

FOR SALE

CRAIG CORPORATE PARK

Craig Road between Lamb Boulevard & Nellis Avenue

Las Vegas, NV 89115

A Development By



JP DINAPOLI
COMPANIES INC.



PROPERTY DETAILS

- Five (5) Free Standing Industrial Buildings Totaling ±202,000 SF
- Situated on 12 Acres
- Built in 2008 / MD Zoning
- Easy Access to I-15 via Craig Road and Lamb Blvd. Interchanges
- Not in a 100 Year Flood Zone per Clark County Assessor

BUILDING DETAILS

- Available Building: ±31,000 SF
- High Image Concrete Tilt-Up Construction
- ±24 - 28' Clear Height
- Acralite Double Dome Skylights with Burglar Bars
- 9' x 10' Dock High Doors
- 12' x 14' Grade Level Doors
- 2:1000 Parking Ratio
- R-19 Batt Insulation at Roof Deck
- 277/480 Volt, 3 Phase Power
- ESFR Fire Suppression System



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Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

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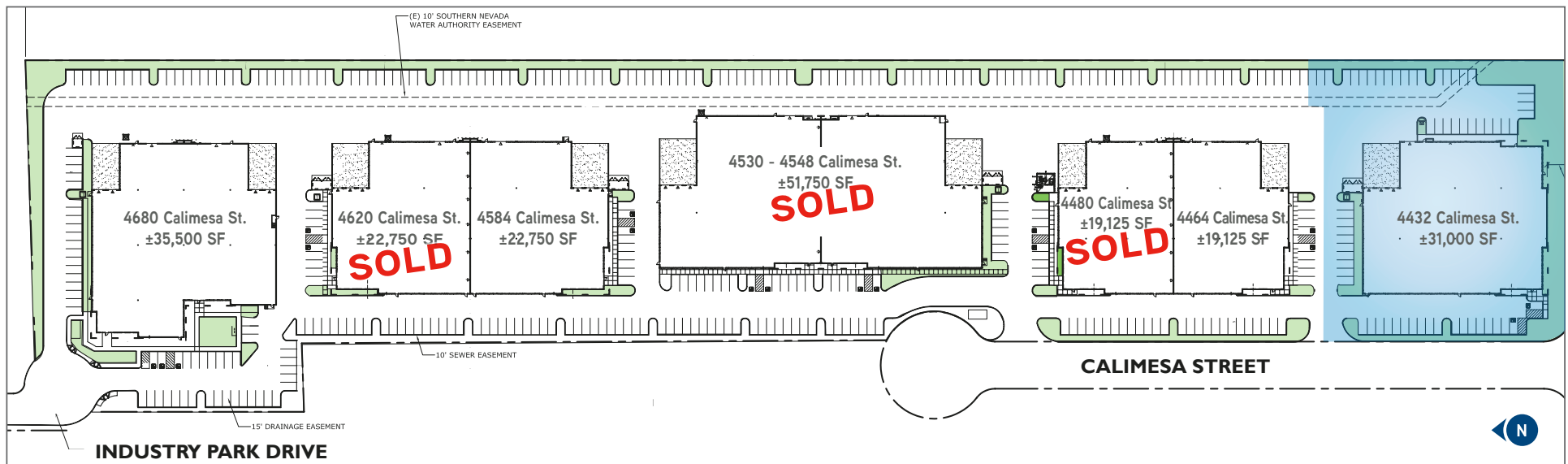
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SITE PLAN

- = AVAILABLE
- = DOCK LOADING DOOR
- = GRADE LOADING DOOR



BUILDING	APN	ACRES	TOTAL SF	OFFICE SF	WAREHOUSE SF	POWER	GRADE DOORS	DOCK DOORS	PRICE PSF
4432 Calimesa Street	140-05-210-021	±1.86	±31,000	±1,364	29,636	1,200 Amps	1	3	\$125.00

