

FOR LEASE

CRAIG DISTRIBUTION CENTER II

4320 & 4340 NORTH LAMB BOULEVARD, LAS VEGAS, NV 89115



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CRAIG DISTRIBUTION CENTER II is a ± 11.98 acre industrial park located in the North Las Vegas submarket just minutes from the I-15 Interstate via Craig Road and Lamb Boulevard interchanges. The park consists of two concrete tilt-up buildings totaling $\pm 190,320$ SF.

PROPERTY HIGHLIGHTS

- Project Size (two buildings): $\pm 190,320$ SF
- APN 140-05-317-006 and 140-05-317-007
- Built in 2004
- Situated on ± 11.98 Acres
- 9' x 10' Dock High Loading Doors
- 12' x 14' Grade Level Loading Doors
- $\pm 55'$ Concrete Dock Apron
- $\pm 30'$ Clear Height
- 277/480 Volt, 3-Phase Power
- ESFR Fire Suppression System
- Evaporative Cooled Warehouse
- Tri Tuff Skylights throughout Warehouse
- Zoned MD Clark County



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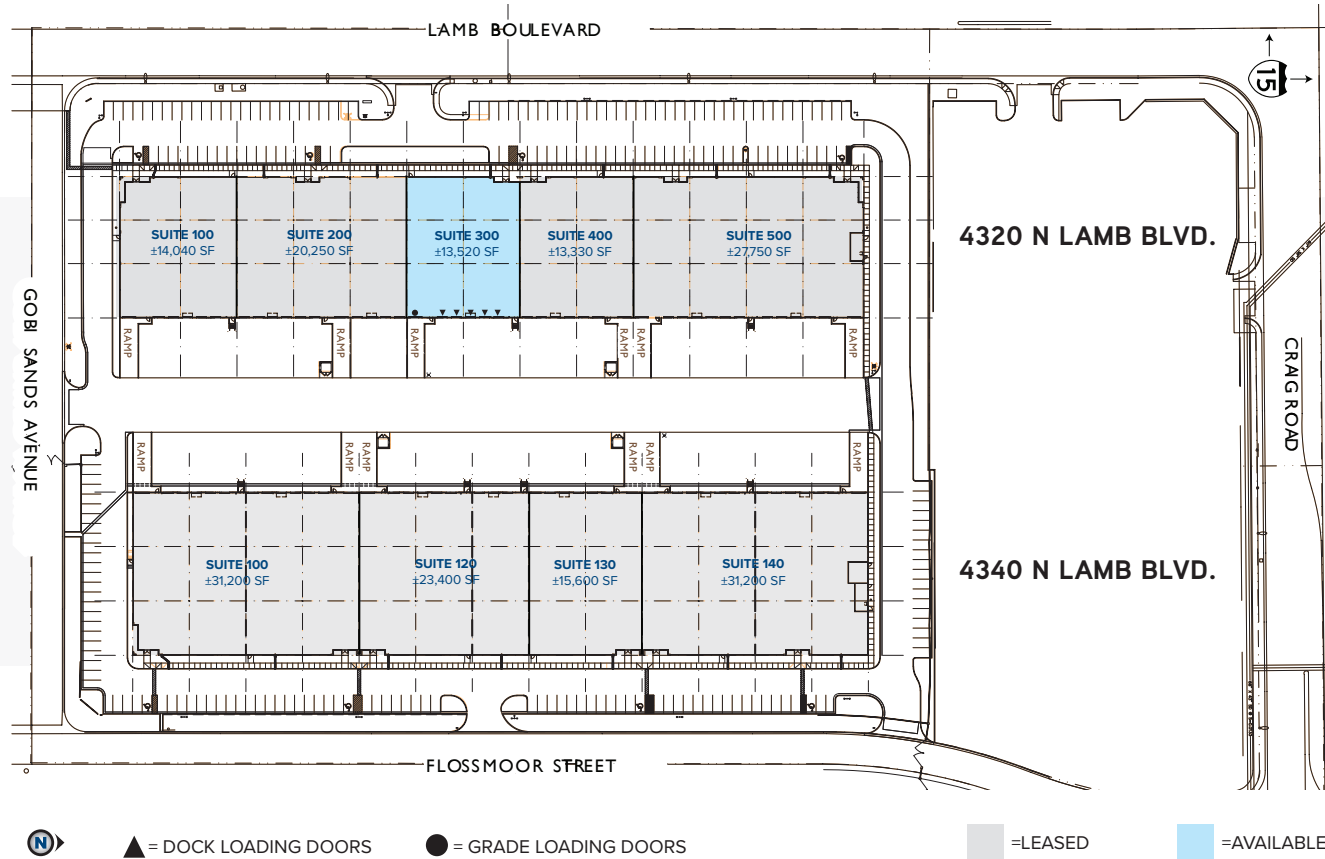
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SITE PLAN



