

±155,790 SF SHOWROOM / WAREHOUSE FACILITY

CENTRA CRAIG CORPORATE CENTER

SEC INTERSTATE 15 & CRAIG ROAD
NORTH LAS VEGAS, NV 89030



FOR SALE OR LEASE

Total Square Feet

±155,790



SITE

CRAIG ROAD

CORPORATE CENTER DR

PECOS ROAD



COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas

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ARCHITECTURAL RENDERING



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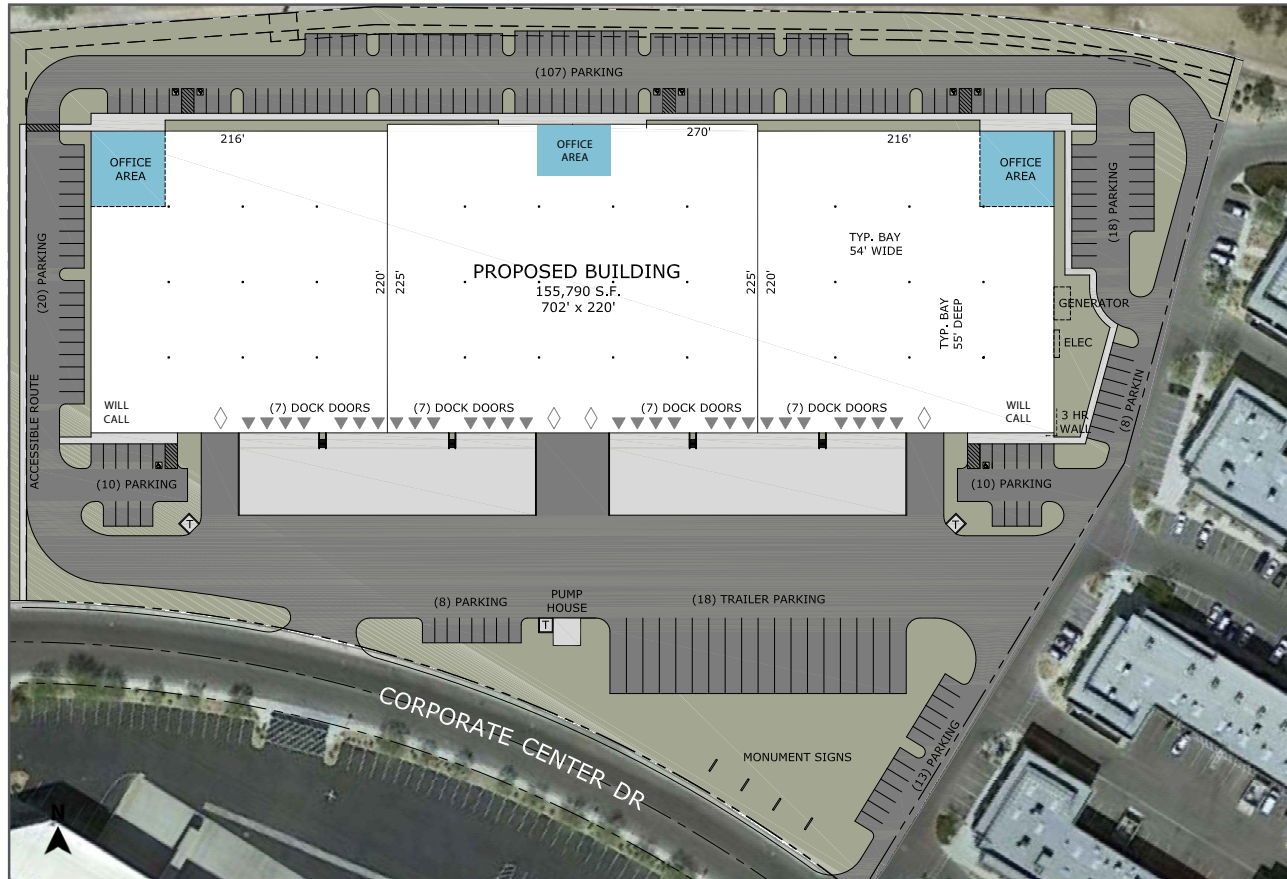
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FEATURES

- Free Standing Building, ±155,790 Total SF
- Divisibility from: ±47,520 SF
- 54' x 55' Typical Column Spacing
- Twenty-Eight (28) 9' x 10' Dock High Loading Doors
- Four (4) 14' x 16' Grade Level Loading Doors
- 30' minimum ceiling clearance at first column
- 3,000 Amps, 277/480 V, 3-Phase Power
- ESFR Fire Suppression System
- Auto Parking Spaces: 194
- Trailer Parking Spaces: 18
- Zoned M-2 (City of North Las Vegas)

