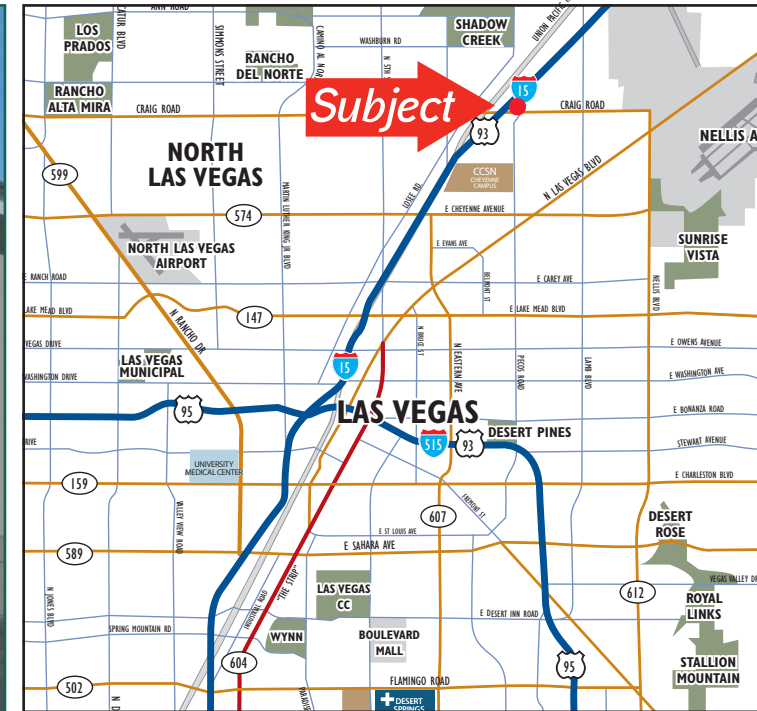


**FOR LEASE:**

# NELLIS INDUSTRIAL PARK #5

4501 Mitchell Street | N. Las Vegas, Nevada | 89081



- ±89,485 SF Available
- Office Build to Suit
- I-15 Freeway Frontage
- 5 Dock High Doors; 4 Rail Loading Doors; 1 Grade Level Door
- U.P.R.R. Rail Service
- ±24' Clear Height
- Fire Sprinkler System
- 43'3"x50' Typical Column Spacing
- Front Loaded Building
- 4,000 Amps, 277/480 Volt 3 Phase Power
- 96' Truck Court Depth
- Zoned M-2 (City of North Las Vegas)
- T-5 Lighting

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. 4501 Mitchell Street totals ±196,745 SF and offers I-15 & Mitchell Street Frontage.



3960 Howard Hughes Parkway, Ste 150  
Las Vegas, NV 89169  
[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)

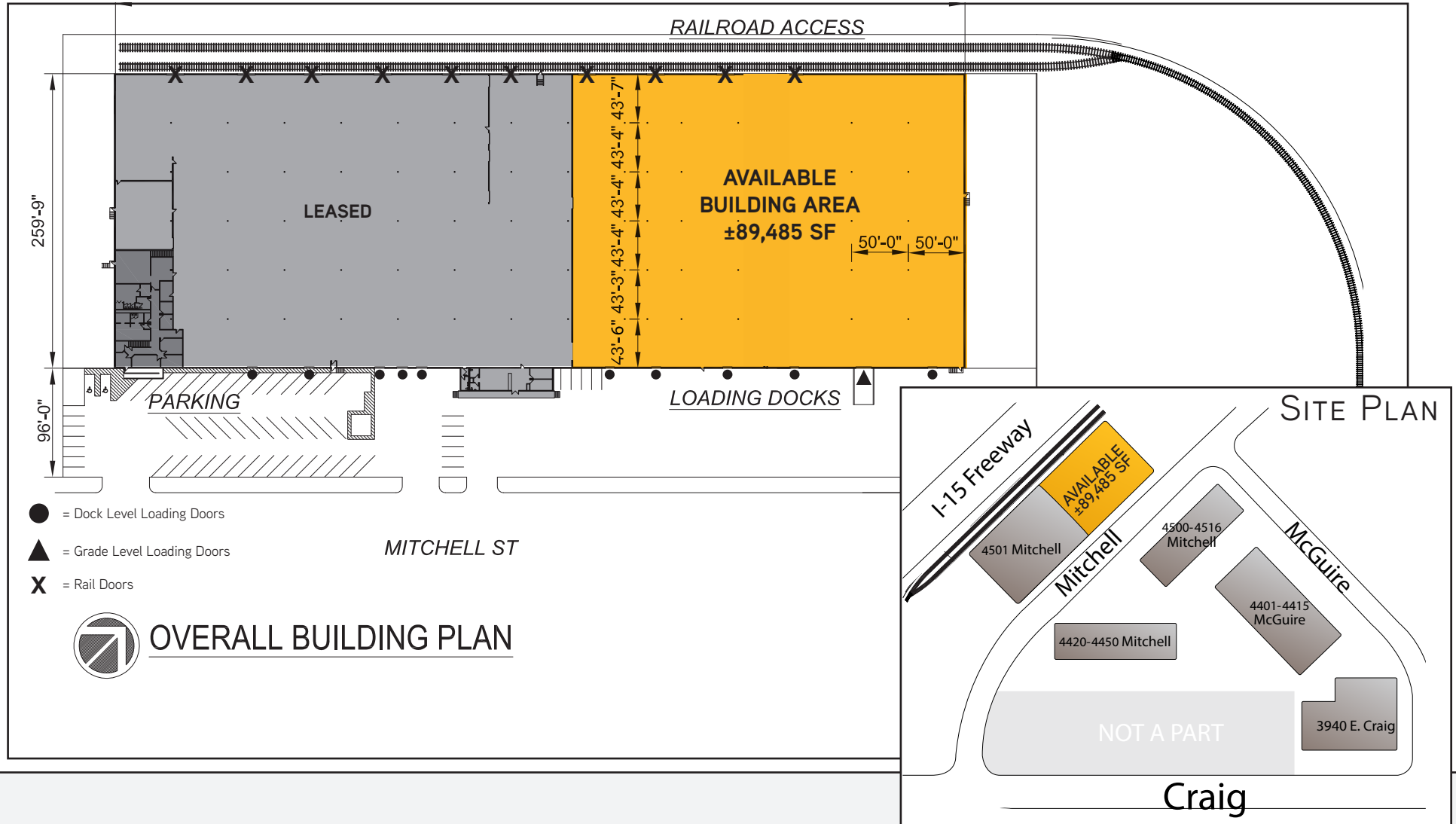
Dan Doherty, SIOR | Chris Lane | Jerry Doty  
**+1 702 735 5700**

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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