

FOR SUBLEASE - ±81,103 TOTAL SF

# GOLDEN TRIANGLE INDUSTRIAL PARK - BUILDING B

4850 STATZ STREET, SUITE 103, NORTH LAS VEGAS, NV 89081



SUBLEASE EXPIRES 10/31/2021



FOR SUBLEASE - ±81,103 TOTAL SF

# GOLDEN TRIANGLE INDUSTRIAL PARK - BUILDING B

4850 STATZ STREET, SUITE 103, NORTH LAS VEGAS, NV 89081



The Golden Triangle Industrial Park is a master planned industrial park consisting of ±4.5 million square feet with eleven buildings.

## Suite 103 Features

- ±81,103 Total SF
- ±5,050 Office SF
- ±76,053 Warehouse SF
- Nineteen (19) Dock High doors
- One (1) grade level door
- Available October 2018
- ±30' clear height
- 4,500 Amps, 277/480 Volt, 3-phase power
- 2% skylights
- ESFR Fire Suppression System
- Evaporative cooling

**Lease Rate: \$0.35 PSF NNN**  
**CAMs: \$0.15**

JERRY DOTY  
+1 702 836 3735  
jerry.doty@colliers.com  
License # NV-S.172045

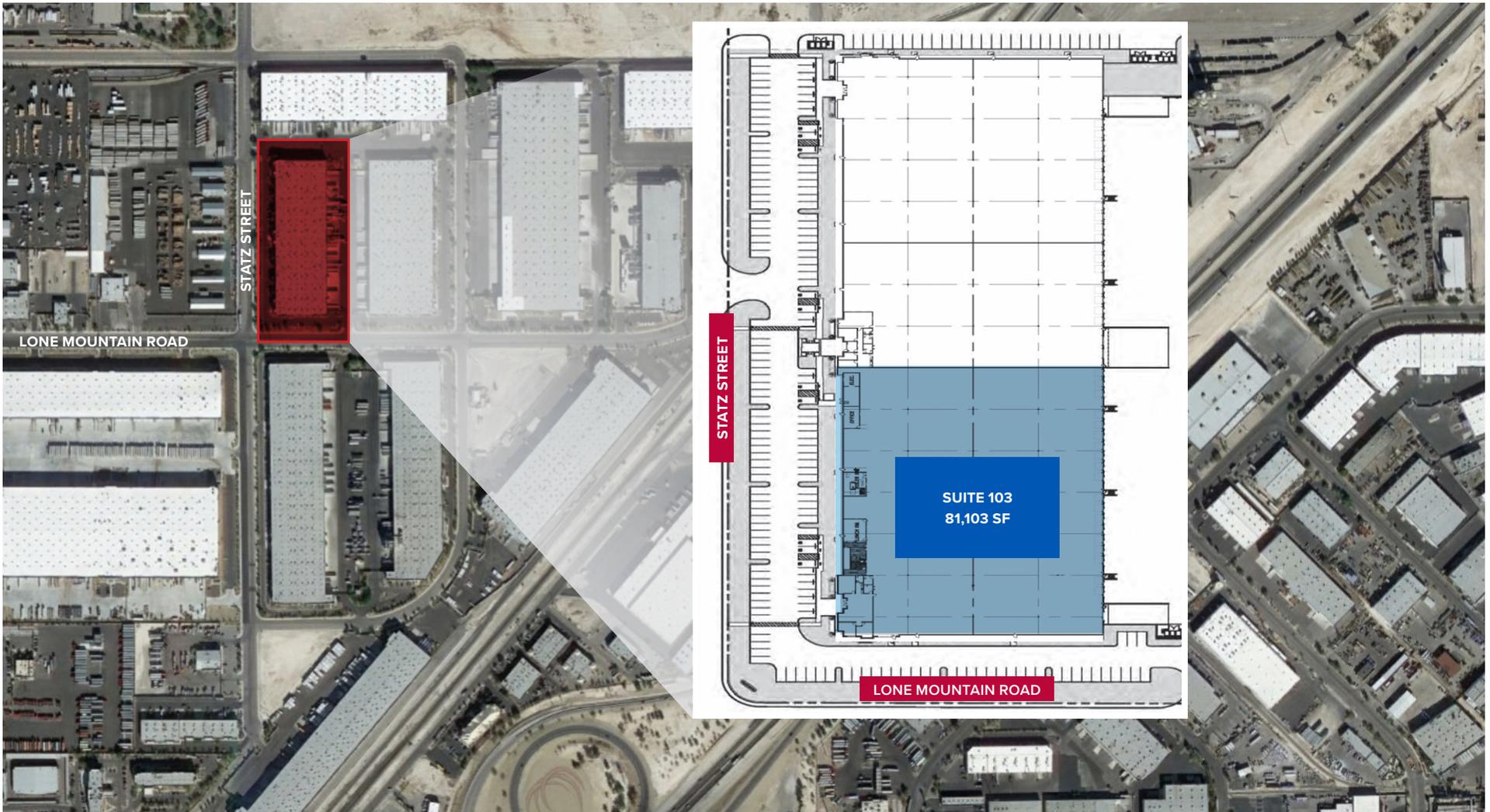
CHRIS LANE, CCIM  
+1 702 836 3728  
chris.lane@colliers.com  
License # NV-S.166896