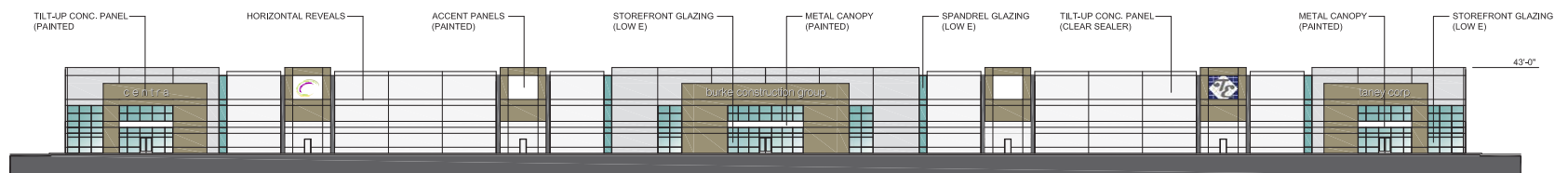
FOR SALE: \$115.00 psf

FOR LEASE: \$0.51 - \$0.53 psf NNN

◇ = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

NORTH ELEVATION



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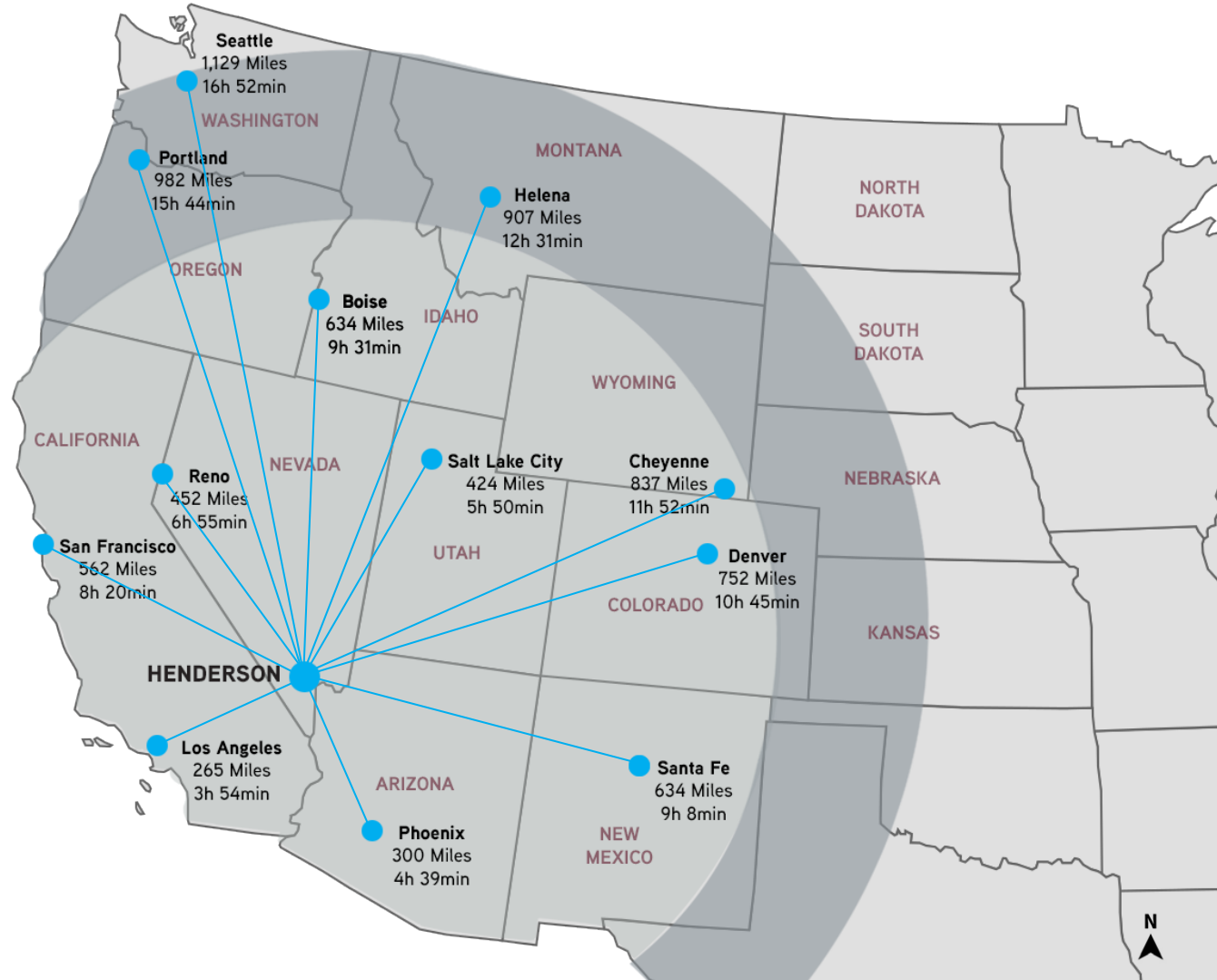
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Transit Analysis from North Las Vegas, Nevada



