



For Lease

Golden Triangle Industrial Park

4550 Engineers Way, Suite 108

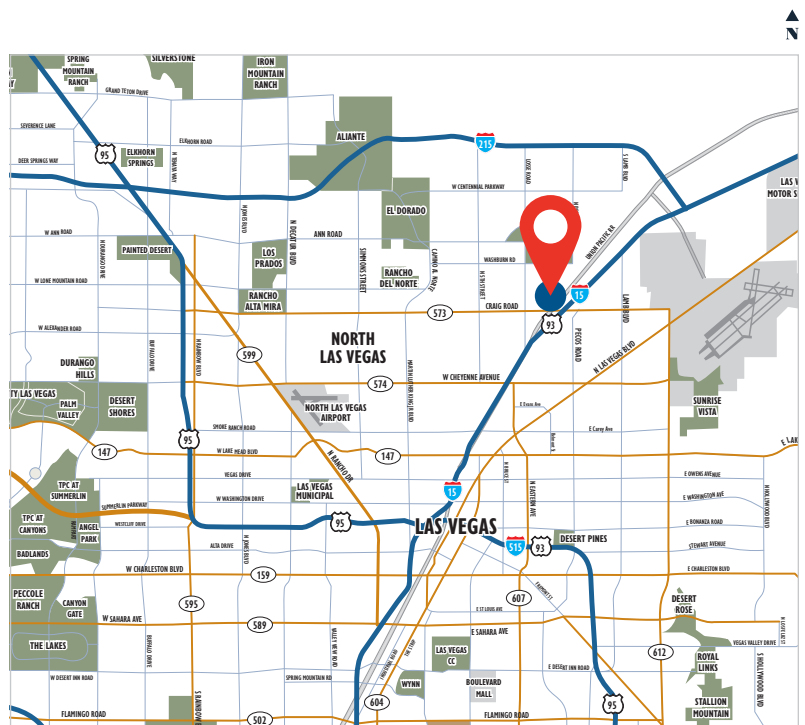
North Las Vegas, NV 89081

±47,060 Total SF Available



Property Highlights

- ±47,060 SF
 - ±1,620 SF Existing Office Space
 - ±45,440 SF Warehouse Space
- ESFR Sprinklers
- Seven (7) Dock High Doors
 - Three (3) Mechanical Pit Levels
- One (1) Grade Level Door
- One (1) Rail Door
- ±30' Clear Height
- ±400 Amps, 277/480V, 3-Phase Power
- Fully Fenced Yard
- ±50' x ±52' Column Spacing
- ±180' Truck Court
- 2% Skylights
- Zoned M-2
- Built in 2002



Site Plan

For illustration purposes only. Not to scale.



±2,403,340 Total SF
Industrial Park

SUITE 108
AVAILABLE FOR LEASE

For more information on this opportunity, please contact:



CHRIS LANE, SIOR, CCIM
+1 702 836 3728
chris.lane@colliers.com
License # NV-S.0166896