BUILDING	TOTAL SF	OFFICE SF	W/H SF	DOCK LOADING	GRADE LOADING	LEASE RATE (NNN)	NNN FEES	MONTHLY TOTAL	AVAILABLE
Suite 300	±13,520 SF	±670	±12,850 SF	Five (5)	One (1)	\$0.63 PSF	\$0.11 PSF	\$10,004.80	3/1/20

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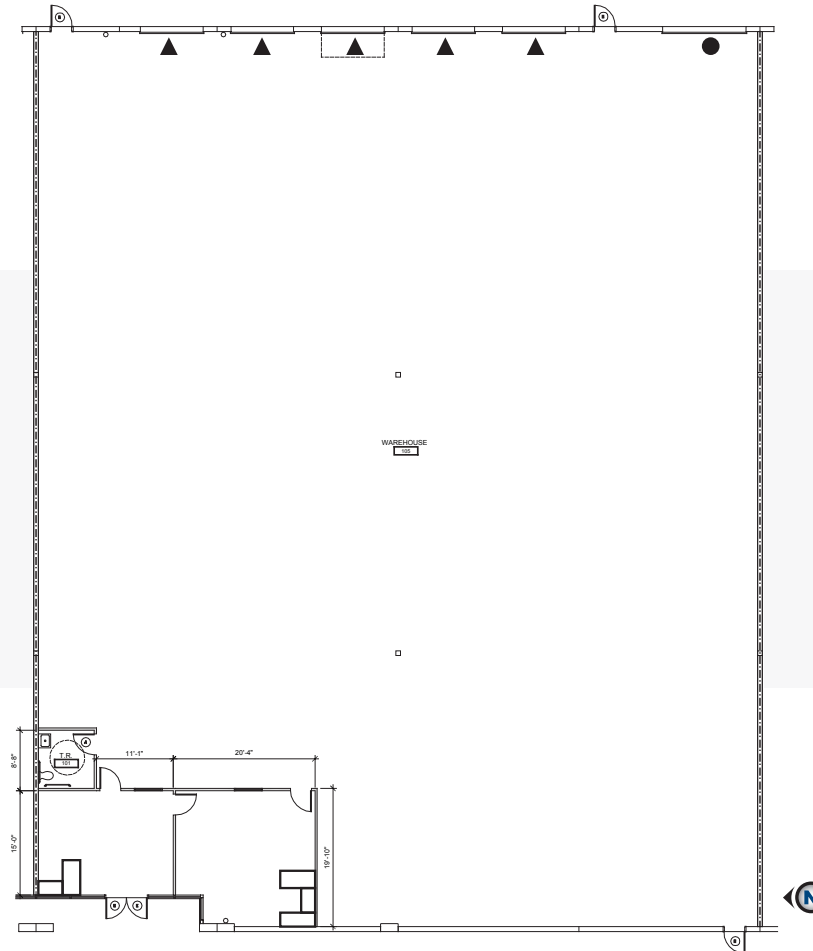
SUITE 300

