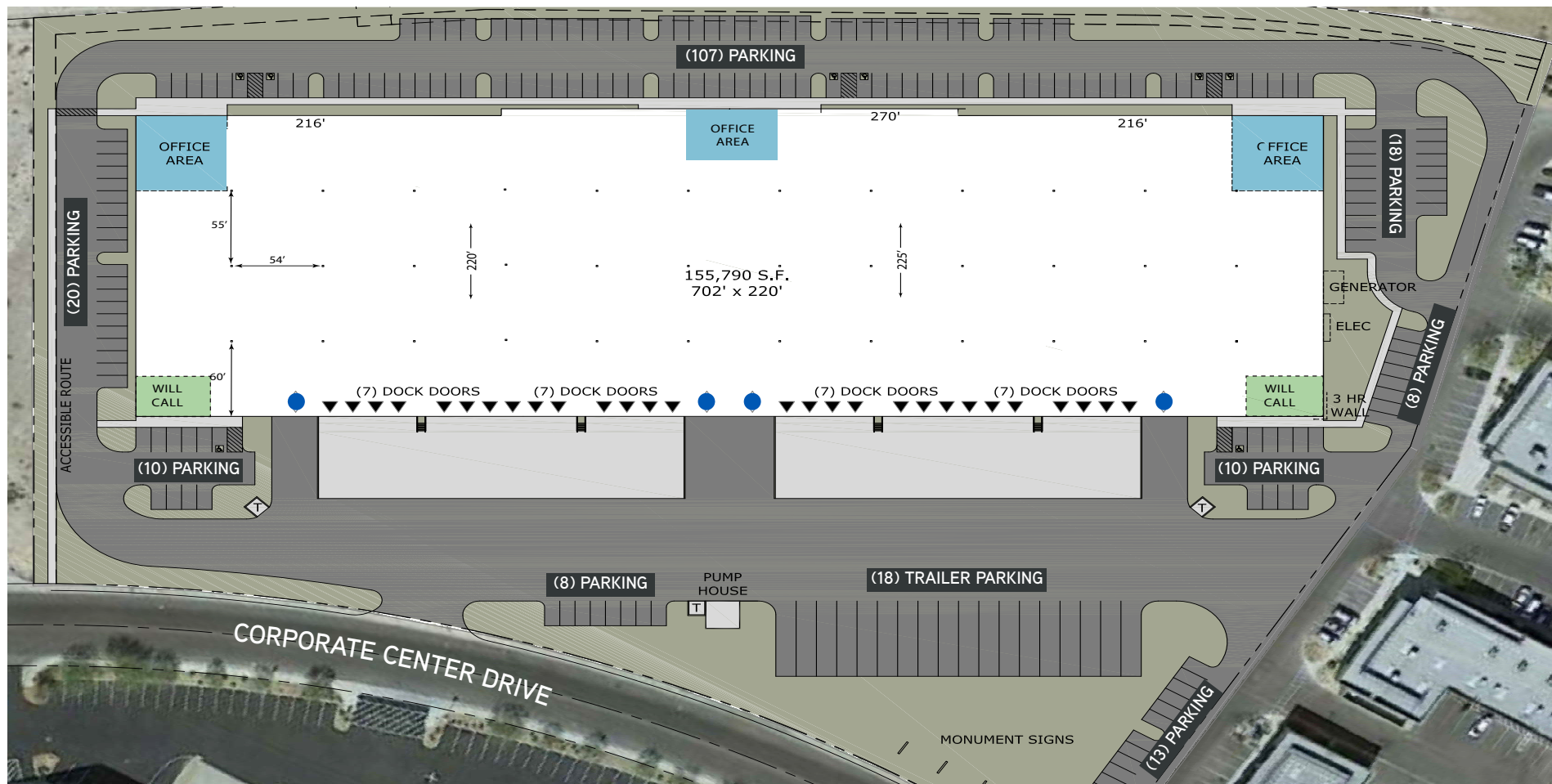
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## SITE PLAN

