



INDUSTRIAL SPACE FOR LEASE
±45,980 SF

NELLIS INDUSTRIAL PARK #3

3940 East Craig Road

North Las Vegas, NV 89030



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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 shall be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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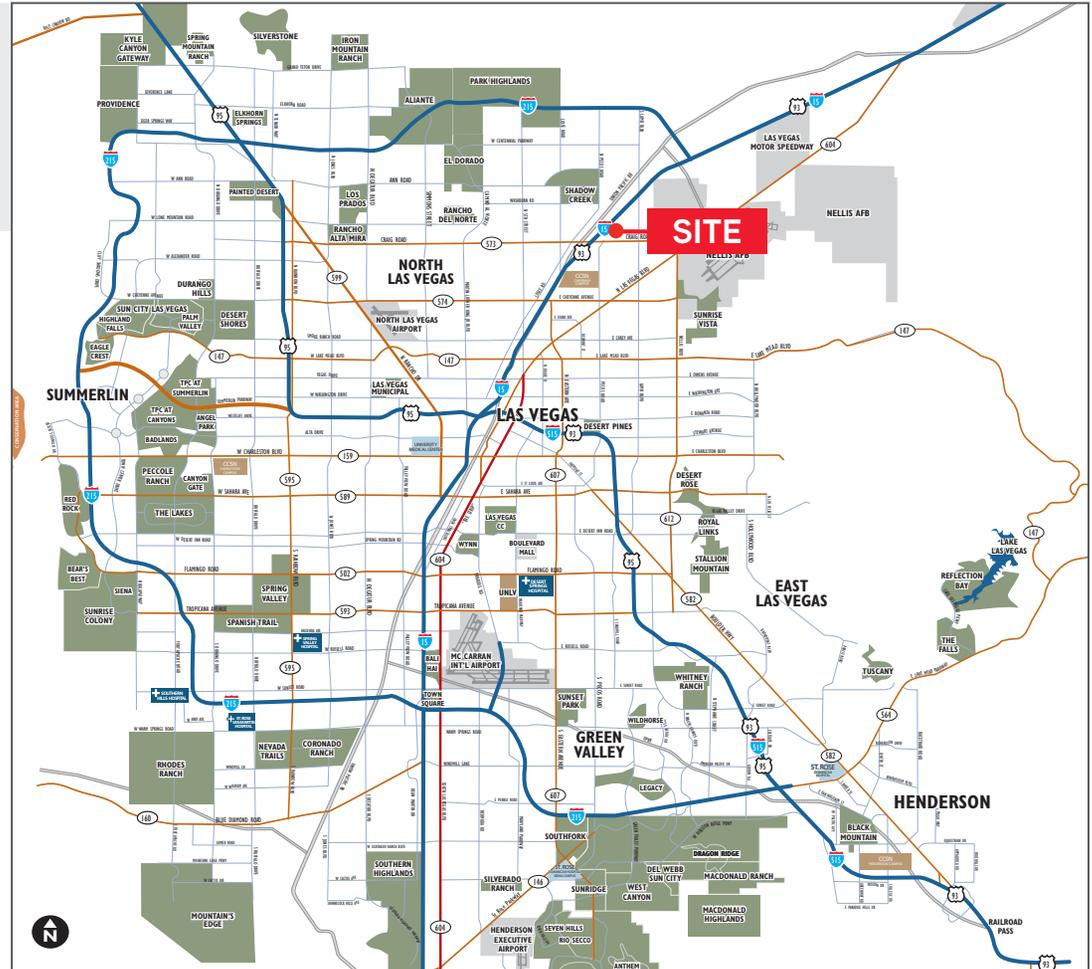
3940 EAST CRAIG ROAD | North Las Vegas, Nevada | 89030



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. 3940 East Craig Road totals ±62,130 SF and offers Craig Road frontage.

PROPERTY HIGHLIGHTS

- ±Suite 103 / 105: ±45,980 Total SF
- Divisible to ±22,990 SF
- ±4,460 SF Office
- Five (5) Dock High Loading Doors
- Two (2) Grade Level Loading Doors
- ±24' Clear Height
- Evaporative Coolers
- 277/480 Volt, 3-Phase Power
- Fire Sprinkler System
- High Bay Lighting and Skylights
- Zoning M-2 City of North Las Vegas
- Available June 1, 2017



