

CRAIG-LOSEE BUSINESS PARK



4310 & 4336 LOSEE ROAD | NORTH LAS VEGAS, NV

FOR LEASE > ±122,840 SQUARE FEET ON ±7.19 ACRES WITH DOCK LOADING



CRAIG-LOSEE BUSINESS PARK



PROPERTY FEATURES

- Office/Warehouse Suites Available
- Across from Cannery Hotel & Casino and Cannery Corner Retail Center
- More Than 15 Restaurants, Retail, and Lodging Opportunities within Walking Distance
- Building Signage Options
- Abundant Parking/Extra Large Truck Court
- 24' Clear Height with Dock & Grade Loading

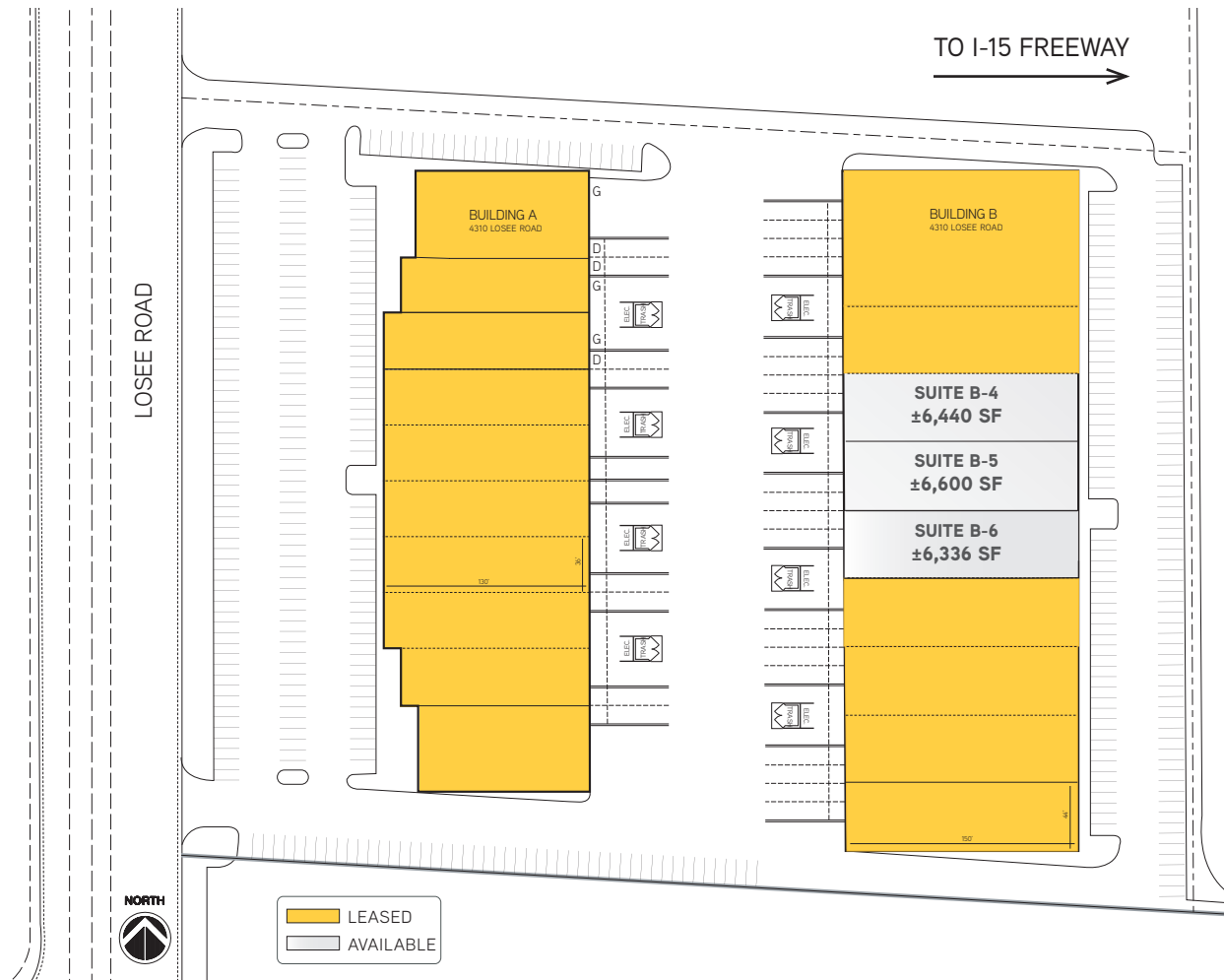
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BUILDING FEATURES

- Skylights & Metal Halide Lighting
- Dock High & Grade Level Loading
- Fully Fire Sprinklered (.45/2,000 GPM)
- 277/480 Volt 3 Phase Power
- M-2 Zoning (City of North Las Vegas)
- Excellent Freeway Access
- HVAC Office & Evaporative Cooled Warehouse

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4336 LOSEE ROAD-SUITE B-4, NORTH LAS VEGAS, NV