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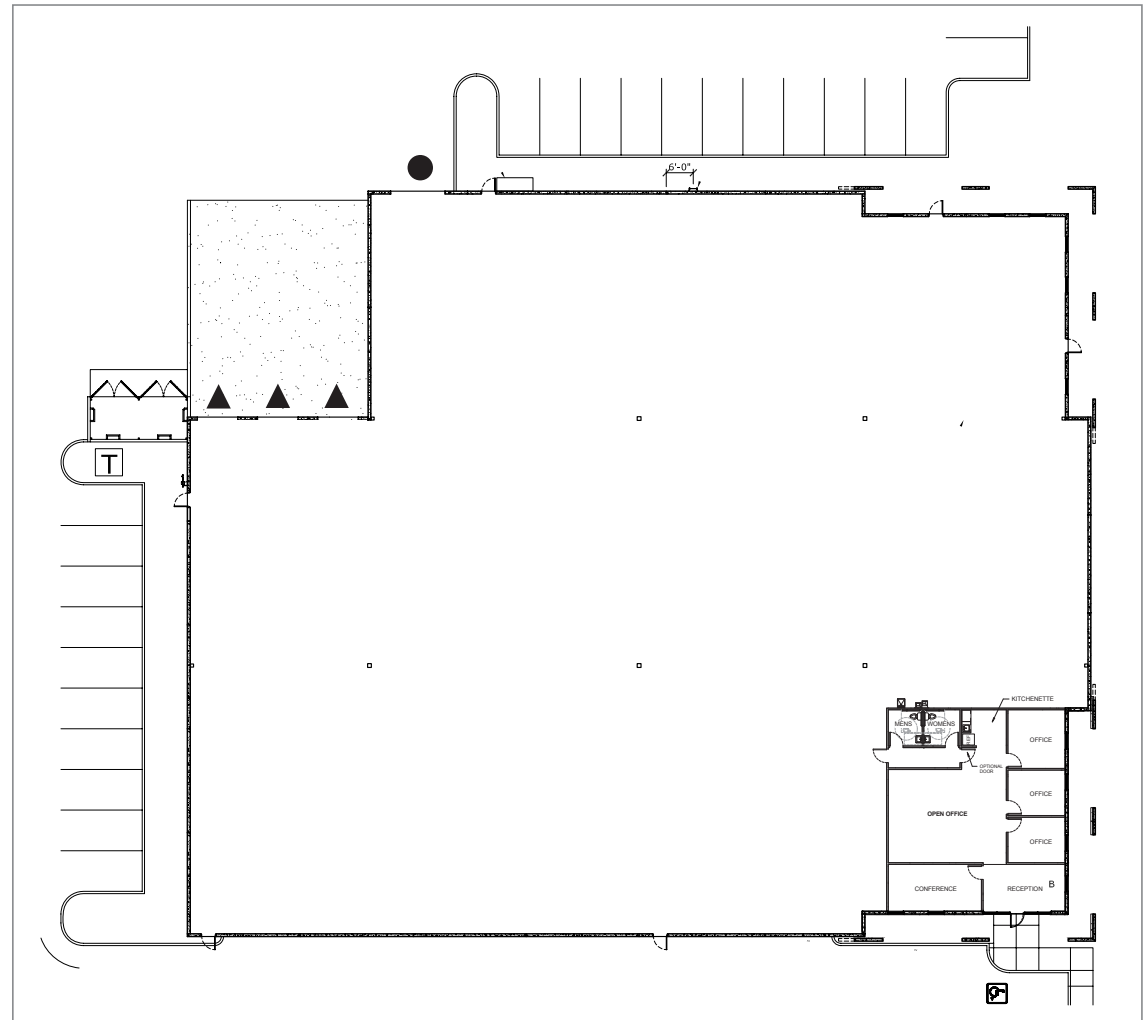
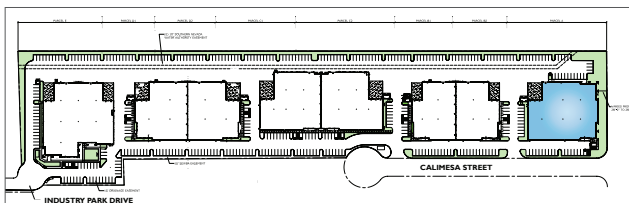


BUILDING DETAILS

BUILDING	4432 Calimesa Street
APN	140-05-210-021
ACRES	±1.86
TOTAL SF	±31,000
OFFICE SF	±1,364
POWER	±1,200 Amps, 277/480 Volt, 3 Phase
CLEAR HEIGHT	±24'
PARKING SPACES	±62
GRADES	One (1)
DOCKS	Three (3)