- ONE DAY TRUCK SERVICE**
61,049,148 People (19.4% of US Population)
- TWO DAY TRUCK SERVICE**
73,462,494 People (23.3% of US Population)



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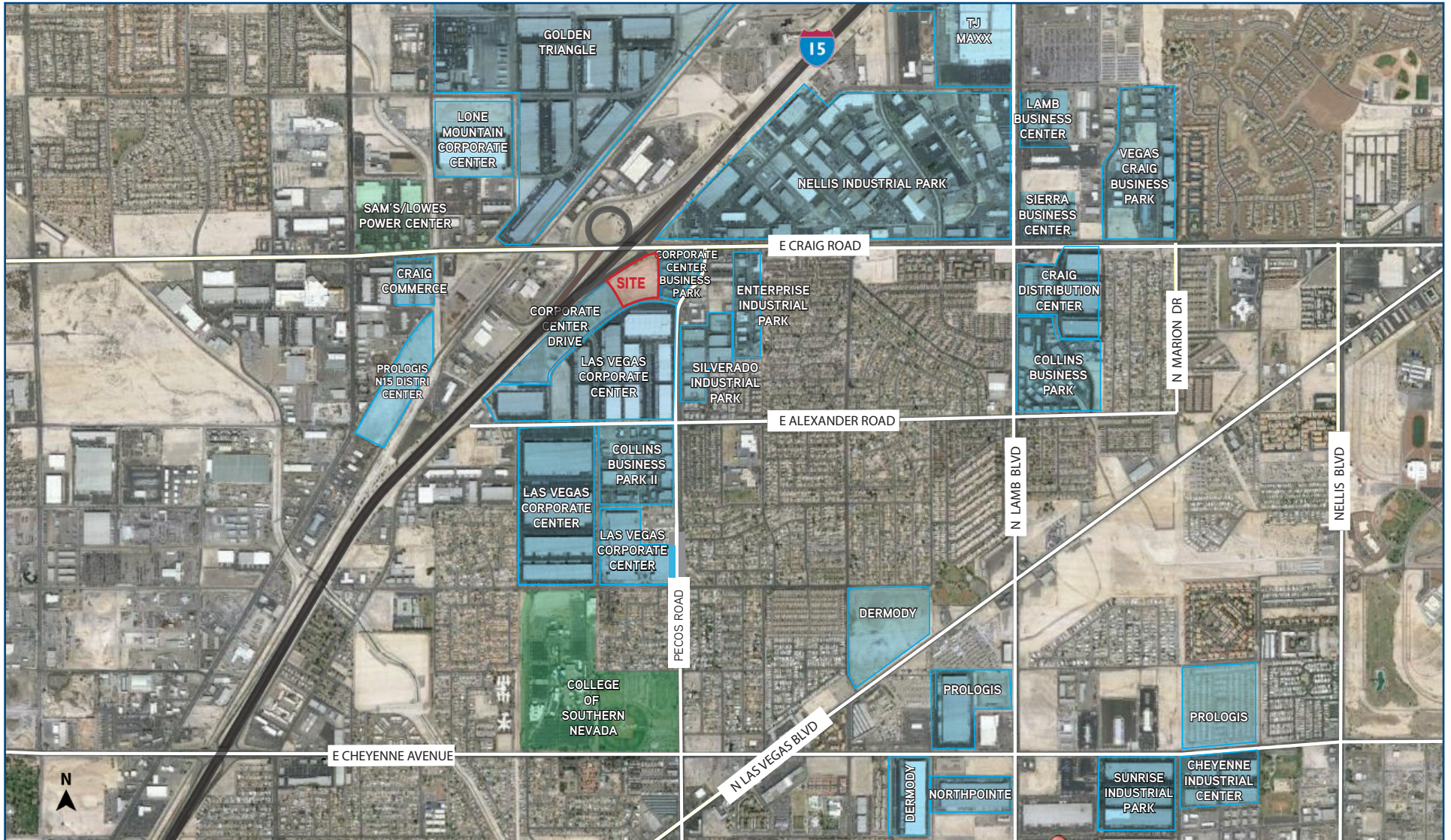
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