SUITE B-4

- ±6,440 SF Total
- ±770 SF Finished Office Area
- One (1) Private Office
- Large Open Office or Showroom
- Two (2) Restrooms
- 2 Dock and 1 Grade-Level Loading Door
- ±24' Clear Height
- \$0.58/SF/Mo., Base Rent
- \$0.15/SF/Mo., NNN Fee
- \$4,701.20 Per Month Total

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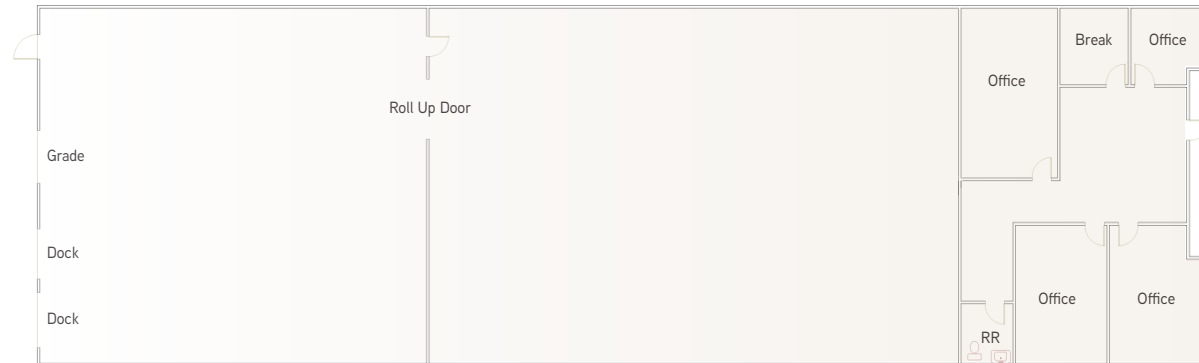
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4336 LOSEE ROAD-SUITE B-5, NORTH LAS VEGAS, NV



SUITE B-5

- ±6,600 SF Total
- ±1,400 SF Finished Office Area
- Four (4) Private Offices
- Open Office/Work Area
- One (1) Restroom
- 2 Dock and 1 Grade-Level Loading Door
- ±24' Clear Height
- \$0.58/SF/Mo., Base Rent
- \$0.15/SF/Mo., NNN Fee
- \$4,818.00 Per Month Total

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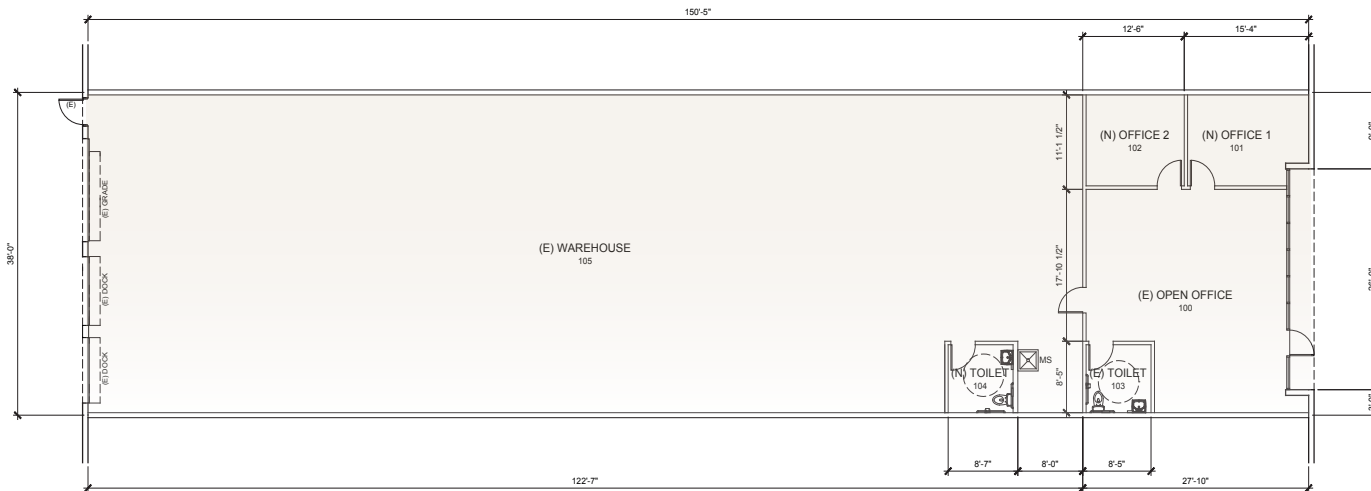
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4336 LOSEE ROAD-SUITE B-6, NORTH LAS VEGAS, NV



SUITE B-6

- ±6,336 SF Total
- ±1,130 SF Finished Office Area
- Two (2) Private Offices and Two (2) Restrooms
- 2 Dock and 1 Grade-Level Loading Door
- ±24' Clear Height
- \$0.58/SF/Mo., Base Rent
- \$0.15/SF/Mo., NNN Fee
- \$4,625.28 Per Month Total

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