

FOR LEASE

CORPORATE CENTER BUSINESS PARK



4374 & 4385 North Pecos Road and 4339, 4345, 4351 & 4357 Corporate Center Drive, North Las Vegas, NV 89030



\$500
BROKER BONUS ON
3 YEAR LEASE DEALS

\$1,000
BROKER BONUS ON 5
YEAR LEASE DEALS

PROJECT DETAILS

Four (4) Flex Industrial Building

Located on the southwest corner of East Craig Road and North Pecos Road

Additional ±10 Acres of Adjacent Land for Future Development

Immediate access to I-15

BUILDING DETAILS

- Available Suites from ±2,418 SF - ±5,119 SF
- ±14' Clear Height
- Grade Level Loading
- Skylights in Warehouse
- Building Signage Opportunities
- Above Standard Parking
- Lush Common Area Landscaping
- 120/208 Volt, 3 Phase



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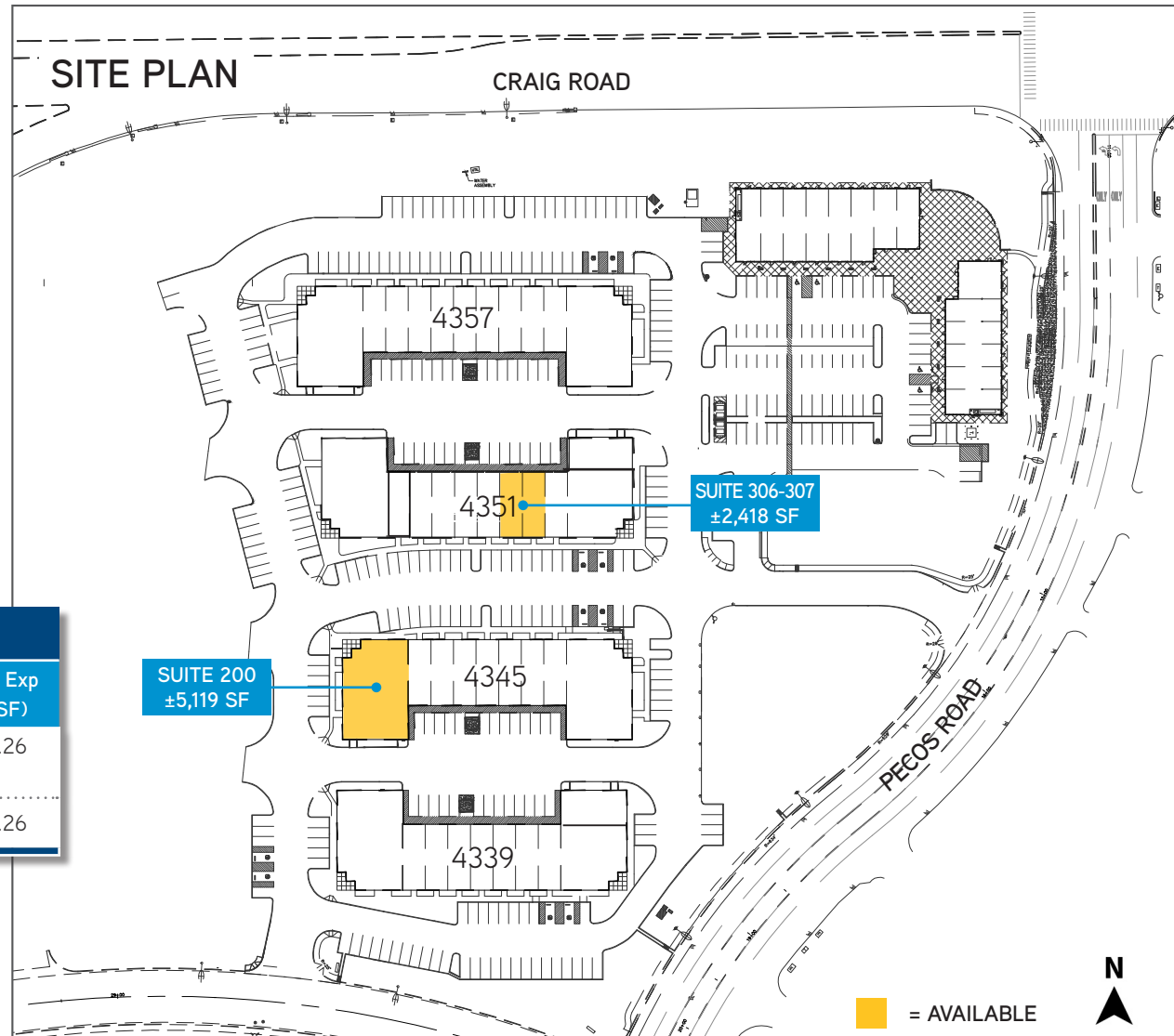
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AVAILABLE