**SUBLEASE EXPIRES 10/31/2021**

FOR SUBLEASE - ±81,103 TOTAL SF

# GOLDEN TRIANGLE INDUSTRIAL PARK - BUILDING B

4850 STATZ STREET, SUITE 103, NORTH LAS VEGAS, NV 89081



**JERRY DOTY**

+1 702 836 3735

[jerry.doty@colliers.com](mailto:jerry.doty@colliers.com)

License # NV-S.172045

**CHRIS LANE, CCIM**

+1 702 836 3728

[chris.lane@colliers.com](mailto:chris.lane@colliers.com)

License # NV-S.166896

**SUBLEASE EXPIRES 10/31/2021**

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.

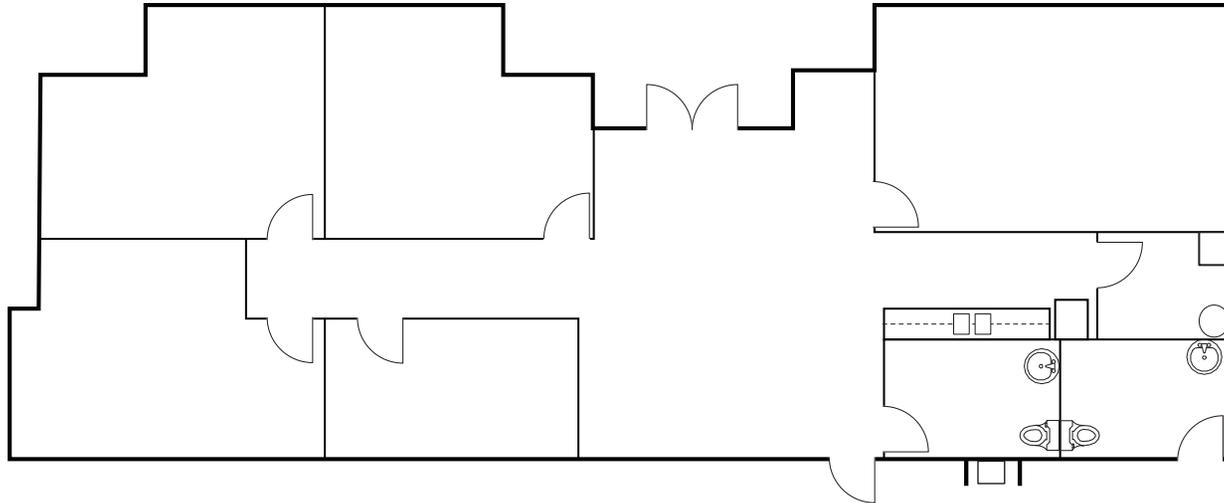
FOR SUBLEASE - ±81,103 TOTAL SF

# GOLDEN TRIANGLE INDUSTRIAL PARK - BUILDING B

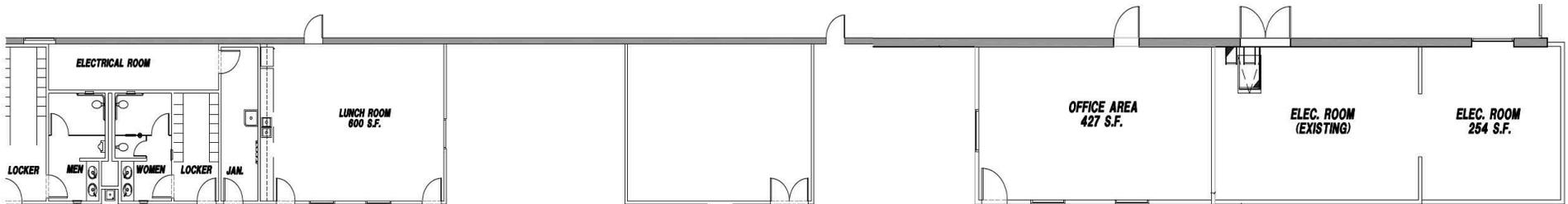
4850 STATZ STREET, SUITE 103, NORTH LAS VEGAS, NV 89081



