

INDUSTRIAL BUILDING
±25,875 SF AVAILABLE

4548 CALIMESA STREET

LAS VEGAS, NEVADA 89115



FOR LEASE

CRAIG CORPORATE PARK

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OFFERING SUMMARY

Colliers, as exclusive advisor, is pleased to present the opportunity to purchase or lease 4548 Calimesa Street (the “Property”), a Class “A” single-tenant industrial building totaling ±25,875 square feet. The Property is situated on ±1.32 acres and has ample parking with fifty (50) auto parking spaces, and also features ±3,000 square feet of HVAC office space, ESFR fire suppression systems, evaporative cooling in the warehouse, ±28 minimum clear height, three (3) dock high loading doors, one (1) grade level door, and ±600 amps of 277/480 volts, 3-phase power. The property is located within Craig Corporate Park, which was constructed in 2008 and is one of five freestanding buildings in the project which totals over ±200,000 square feet across ±12 acres.

±25,875 SF AVAILABLE

BUILDING DETAILS

Total SF	±25,875 Total SF
Total Warehouse SF	±22,875 SF
Total Office SF	±3,000 SF
Year Built	2008
Clear Height	±28'
Sprinklers	ESFR Fire Suppression System
Power	±600 Amps, 277/480V, 3-Phase Power*
Zoning	I-P (Industrial Park)
Construction	Concrete Tilt Up
NNN Fees (PSF)	\$0.18 PSF
Available	October 1, 2026

* Tenant to confirm power availability



APN

140-052-10-025



GRADE LEVEL LOADING DOOR

One (1) 12' x 14'



DOCK HIGH LOADING DOOR

Three (3) 9' x 10'



TOTAL LAND AREA

±1.32 Acres



PARKING SPACES

50 Spaces

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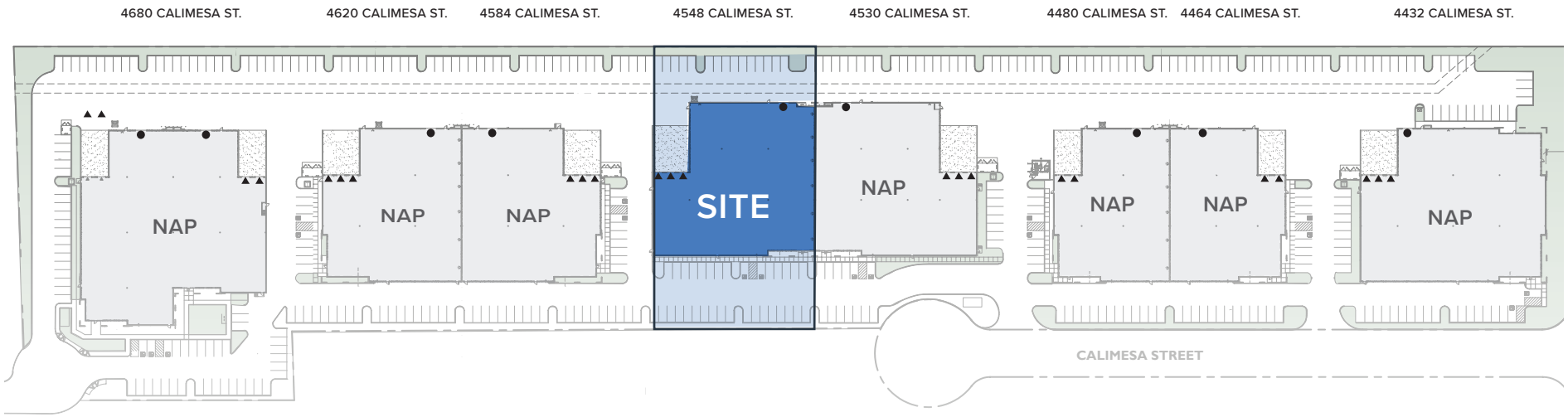


For illustration purposes only. Not to scale.



▲ = DOCK LOADING DOORS ● = GRADE LOADING DOORS

SITE PLAN



Total SF	±25,875 Total SF	Clear Height	±28'
Warehouse SF	±22,875 SF	Dock Loading	Three (3) 9' x 10'
Office SF	±3,000 SF	Grade Doors	One (1) 12' x 14'
Restrooms	Two (2) and one (1) Shower	Power	±600 Amps, 277/480 Volts, 3-Phase*

