

AVAILABLE FOR LEASE

OFFICE / WAREHOUSE

NELLIS INDUSTRIAL PARK #4

4438 Mitchell Street, North Las Vegas, NV 89081



±6,250 SF AVAILABLE

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Nellis Industrial Park is a ±430,000 SF master planned industrial park, located less than 1/4 mile from the Craig Road and I-15 interchange in North Las Vegas. Nellis Industrial Park #4 totals ±49,460 SF and offers convenient access to I-15 via the Craig Road Interchange.

PROPERTY HIGHLIGHTS

- ±6,250 SF Available
- Dock and Grade Loading
- Evaporative Coolers and LED arehouse Lighting
- Zoned M-2 (City of North Las Vegas)
- ±20' Clear Height
- Fire Sprinkler System
- 277/480V, 3-Phase Power
- Skylights
- Trailer Parking Available For Lease



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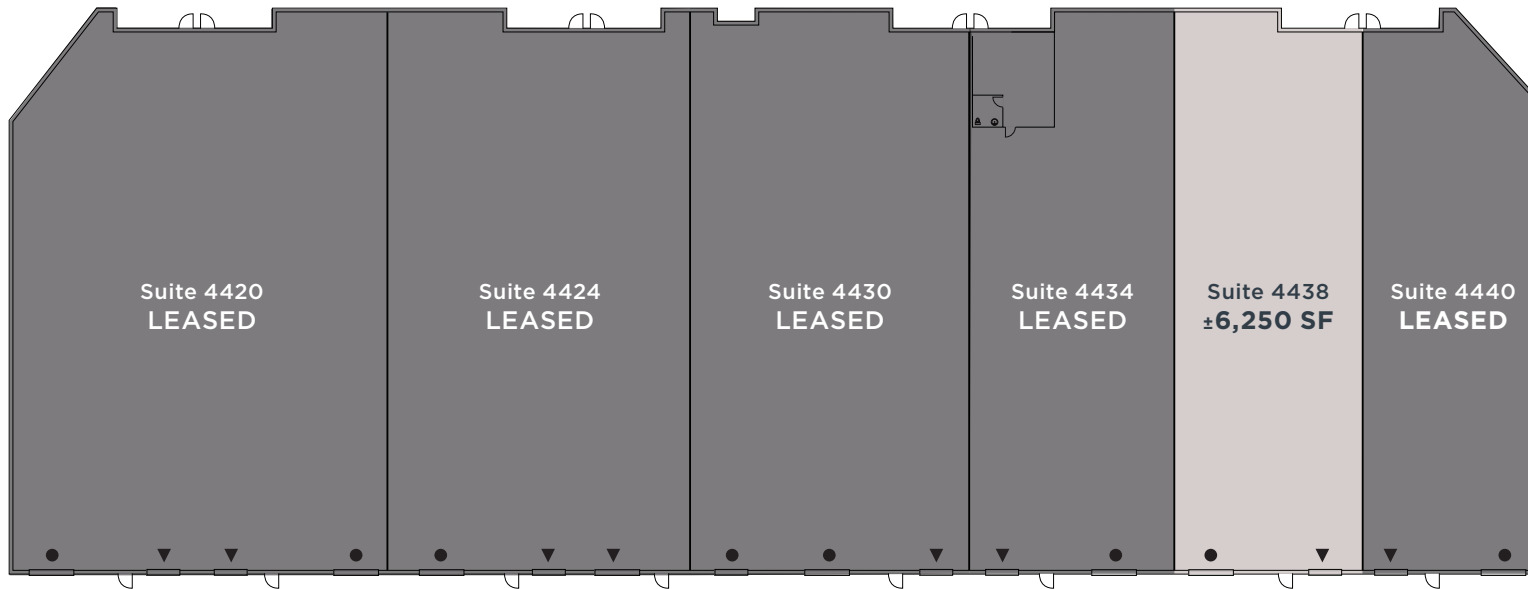
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SITE PLAN

For Illustration Purposes Only. Not To Scale.