Suite	Available SF	Office SF	Grade Doors	Base Rent (PSF)	NNN Exp (PSF)
4345 - 200 *	±5,119	±1,000	1	\$0.55	\$0.26
<i>Broker Bonus applies to leasing of this Suite only</i>					
4351 - 306-307	±2,418	±600	2	\$0.60	\$0.26

* 5% Commission to Procuring Broker



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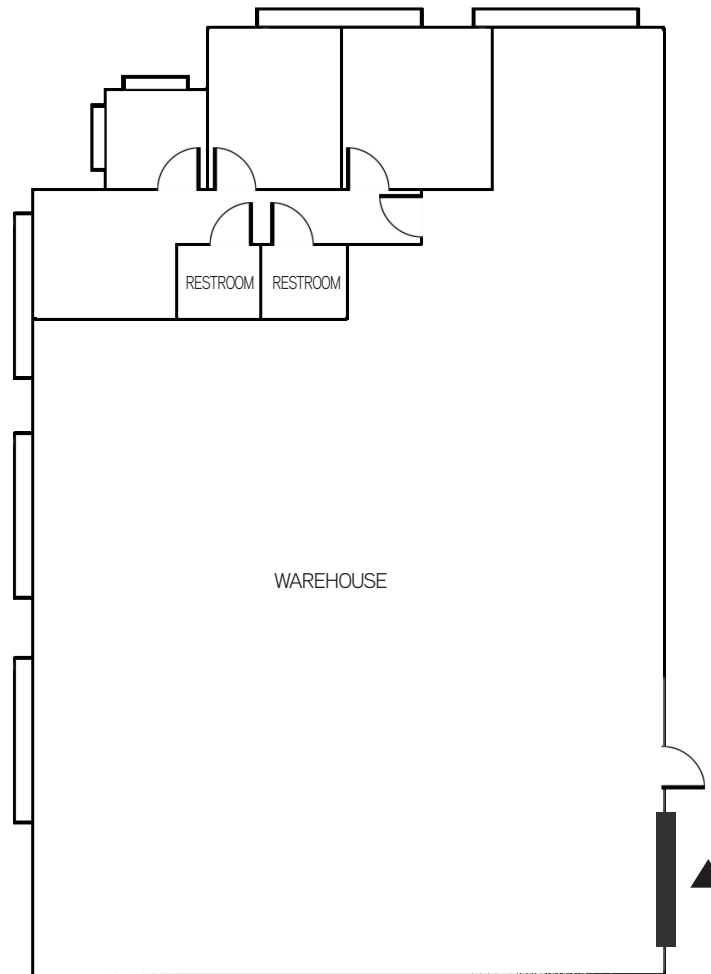
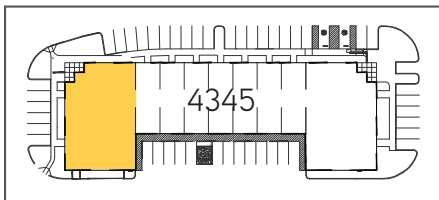
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4345 CORPORATE CENTER DRIVE SUITE 200

- $\pm 5,119$ Total SF
- $\pm 1,000$ SF of Office
- One (1) Grade Level Loading Door
- 14' Clear Height
- \$0.55 PSF Base Rent
- \$0.26 PSF NNN Expenses