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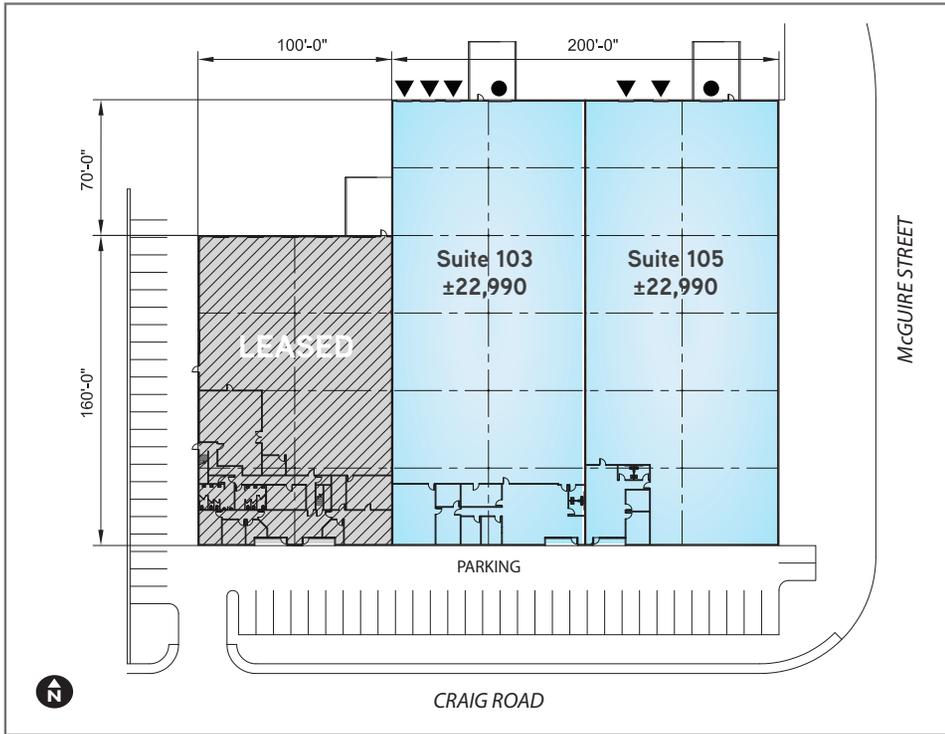
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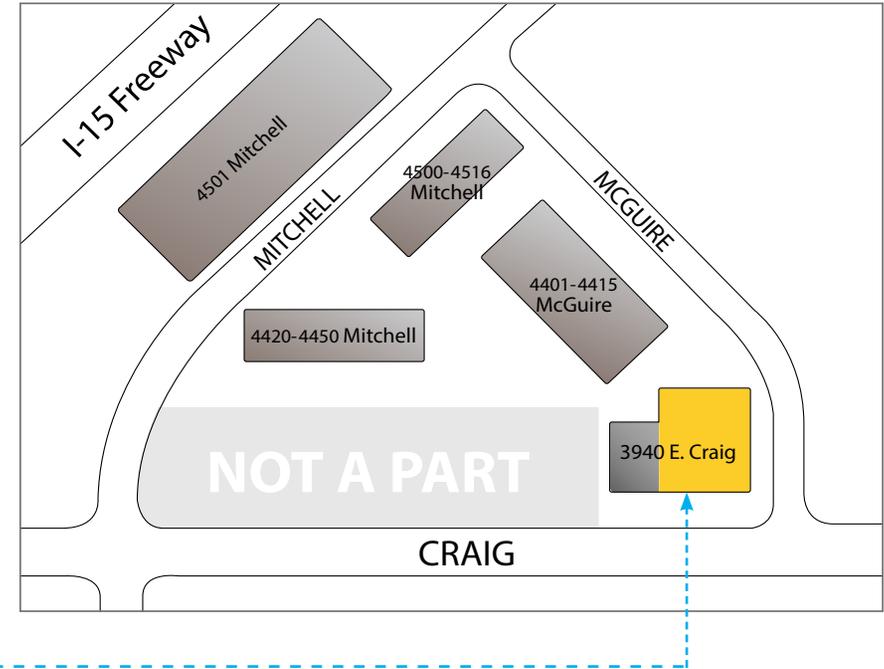
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Site Plan



Nellis Industrial Park



Units	Available SF	Existing Office SF	Loading Doors	Grade Doors	Availability	Rate NNN	Estimated NNN
Suite 103	±22,990	±3,100	Three (3)	One (1)	06/01/17	\$0.50 psf	\$0.12 psf
Suite 105	±22,990	±1,360	Two (2)	One (1)	06/01/17	\$0.50 psf	\$0.12 psf
Suites 103-105	±45,980	±4,460	Five (5)	Two (2)	06/01/17	\$0.47 psf	\$0.12 psf

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