

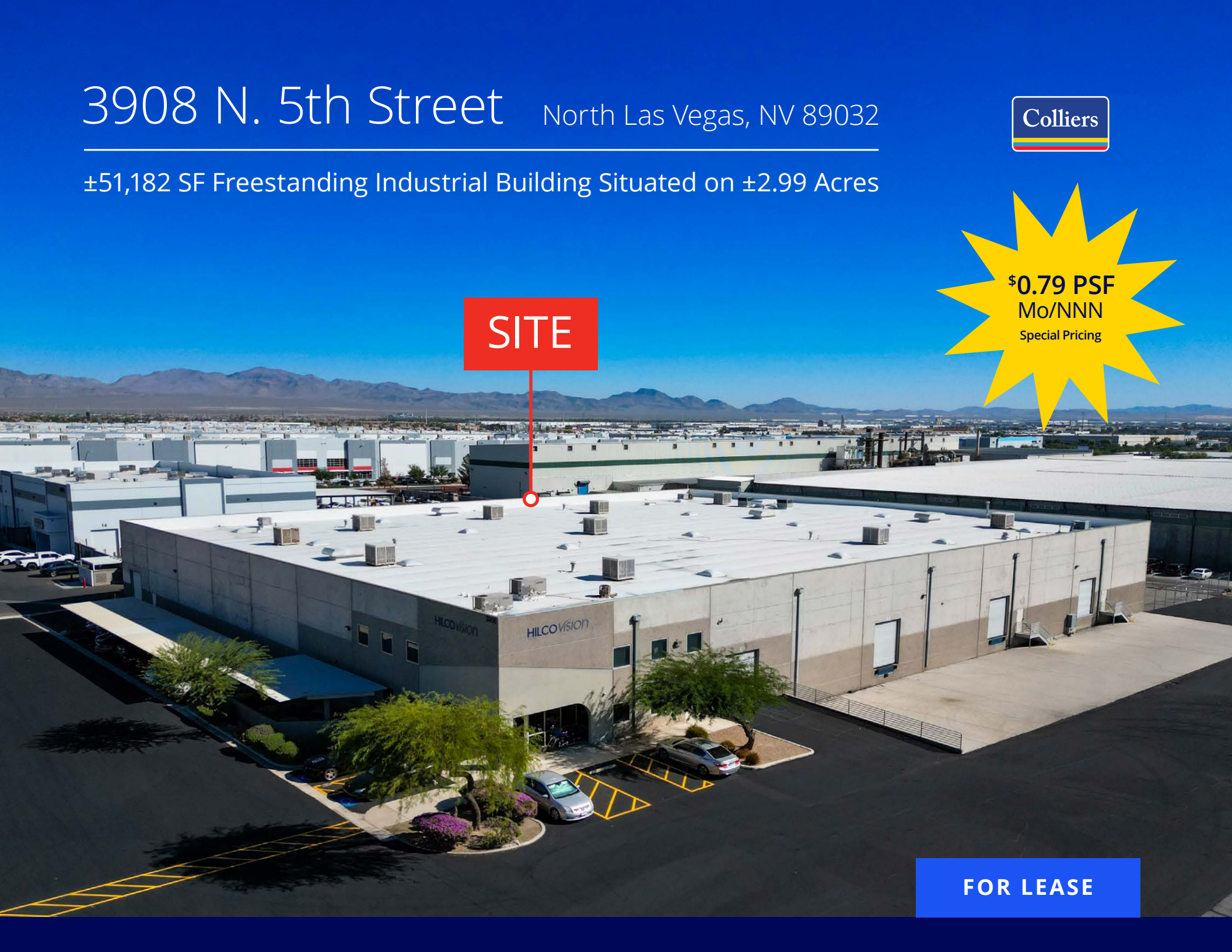
3908 N. 5th Street North Las Vegas, NV 89032



±51,182 SF Freestanding Industrial Building Situated on ±2.99 Acres

SITE

\$0.79 PSF
Mo/NNN
Special Pricing



FOR LEASE

Property Overview

3908 N. 5th Street is a ±51,182 SF freestanding industrial building in the heart of the North Las Vegas submarket with convenient access to the I-15 and Craig interchange.

