

FOR LEASE

# ±0.4 ACRES WITH SECURE YARD

## 4220 PRODUCTION COURT

North Las Vegas, Nevada 89115



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**LEASE RATE: \$4,350/MO.  
OR \$.75PSF (MG)**

## PROPERTY OVERVIEW

The Property is ideally located and approximately 1/2 mile from the I-15 Freeway and Craig Road. The building sits on +/- .4 acres with the ability to secure the yard. It is zoned M1 (City of North Las Vegas), and with the new zoning adjustments permits automotive and paint booth operations.

## PROPERTY DETAILS

<b>TOTAL SF:</b>	±5,800 SF
<b>TOTAL ACRES:</b>	±0.4 ACRES
<b>ZONING:</b>	M1 (City of North Las Vegas)

## AREA OVERVIEW

The incubator and flex sectors continued to improve in the second quarter of 2016, especially flex. Flex net absorption was 113,793 square feet this quarter, compared to only 7,394 square feet of incubator net absorption.

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Southern Nevada's industrial inventory expanded by 661,726 square feet in the second quarter of 2016, bringing total inventory growth in 2016 to almost 1.8 million square feet. Industrial development has been on the rise over the past three years, but only now is speculative development overtaking build-to-suit development. Currently, speculative projects that are under construction total 1.9 million square feet, and are 91 percent "vacant". Forward supply was approximately 8.0 million square feet in the second quarter of 2016. Warehouse/distribution product still dominates, but low vacancy and rising asking rates in the light industrial sector presage an increase in development of that product type in the future.

## NORTH LAS VEGAS SUBMARKET

	INVENTORY (SF)	DIRECT VACANCY SF	VACANCY RATE	VACANCY SUBLEASE SF	TOTAL VACANCY SF	TOTAL VACANCY RATE	LAST QTR VACANCY	NET ABSORPTION SF	NET ABSORPTION YTD	NEW COMPLETIONS SF	NEW COMPLETIONS YTD	UNDER CONSTRUCTION	PLANNED SF	ASKING RATE (NNN)
WH	195	21,509,000	896,032	4.2%	0	0.0%	896,032	4.2%	3.4%	20,612,968	-164,132	233,777	2,669,440	\$0.44
LD	180	5,053,600	364,939	7.2%	5,663	0.1%	370,602	7.3%	9.2%	4,682,998	51,800	86,268	-	\$0.43
LI	865	9,023,579	327,310	3.6%	37,744	0.4%	365,054	4.0%	5.0%	8,658,525	81,409	195,964	-	\$0.61
INC	36	724,573	87,361	12.1%	0	0.0%	87,361	12.1%	8.7%	637,212	-12,288	(4,767)	87,900	\$0.65
FLX	46	796,116	103,770	13.0%	0	0.0%	103,770	13.0%	13.7%	692,346	5,479	16,444	-	\$0.59
TOTAL	1,322	37,106,868	1,779,412	4.8%	43,407	0.1%	1,822,819	4.9%	4.9%	35,284,049	(37,732)	527,686	2,757,340	\$0.49

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