▲ = DOCK LEVEL LOADING DOORS ● = GRADE LEVEL LOADING DOORS

Building	Total SF	Office SF	Warehouse SF	Dock High Loading	Grade Level Loading	Lease Rate (NNN)	NNN Fees	Available
Suite 4438	±6,250 SF	±1,558 SF	±4,692 SF	One (1) ±8' x ±9'	One (1) ±14' x ±14'	Negotiable	\$0.31 PSF	Available Now

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SUITE 4438

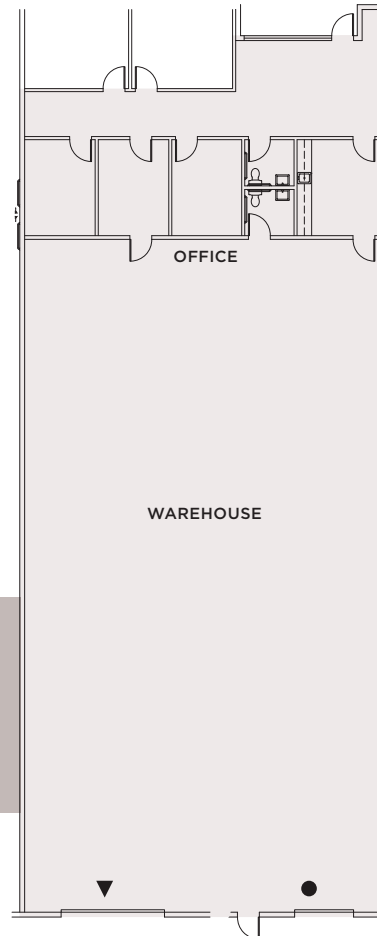
- ±6,250 Total SF
- ±1,558 SF Office
- ±4,692 SF Warehouse
- One (1) ±8' x ±9' Dock High Loading Door
- One (1) ±14' x ±14' Grade Level Loading Door
- Available Now