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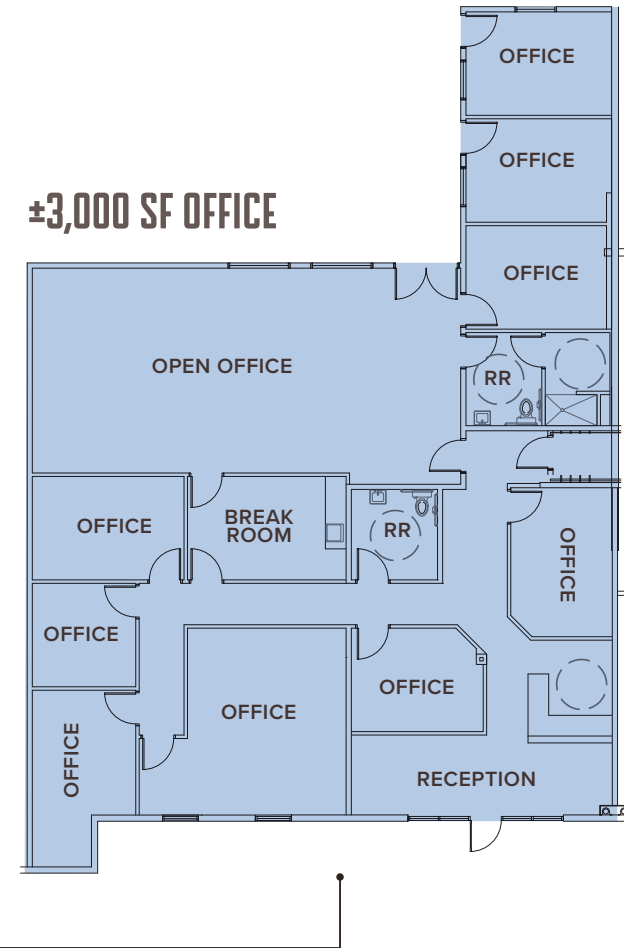
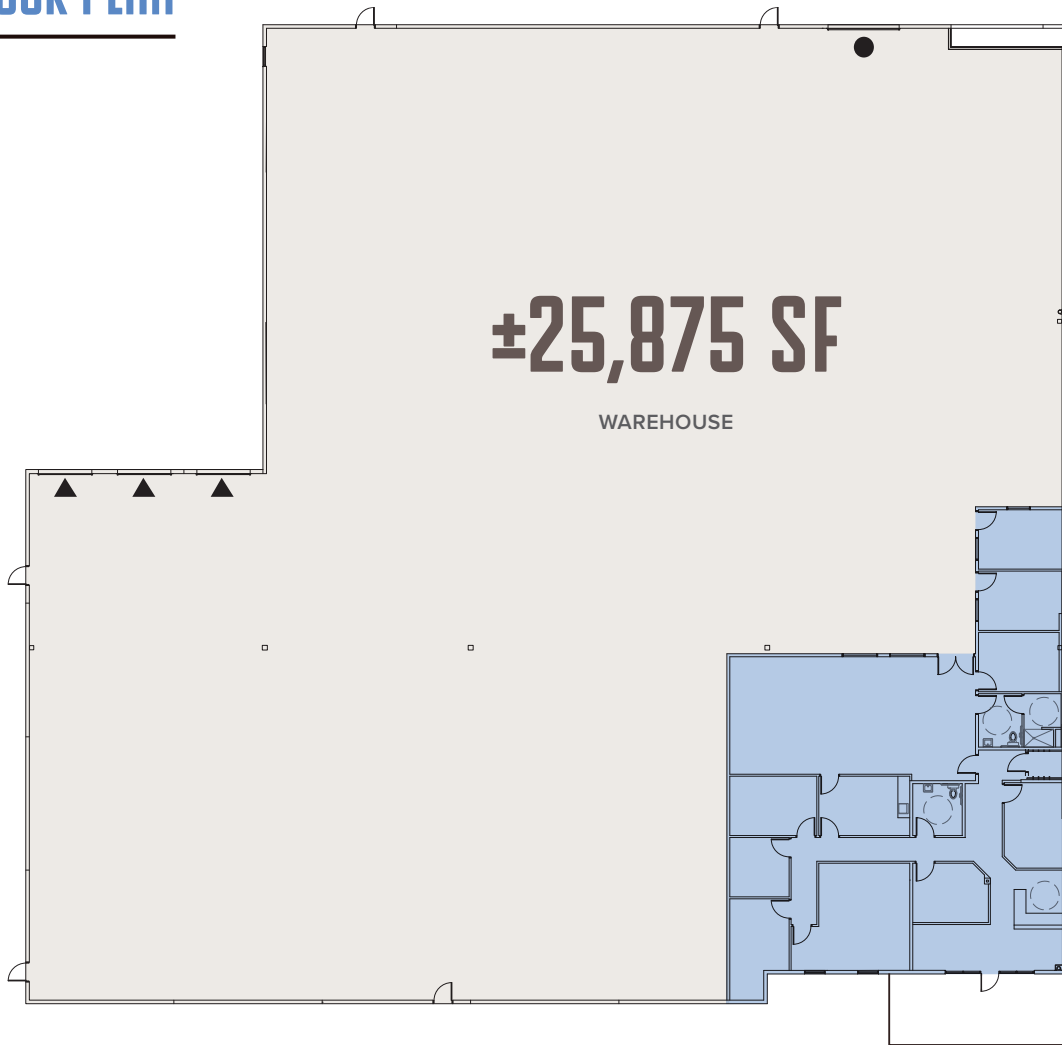


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FLOOR PLAN



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