

FOR LEASE



2020 MENDENHALL DRIVE

NORTH LAS VEGAS, NEVADA 89081

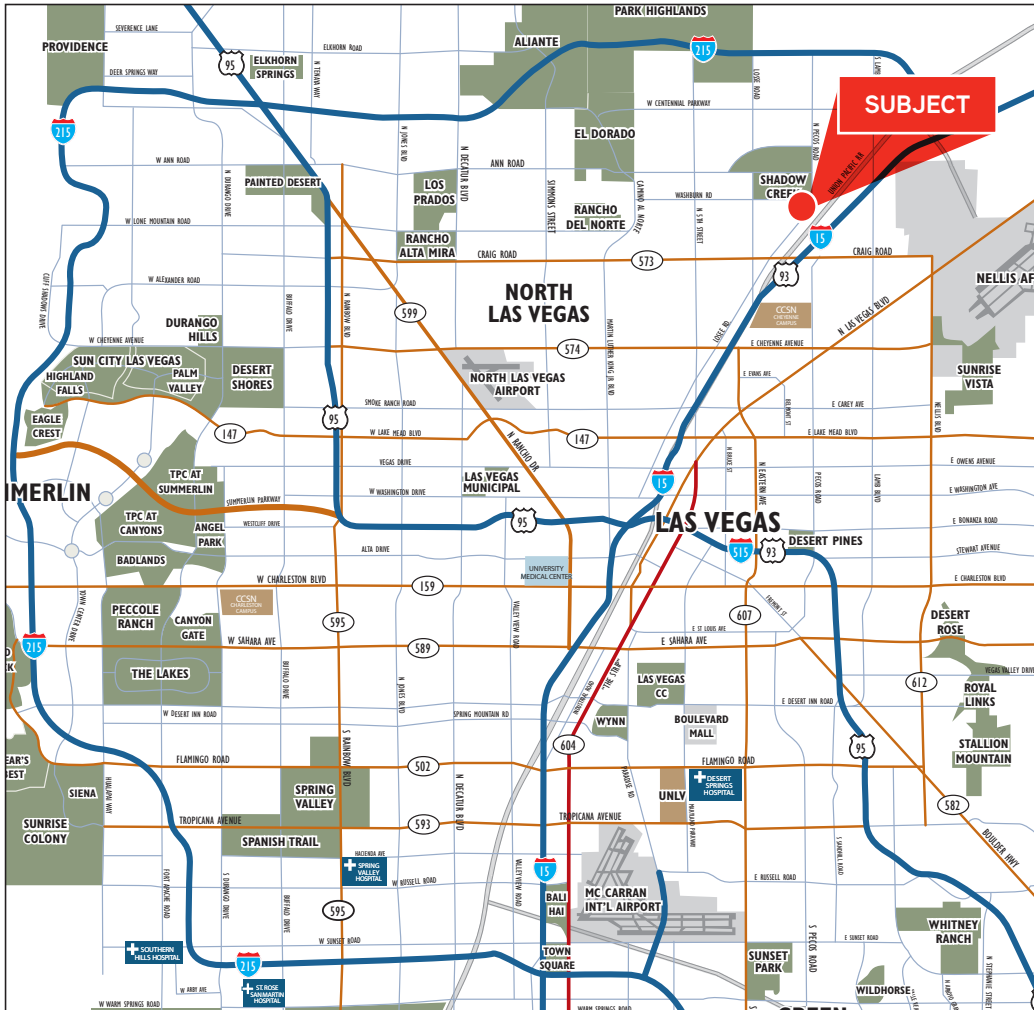


**±53,200 SF INDUSTRIAL BUILDING
ON ±2.57 ACRES**

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Lease Rate: \$0.55/SF with \$0.07/SF CAM

- Located near Craig Road and Losee Road, just West of the I-15 Freeway Interchange
- ±53,200 SF Building on ±2.57 Acres
- ±2,798 SF of HVAC Office with three (3) restrooms
- 64 Total Parking Spaces
- ±24,150 SF of Paved and Fenced Yard Space
- Three (3) Dock High Loading Doors
- Four (4) 16'x14' Grade Level Truck Doors
- Two (2) 12'x14' Grade Level Truck Doors
- 1,800 amps of 120/208 volt and 277/480 volt, 3-Phase power
- 22' minimum clear height
- Metal halide lighting
- Skylights in warehouse
- Concrete tilt-up construction
- Evaporative-cooled warehouse
- M-2 Zoning (City of North Las Vegas)
- Fire Sprinklered at 0.20 gpm/1,500 SF
- Built in 1997
- APN: 139-02-613-020

