

**FOR LEASE:**

# NELLIS INDUSTRIAL PARK #4

4420-4440 Mitchell Street | North Las Vegas, Nevada | 89081

Owned by



- Suite 4438 -  $\pm 6,250$  SF with  $\pm 1,558$  SF Office Area
- Dock & Grade Level Loading Doors
- $\pm 20'$  Clear Height
- Fire Sprinkler System
- 3-Phase Power
- Evaporative Coolers & High Bay Lighting
- Zoned M-2 (City of North Las Vegas)
- Skylights
- Located Within Nellis Industrial Park

Nellis Industrial Park is a  $\pm 430,000$  square foot master planned industrial park, located less than 1/4 mile from the Craig Road and I-15 interchange in North Las Vegas. The Building totals  $\pm 49,460$  sf & offers convenience access to I-15 via the Craig Road Interchange.

JERRY DOTY  
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CHRIS LANE  
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COLLIERS INTERNATIONAL  
3960 Howard Hughes Parkway, Ste 150  
Las Vegas, NV 89169  
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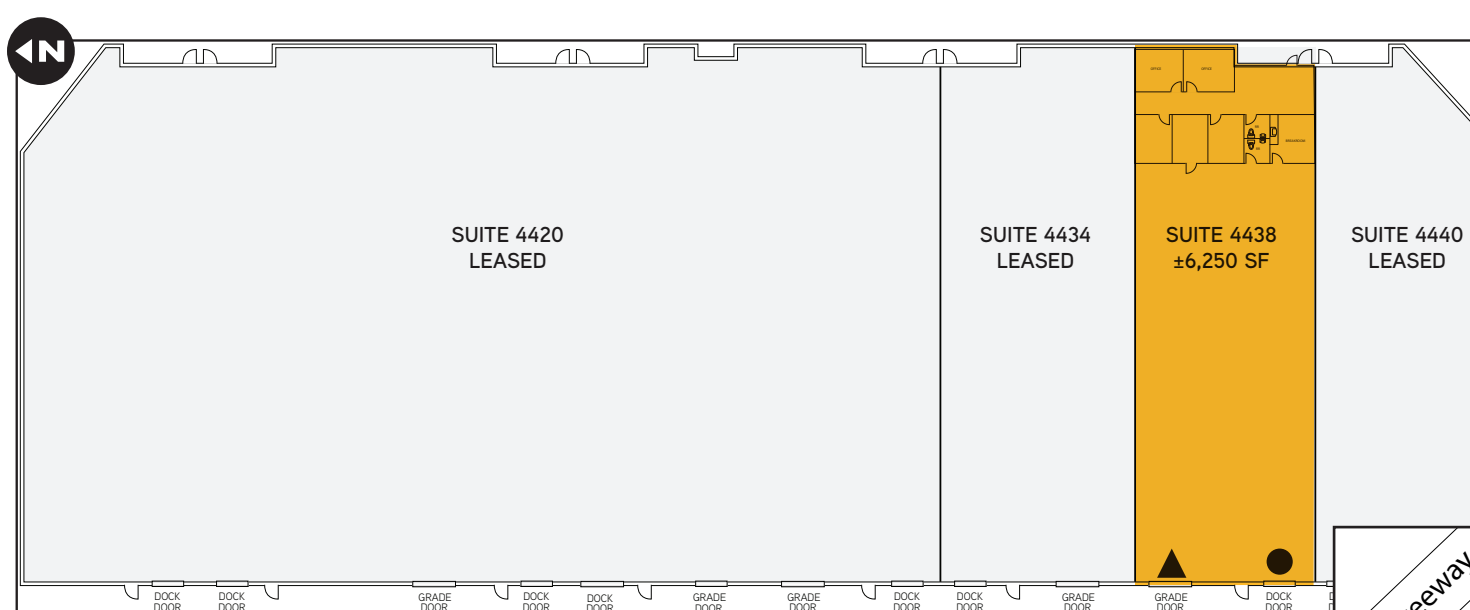
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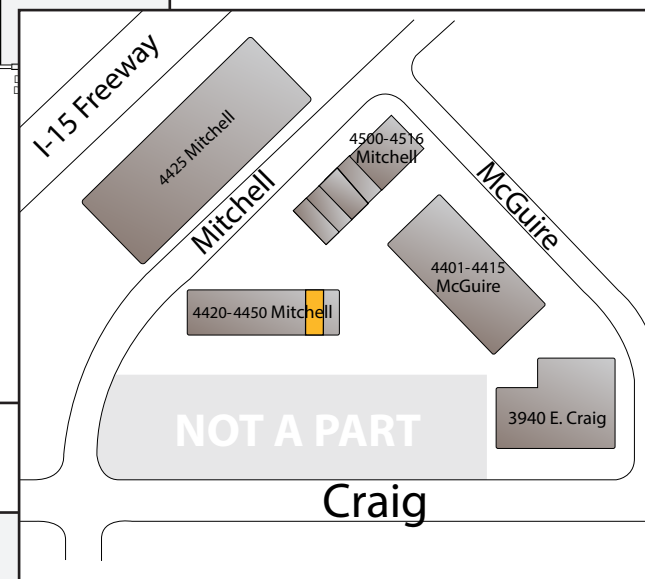


SITE PLAN

DRAWINGS NOT EXACT / NOT TO SCALE.