● = GRADE LOADING DOOR

▼ = DOCK LOADING DOOR



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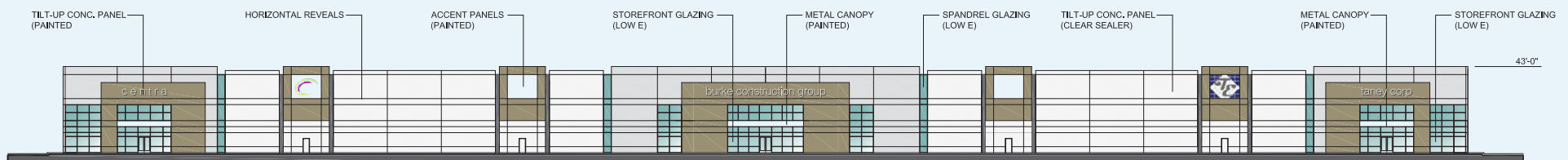
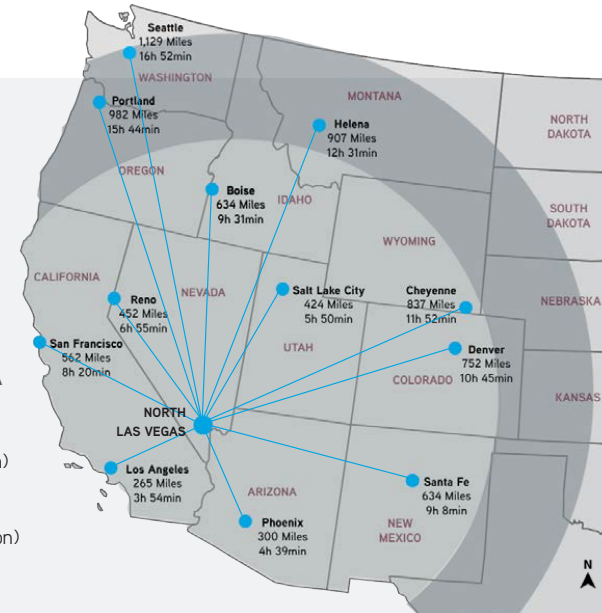
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## CENTRALLY LOCATED

TRANSIT ANALYSIS  
FROM NORTH  
LAS VEGAS, NEVADA

- ONE DAY TRUCK SERVICE  
61,049,148 People (19.4% of US Population)
- TWO DAY TRUCK SERVICE  
73,462,494 People (23.3% of US Population)



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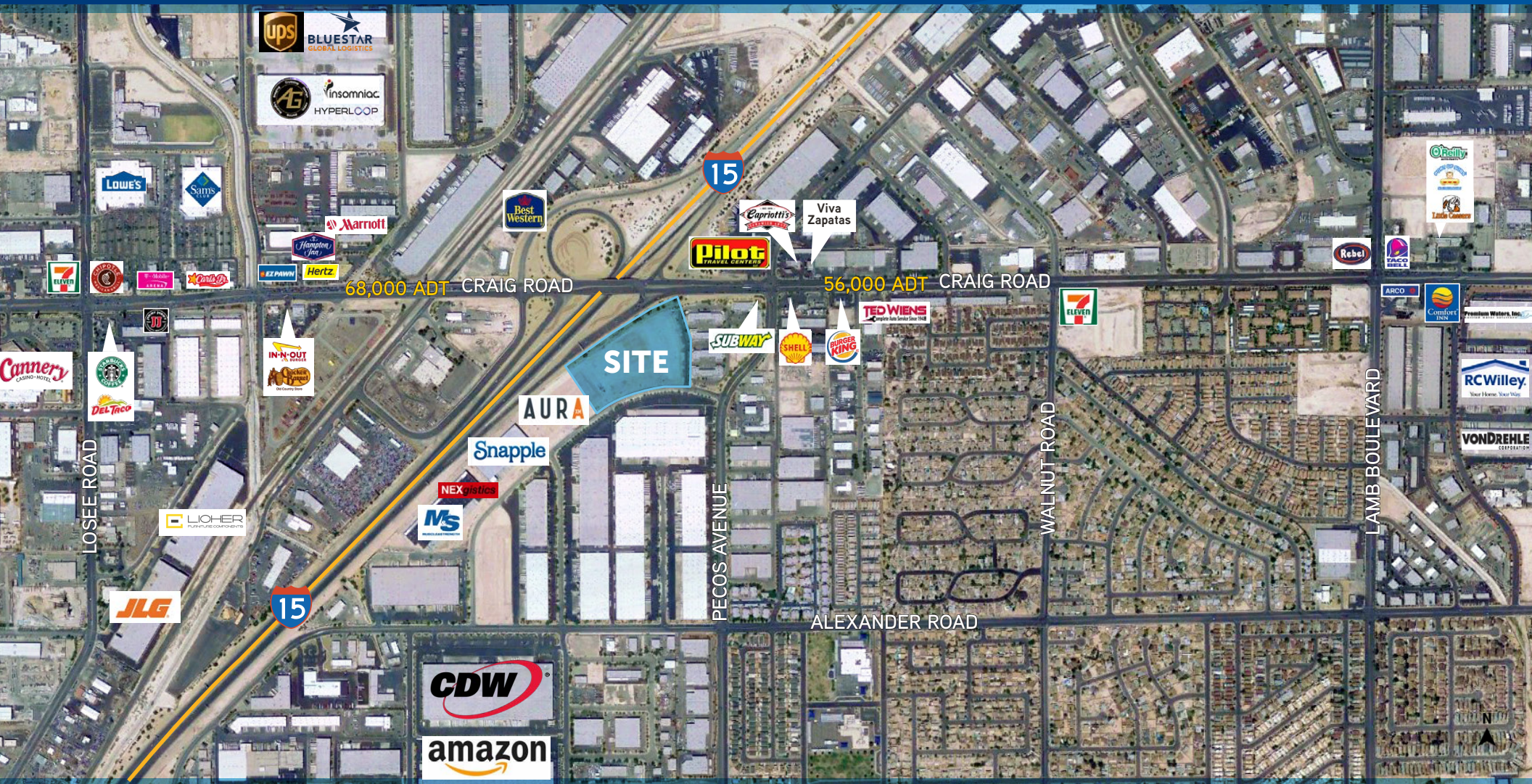
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## FOR SALE OR LEASE