±670 SF OFFICE

±12,850 SF WAREHOUSE

±13,520 SF TOTAL

▲ = DOCK LOADING DOORS ● = GRADE LOADING DOORS



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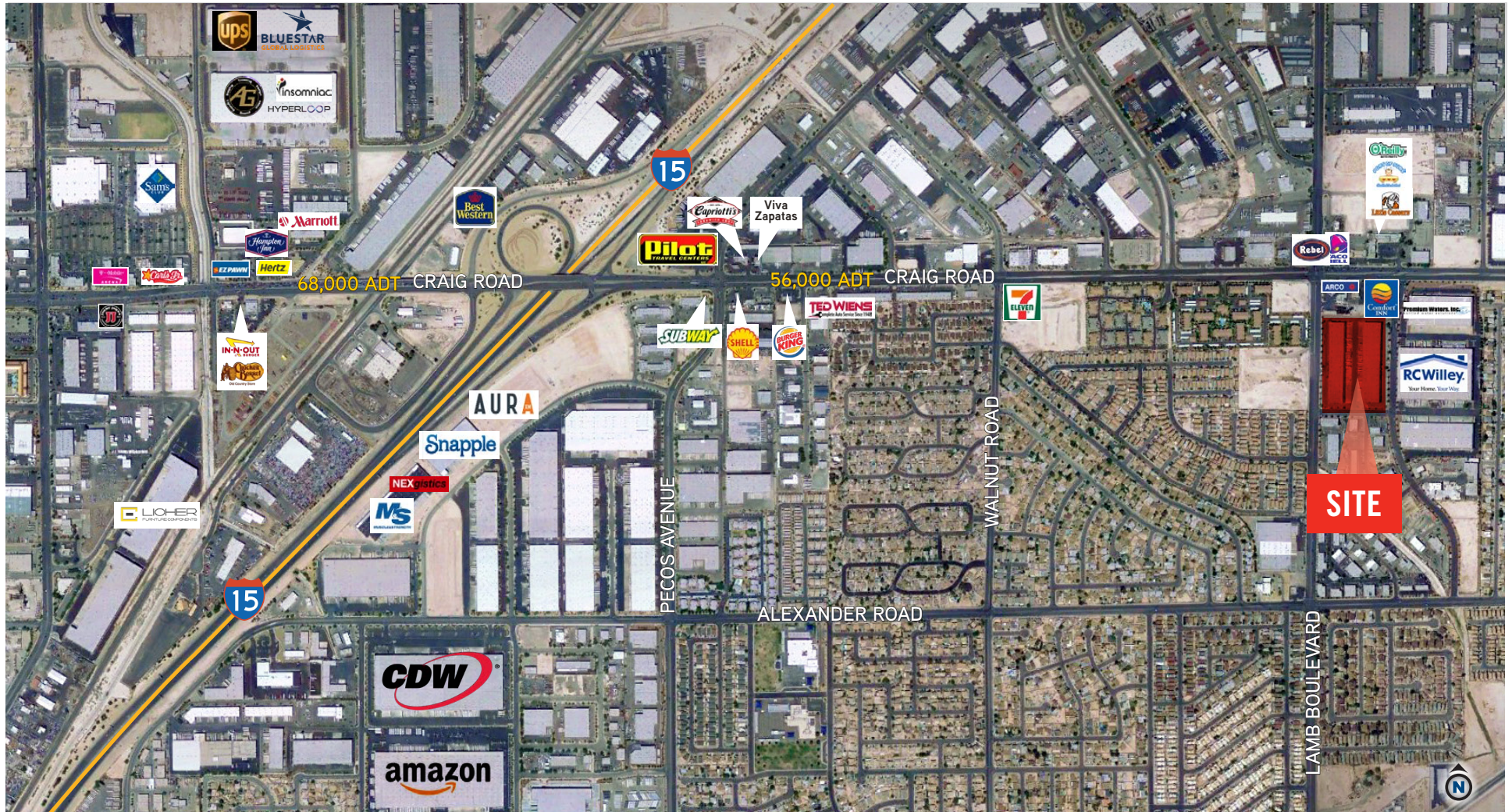
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