±51,182 SF

Freestanding Industrial Building

±51,182 Total SF



±3,083 SF
Two-Story Office



±48,099 SF
Warehouse



±15,391 SF
Fully Secured Yard



Zoned IL
(Industrial Light)



±21.6' Clear Height



Property Highlights

- Situated on ±2.99 Acres
- Three (3) ±10' x ±12' Dock Doors
- Two (2) ±10' x ±12' Grade Doors
- ±1,200 Amps, 120/208V, 3-Phase Power
- ±38 Parking Stalls | ±10 Covered Parking Stalls
- Evaporative Cooled Warehouse
- Built in 1995
- Parking Lot was recently resurfaced and paved

\$0.79 PSF
Mo/NNN
Special Pricing

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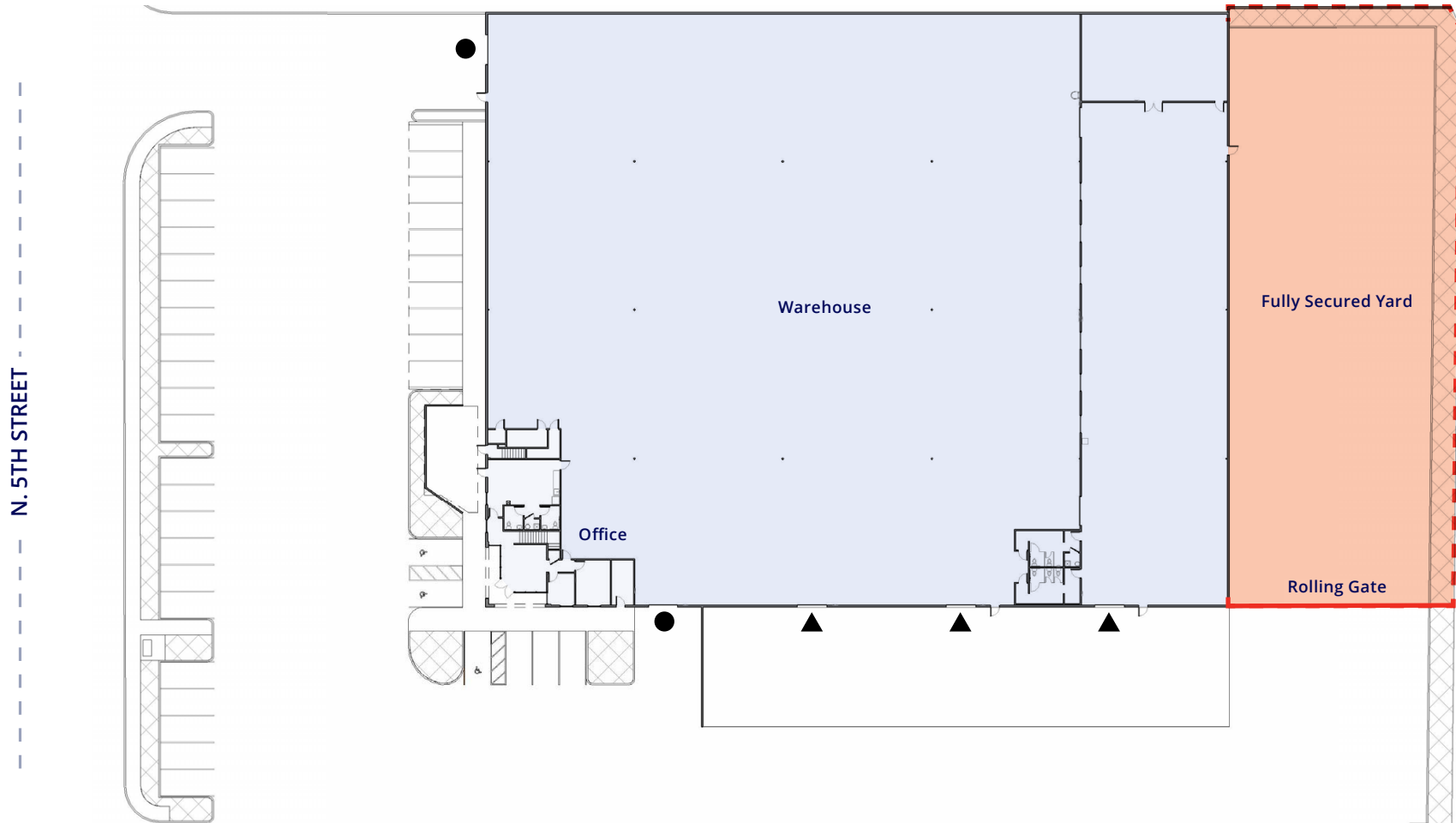
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Site Plan