## SUITE 103 – MAIN OFFICE LAYOUT



## SUITE 103 – ADDITIONAL OFFICE LAYOUT IN WAREHOUSE



**JERRY DOTY**

+1 702 836 3735

jerry.doty@colliers.com

License # NV-S.172045

**CHRIS LANE, CCIM**

+1 702 836 3728

chris.lane@colliers.com

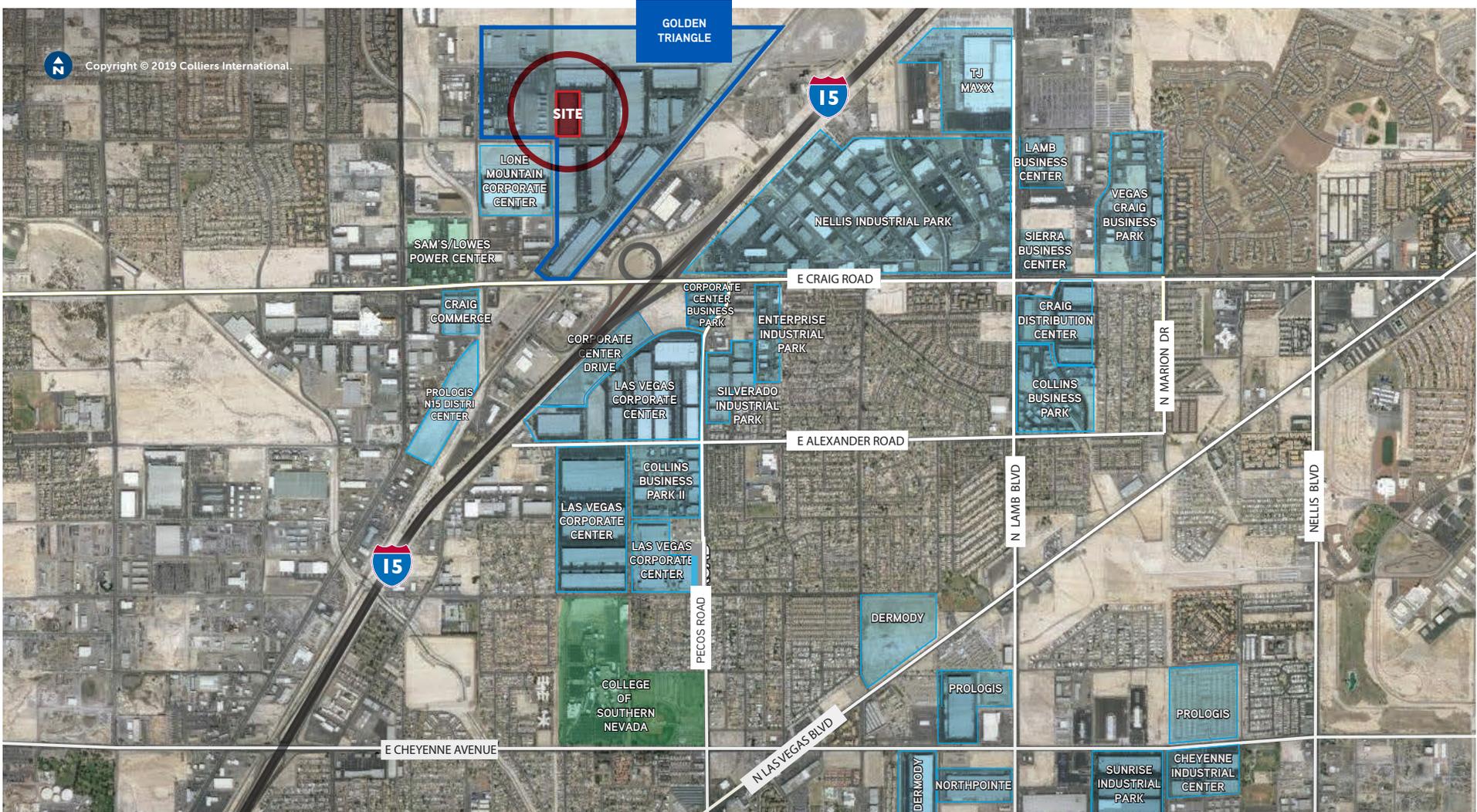
License # NV-S.166896

**SUBLEASE EXPIRES 10/31/2021**

FOR SUBLEASE - ±81,103 TOTAL SF

# GOLDEN TRIANGLE INDUSTRIAL PARK - BUILDING B

4850 STATZ STREET, SUITE 103, NORTH LAS VEGAS, NV 89081



**JERRY DOTY**  
+1 702 836 3735  
jerry.doty@colliers.com  
License # NV-S.172045

**CHRIS LANE, CCIM**  
+1 702 836 3728  
chris.lane@colliers.com  
License # NV-S.166896

**SUBLEASE EXPIRES 10/31/2021**

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.