▲ = DOCK LOADING DOOR

● = GRADE LOADING DOOR



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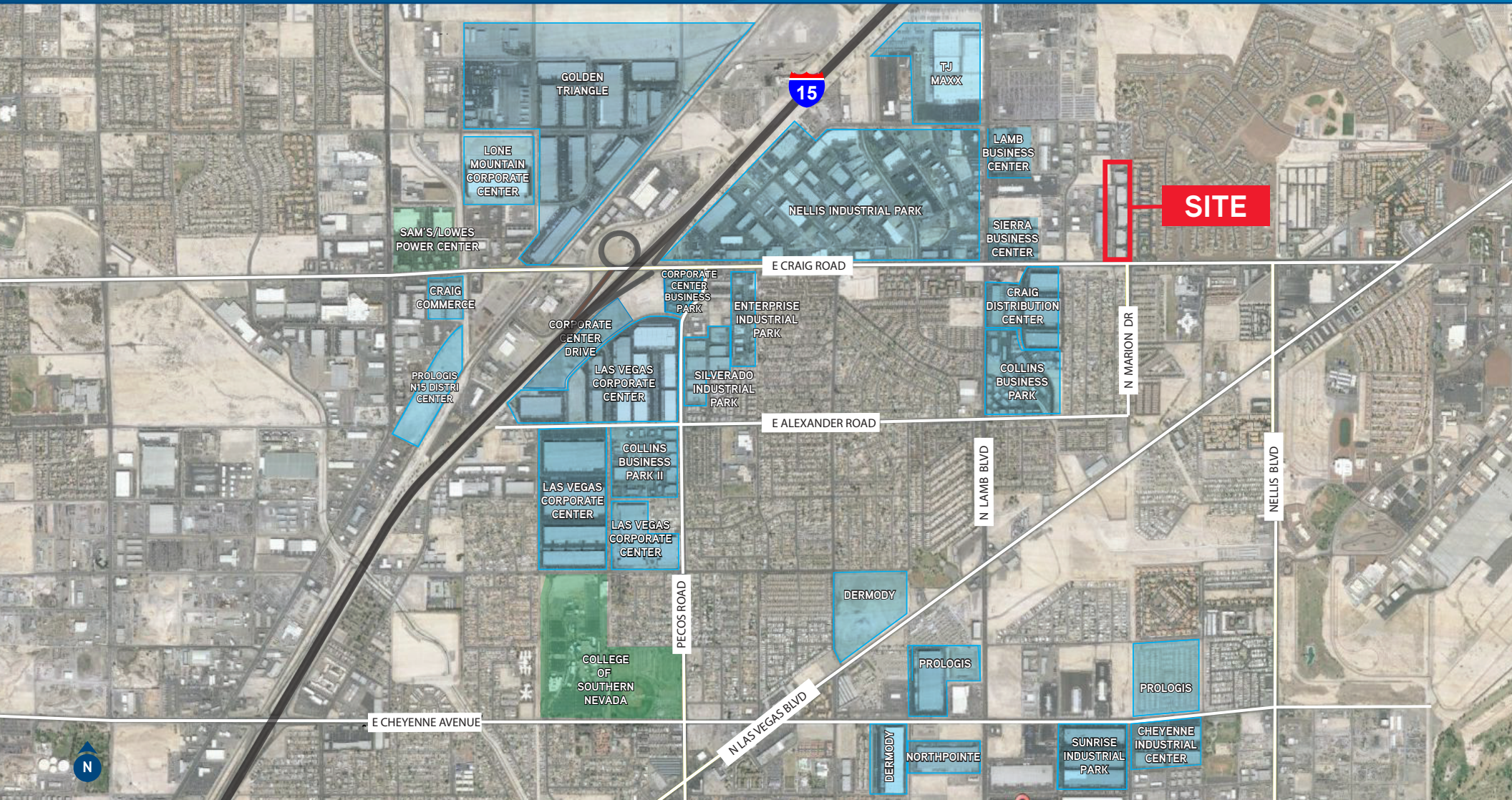
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