● = Grade Door ▲ = Dock Door [Red dashed border] = Fully Secured Yard

For illustration purposes only. Not to scale.



Floor Plans



±51,182 SF Total
±3,083 SF Two-Story Office
±48,099 SF Warehouse



Three (3) ±10' x ±12'
Dock Doors



Two (2) ±10' x ±12'
Grade Doors



±38 Parking Stalls



±21.6' Clear Height



±15,391 SF Fully Secured Yard



±1,200 Amps, 120/208V,
3-Phase Power



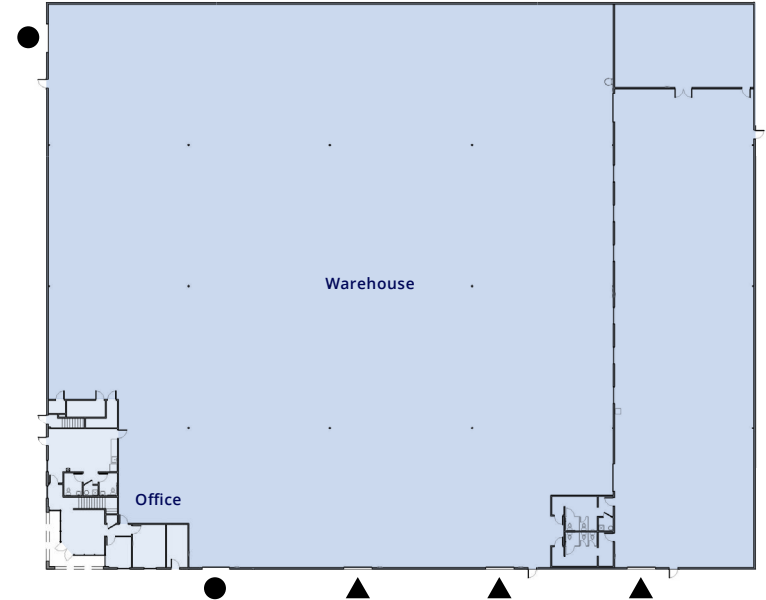
Evaporative Cooled Warehouse

Promotional Lease Rate

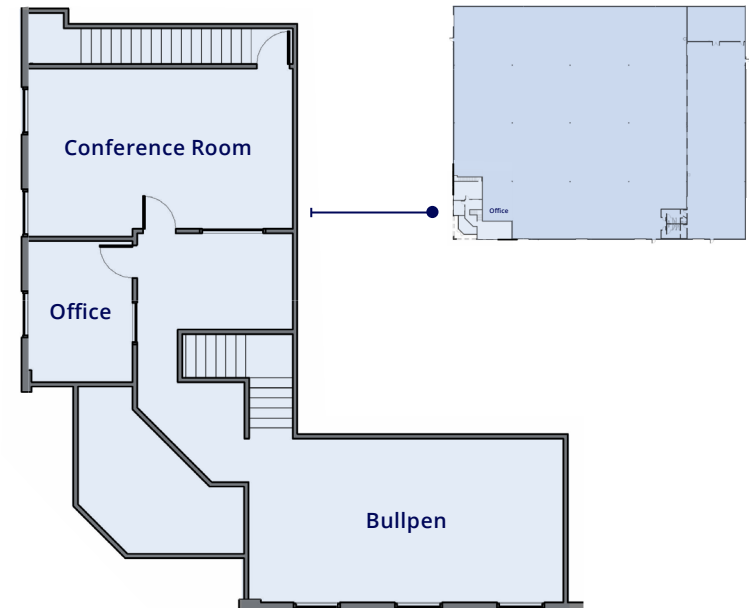
\$0.79 PSF/MO/NNN

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First Floor



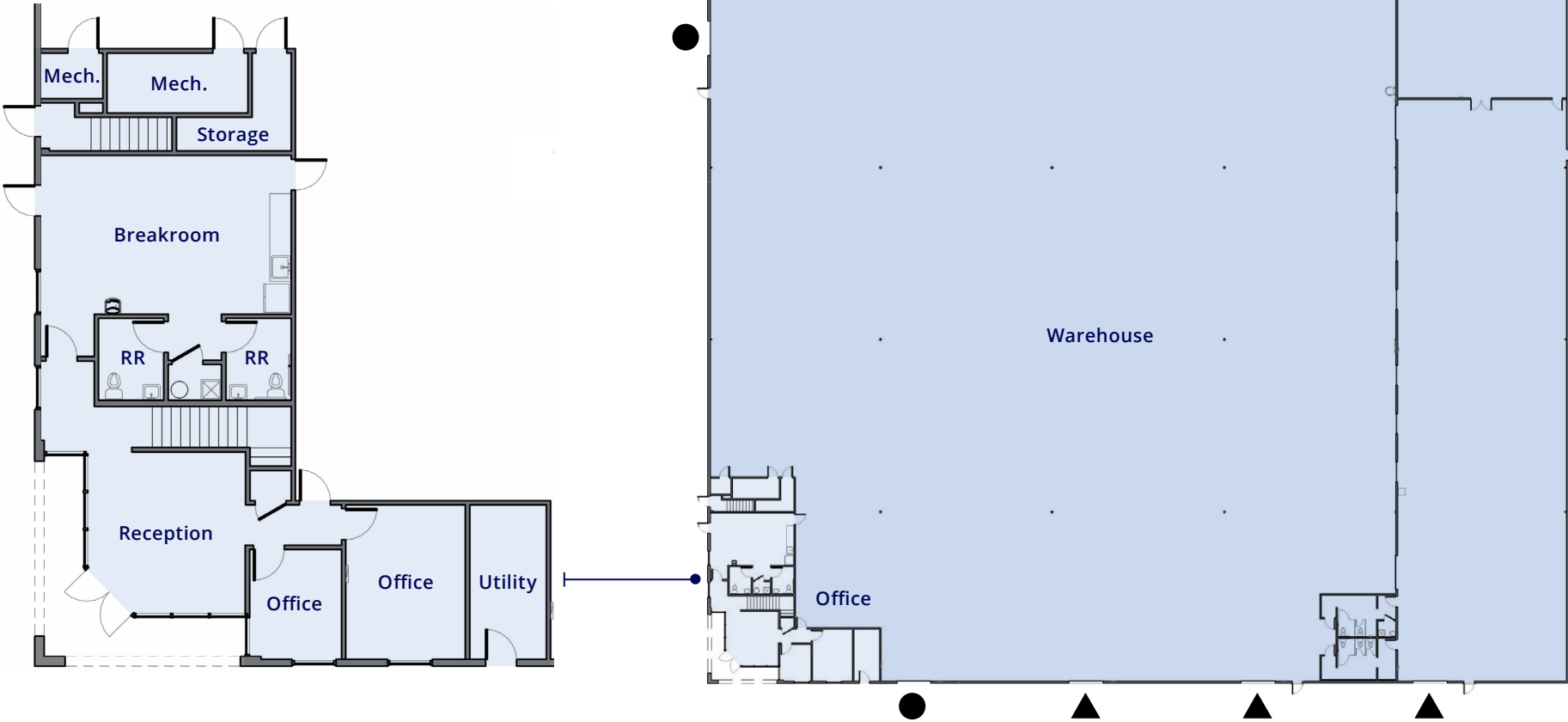
Second Floor