5% Commission to Procuring Broker

▲ Grade Level Door



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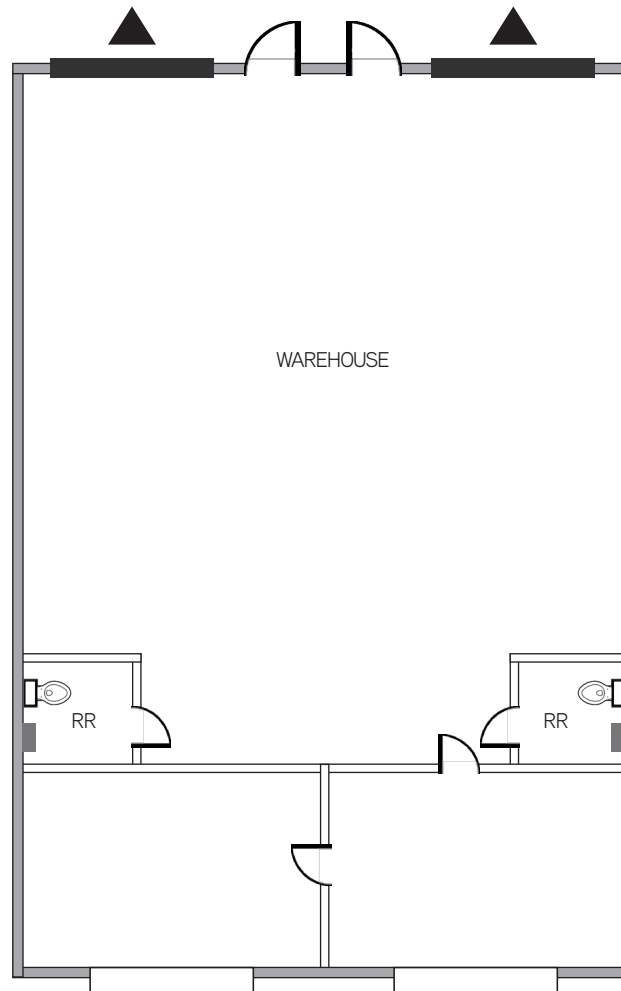
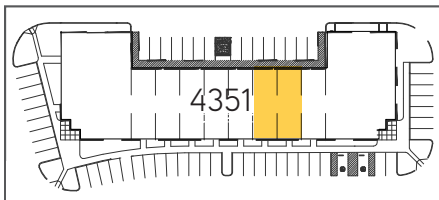


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4351 CORPORATE CENTER DRIVE SUITE 306 & 307

- ±2,418 Total SF
- ±600 SF of Office
- Two (2) Grade Level Loading Doors
- 14' Clear Height
- \$0.60 PSF Base Rent
- \$0.26 PSF NNN Expenses

▲ Grade Level Door



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CORPORATE CENTER BUSINESS PARK is a well maintained $\pm 78,000$ square foot 4-building multi-tenant park, located at 4339 - 4357 Corporate Center Drive. The common areas are impeccably maintained and is surrounded by lush landscaping. The office space includes glass store fronts, reception area, HVAC and private office(s). Warehouse includes 14' clear height, evaporative coolers, skylights, fluorescent lighting and at least one 10' x 12' grade level door.

LOCATION: The project is located just East of the I-15 at the SWC of Craig Road and Pecos Road. This pivotal freeway location in North Las Vegas serves as the gateway to all businesses in the area.

County	Clark
Zoning	M-2 in the City of North Las Vegas
APN:	139-01-711-001
Year Built	2004 and 2009
Flood Zone	Not in a 100 year flood zone per Clark County Assessor

BUILDING	TOTAL SF	OFFICE SF	GRADE LOADING	LEASE RATE (NNN)	NNN FEES PSF
4345 Corporate Center Drive, Suite 200 * <i>Broker Bonus applies to leasing of this Suite only</i>	$\pm 5,119$	$\pm 1,000$	1 - 12' x 14'	\$0.55	\$0.26
4351 Corporate Center Drive, Suite 306-307	$\pm 2,418$	± 600	2 - 12' x 14'	\$0.60	\$0.26

* 5% Commission to Procuring Broker



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