Lease Rate: Negotiable

NNN Fees: \$0.31 PSF

▲ = DOCK LEVEL LOADING DOORS ● = GRADE LEVEL LOADING DOORS

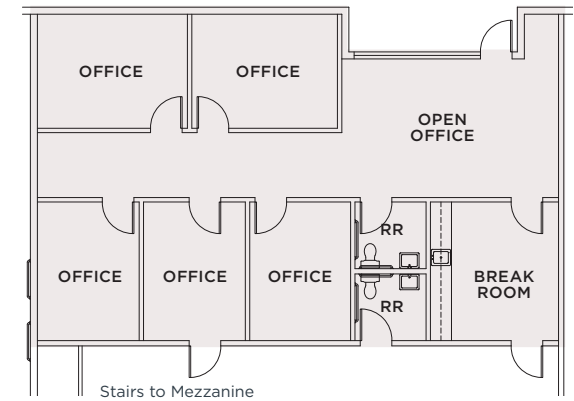
FLOOR PLAN



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OFFICE



MEZZANINE



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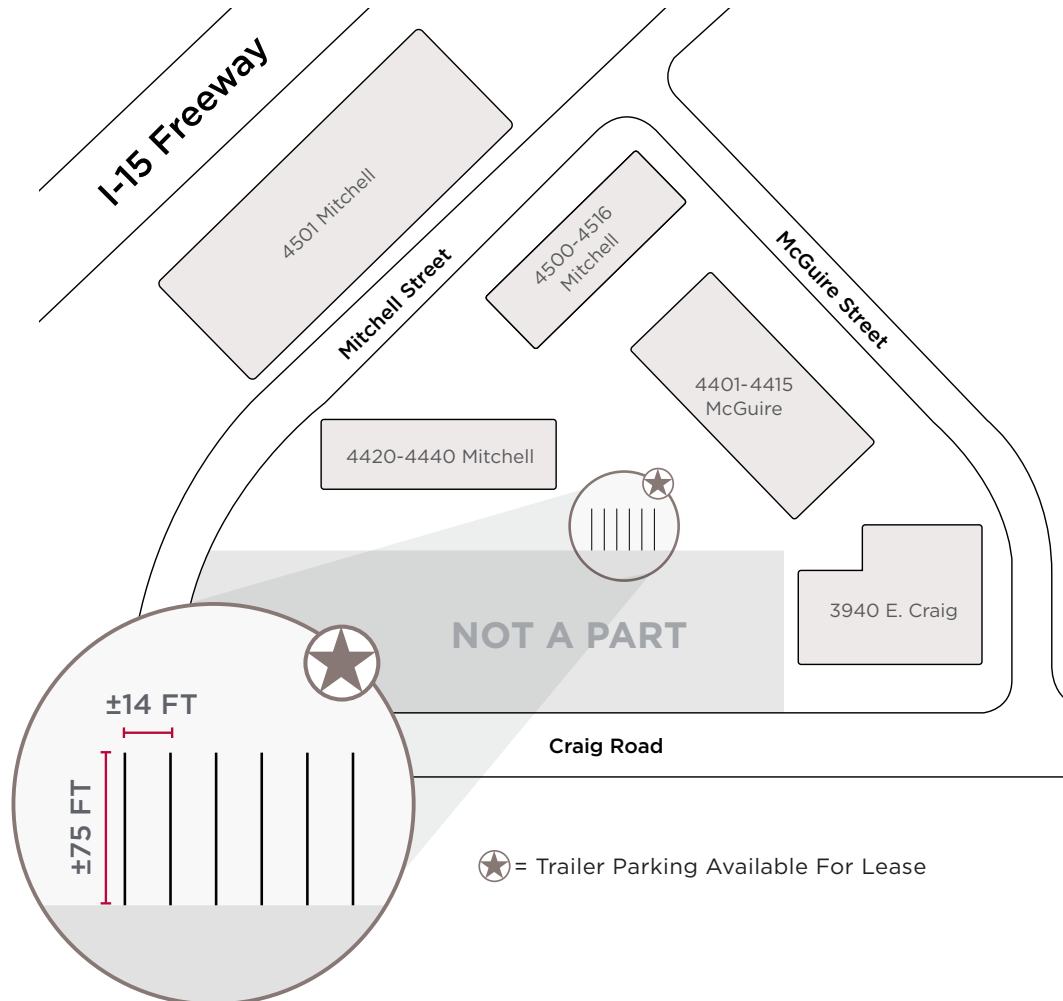
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TRAILER PARKING



ADDITIONAL TRAILER PARKING AVAILABLE FOR LEASE

- Up to Five (5) Trailer parking stalls available for lease within Nellis Industrial Park
- Contact Broker for Pricing