JERRY DOTY, SIOR
+1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

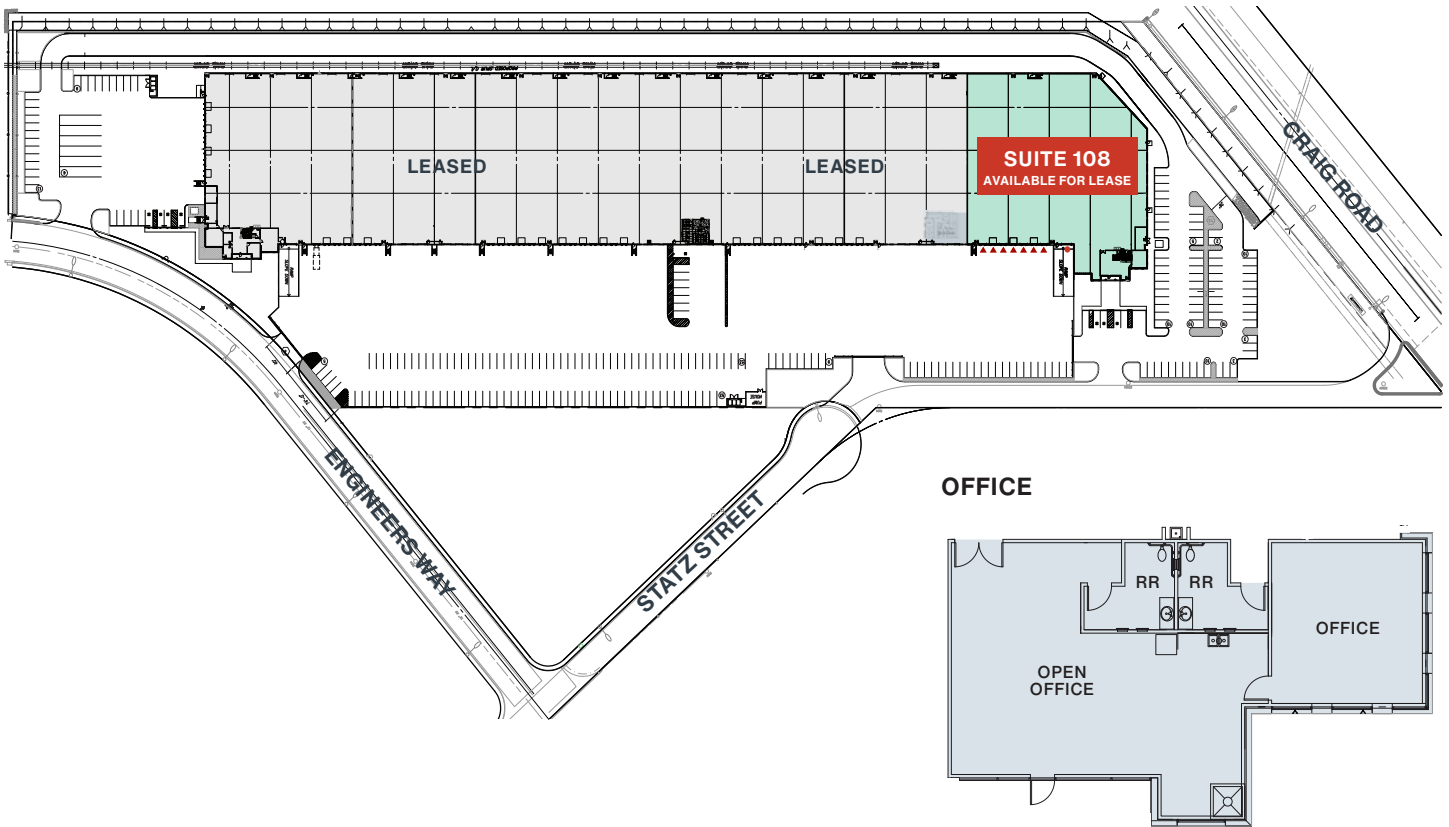
PAUL SWEETLAND, SIOR
+1 702 836 3750
paul.sweetland@colliers.com
License # NV-S.0043604

MORGAN ELSON
+1 702 836 3710
morgan.elson@colliers.com
License # NV-S.0184877

BUILDING M – Suite 108

For illustration purposes only. Not to scale.

±47,060 Total SF – ±1,620 SF Office



▼ = DOCK HIGH LOADING ● = GRADE LOADING ■ = AVAILABLE

For more information on this opportunity, please contact:



CHRIS LANE, SIOR, CCIM
 +1 702 836 3728
chris.lane@colliers.com
 License # NV-S.0166896

JERRY DOTY, SIOR
 +1 702 836 3735
jerry.doty@colliers.com
 License # NV-S.0172045

PAUL SWEETLAND, SIOR
 +1 702 836 3750
paul.sweetland@colliers.com
 License # NV-S.0043604

MORGAN ELSON
 +1 702 836 3710
morgan.elson@colliers.com
 License # NV-S.0184877



CLARION PARTNERS

Golden Triangle Industrial Park



NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

 **CLARION PARTNERS** www.clarionpartners.com

For more information on this opportunity, please contact:



CHRIS LANE, SIOR, CCIM
 +1 702 836 3728
chris.lane@colliers.com
 License # NV-S.0166896

JERRY DOTY, SIOR
 +1 702 836 3735
jerry.doty@colliers.com
 License # NV-S.0172045

PAUL SWEETLAND, SIOR
 +1 702 836 3750
paul.sweetland@colliers.com
 License # NV-S.0043604

MORGAN ELSON
 +1 702 836 3710
morgan.elson@colliers.com
 License # NV-S.0184877