● = Dock Level Loading Doors

▲ = Grade Level Loading Doors



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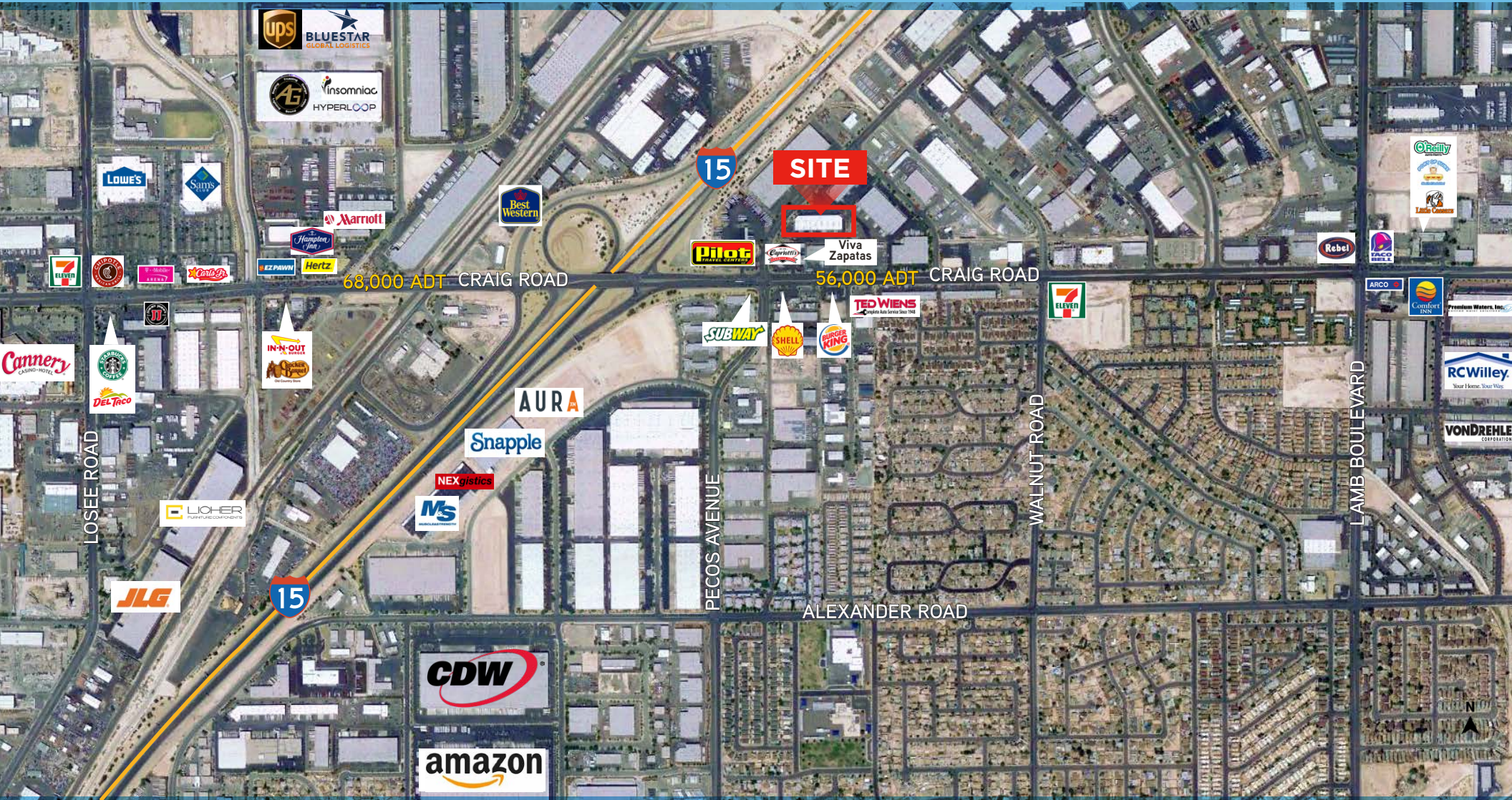


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**FOR LEASE**  
**LISTING DETAIL WORKSHEET**  
**Industrial**

Listing Agent(s): Jerry Doty  
Chris Lane

Phone: 702.735.3735

Fax: 702 731 5709

Address: 3960 Howard Hughes Parkway  
Las Vegas, NV 89169

Last Updated: January 23, 2018

Property Name: **NELLIS INDUSTRIAL PARK #4**  
4420 - 4440 Mitchell Street  
North Las Vegas, NV 89081

County: Clark

Zoning: M-2 City of North Las Vegas

Lot Size: ±4.09 Acres

Project Size: ±49,460 SF

Year Built: 1989

APN: 140-06-210-005

**LEASABLE PREMISE DETAIL**

Total Area: ±49,460 SF

Available: ±6,250

Sprinklers: Yes

Dock High: See Below

Grade Level: See Below

Clear Height: ±20' Clear Height

Power: 3 Phase

**NELLIS INDUSTRIAL PARK #4** is a concrete tilt-up distribution building totaling +/-49,460 square feet. The building features 20' clear height, evaporative coolers, 3 phase power, skylight and high bay warehouse lighting. Suite 4438 is available for immediate occupancy and contains 6,250 SF of space with approximately 1,558 SF office area, 1 dock and 1 grade level door.

Suite	Available SF	Office SF	Warehouse SF	Dock High Loading	Grade Level Loading	Rate (NNN)	NNN Fee's	Available
4438	±6,250	±1,558	±4,692	One (1)	One (1)	\$0.57 psf	\$0.16 psf	March 1, 2018

**AREA DESCRIPTION**

Nellis Industrial Park is a +/-430,000 square foot master planned industrial park located less than ¼ mile from the Craig Road and I-15 interchange in North Las Vegas.