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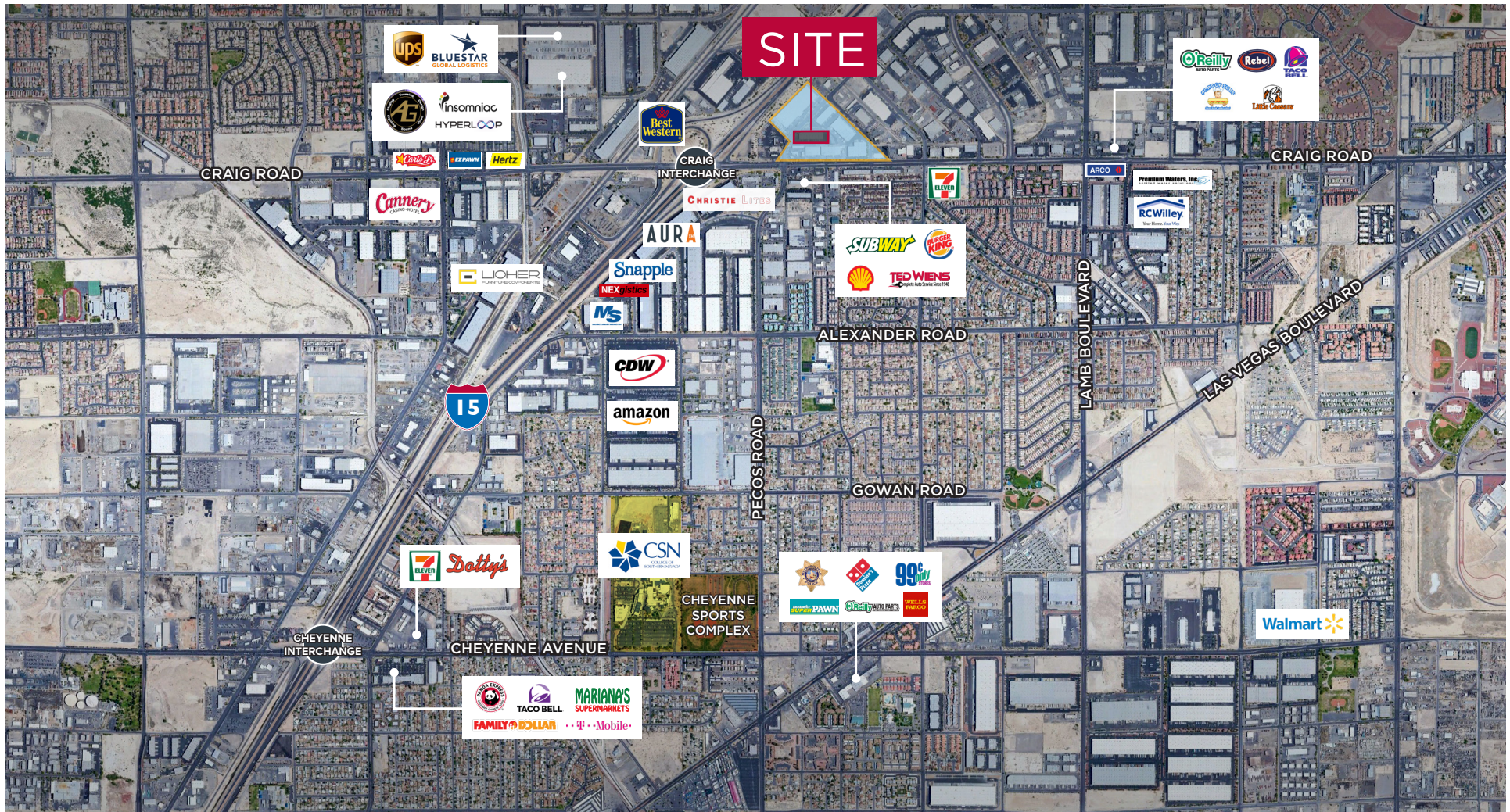
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AERIAL MAP



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ABOUT GID INDUSTRIAL

GID is a vertically-integrated real estate developer, investor and operator. GID has been active in the industrial sector since 1986, with a focus on targeting light industrial warehouses in U.S. markets with high population density and consumer purchasing power. GID's industrial portfolio comprises over 20 million square feet within the top industrial markets in the United States. Since their formation in 1960, their various businesses have stood on the same, simple principles of quality, service, and integrity. People are the root of GID's success, enabling the firm to deliver quality results to their investment partners.

- Over GID's 60-year history, they have developed, managed, or acquired over 86,000 residential units and 32.5 million square feet of commercial space. These properties consist of a wide spectrum of real estate categories including multifamily rental properties, industrial, for-sale condominiums, retail, office, hotel, and parking uses.
- Divisions within GID specialize in development, acquisitions, real estate funds, portfolio and asset management, and property management.
- Their current initiatives are focused primarily on multifamily, industrial, mixed-use, for-sale condominium, and retail projects.
- GID employs a dedicated team of industrial professionals with an average of 23 years of experience acquiring, developing, and managing industrial properties.
- Since 2006, the investment team has executed over \$5 billion in industrial acquisitions across 70 million square feet.

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