First Floor

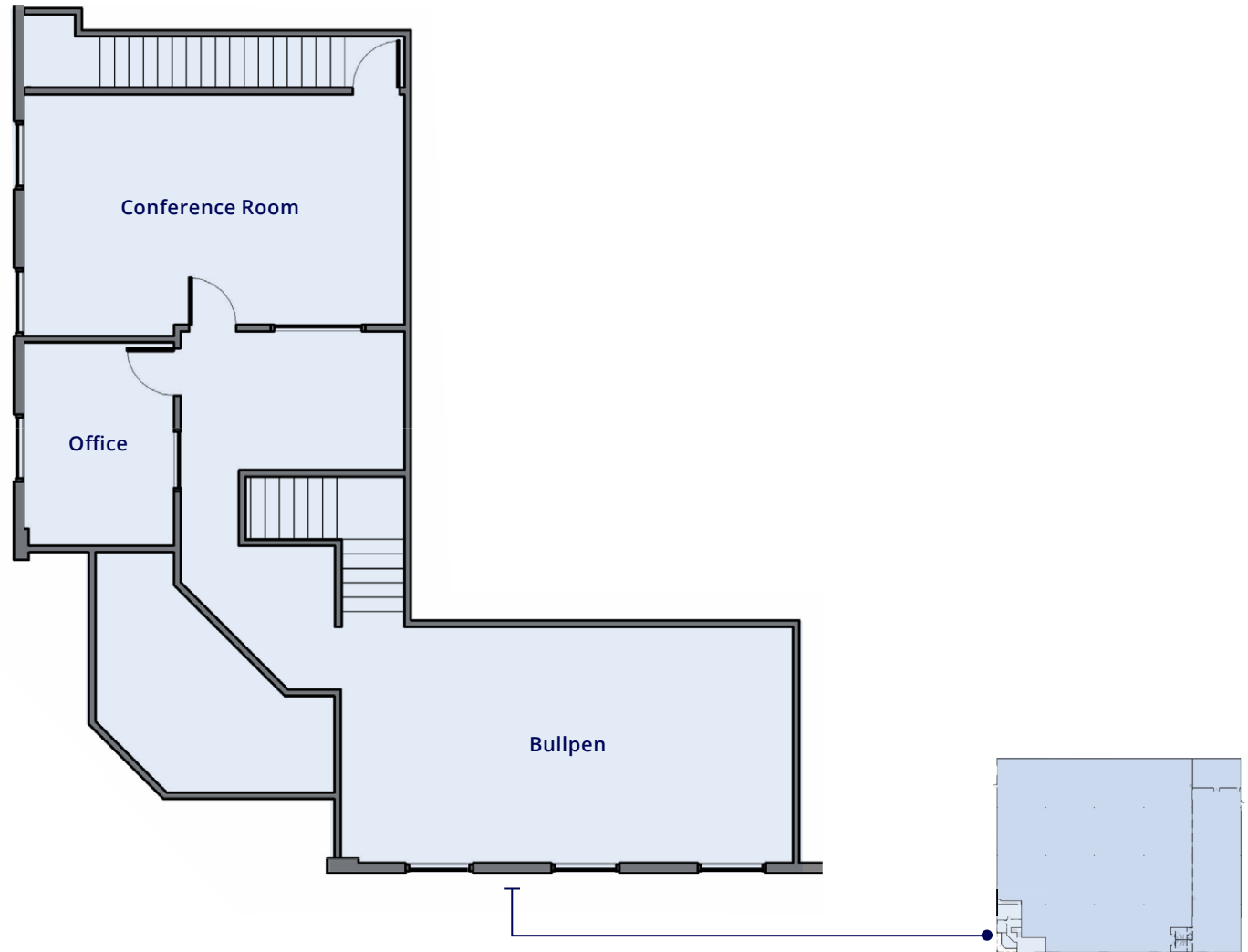


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Second Floor

▲
N For illustration purposes only. Not to scale.



Property Images



Location Map

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FOR LEASE

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