### ±155,790 Square Feet - Showroom / Warehouse Facility Freestanding Building

Listing Agent(s):	Dan Doherty, SIOR Paul Sweetland, SIOR Chris Lane Jerry Doty	Property Name:	4325 Corporate Center Drive North Las Vegas, NV 89030
Phone:	702.735.3707	County:	Clark
Fax:	702 731 5709	Zoning:	M-2 City of North Las Vegas
Address:	3960 Howard Hughes Parkway Las Vegas, NV 89169	Lot Size:	±9.49 Acres
Last Updated:	February 6, 2018	Project Size:	±155,790 SF
		Year Built:	Estimated Q2 2018
		APN:	139-01-711-002

#### LEASABLE PREMISE DETAIL

Total Area:	±155,790 SF
Divisibility:	±47,520 SF
Sprinklers:	ESFR Fire Suppression Sys
Dock High	Twenty-eight (28) ±9' x ±10'
Grade Level:	Four (4) ±14' x ±16'
Clear Height:	±28' Clear Height
Power:	3000 Amps, 277/480 Volt

**NOW UNDER CONSTRUCTION.** Centra Craig Corporate Center is a Class A ±155,790 square foot industrial building with divisibility to ±47,520 square feet. The building offers dock and grade level loading, ESFR sprinklers, ±28' clear height and 54' x 55' typical column spacing. The building features signage visible from the I-15 freeway. Turnkey build out opportunities available.

Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Sale Price	Price PSF	Rate (NNN)	NNN Fee's
Option	±47,520 SF	Build to Suit	Seven (7)	One (1)	N/A	N/A	Call for Pricing	
Option	±77,895 SF	Build to Suit	Fourteen (14)	Two (2)	N/A	N/A	Call for Pricing	
Option	±108,270 SF	Build to Suit	Twenty-One (21)	Three (3)	N/A	N/A	Call for Pricing	
Option	±60,750 SF	Build to Suit	Fourteen (14)	Two (2)	N/A	N/A	Call for Pricing	
Entire Bldg	±155,790 SF	Build to Suit	Twenty-eight (28)	Four (4)	\$18,694,800	\$120.00	Call for Pricing	

#### AREA DESCRIPTION

The property is located less than 1/2 mile to I-15 via Craig Road and has 1-15 FRONTAGE which offers excellent visibility and access for tenants.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.