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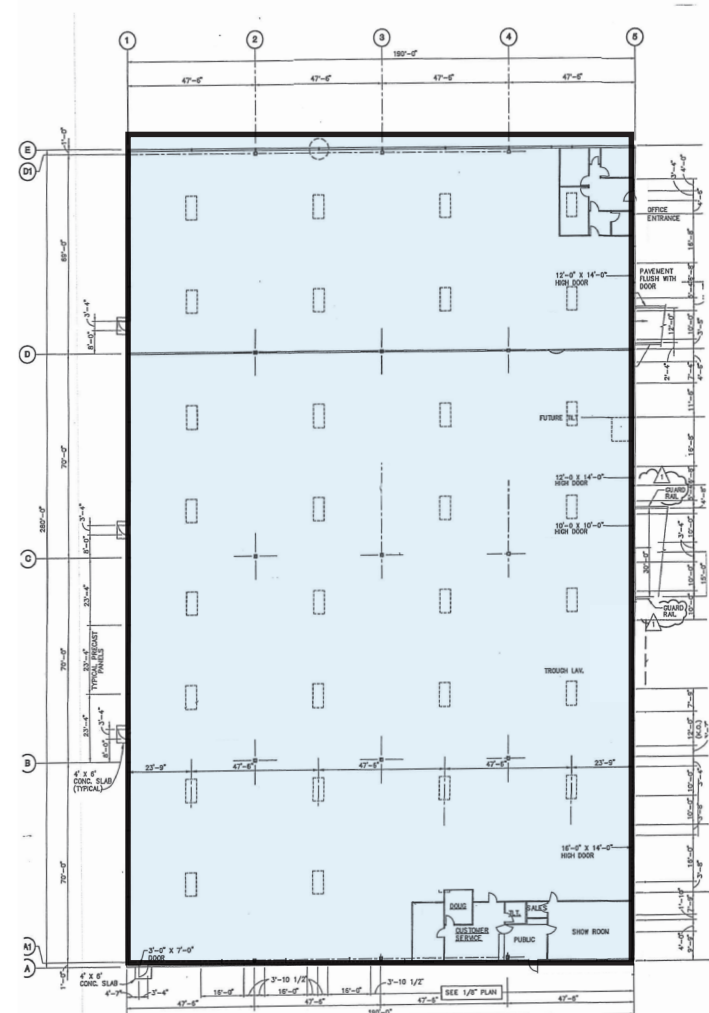
COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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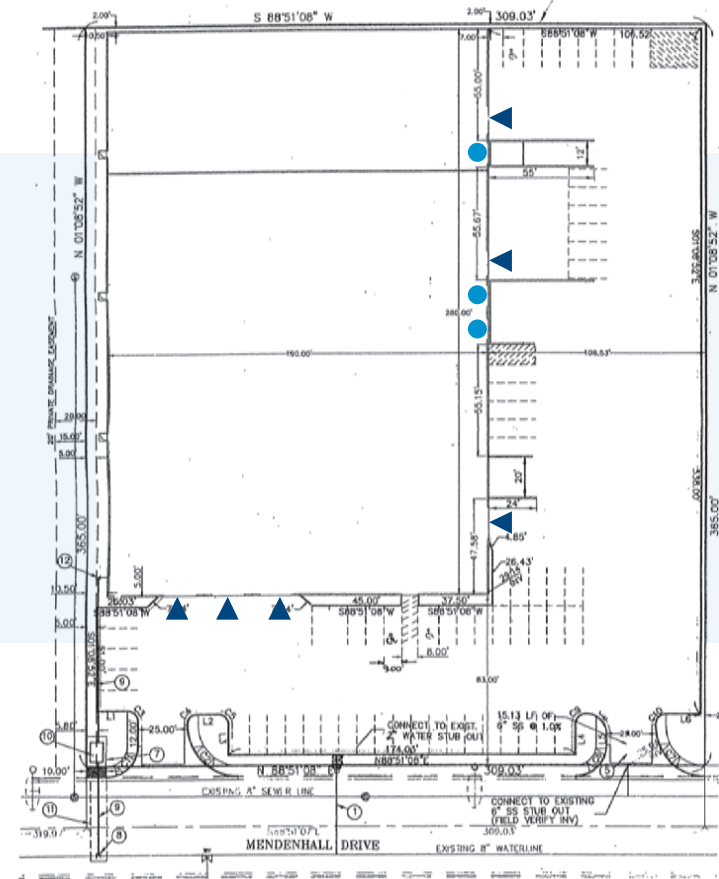
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▲ Grade Level Truck Doors ● Dock High Loading Doors

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