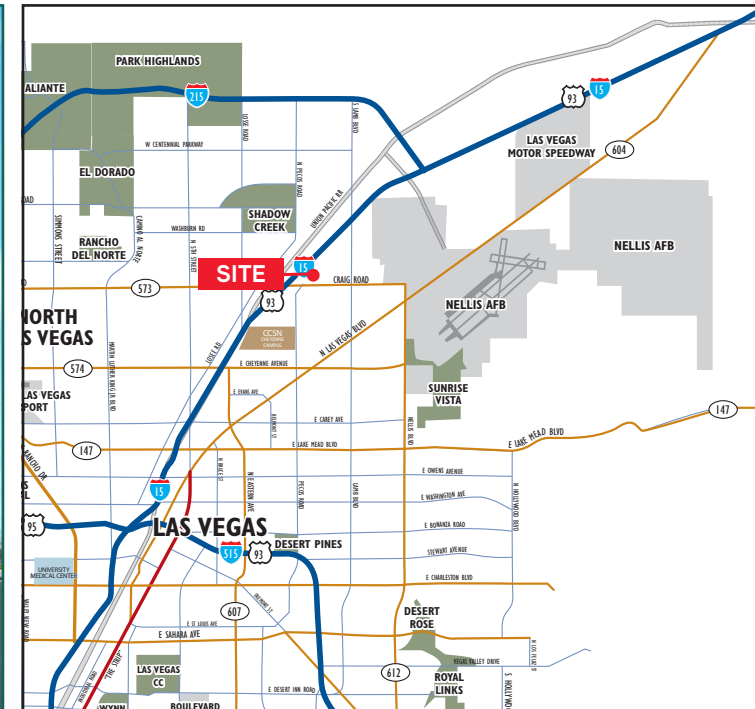


FOR LEASE:

NELLIS INDUSTRIAL PARK #2

4401-4415 McGuire Street | N. Las Vegas, Nevada | 89081



- Suite 4415 - ±9,760 SF Available
- ±500 SF of Office
- Dock & Grade Level Loading Doors
- ±24' Clear Height
- Fire Sprinkler System
- 277/480 Volt, 3-Phase Power
- Evaporative Coolers in Warehouse
- Metal Halide Lighting
- Zoned M-2 (City of North Las Vegas)
- Skylights

Nellis Industrial Park is a ±430,000 square foot master planned industrial park, located less than 1/4 mile from the Craig Road and I-15 interchange in North Las Vegas. The McGuire Building totals ±80,256 sf & offers convenient access to I-15 via the Craig Road Interchange.

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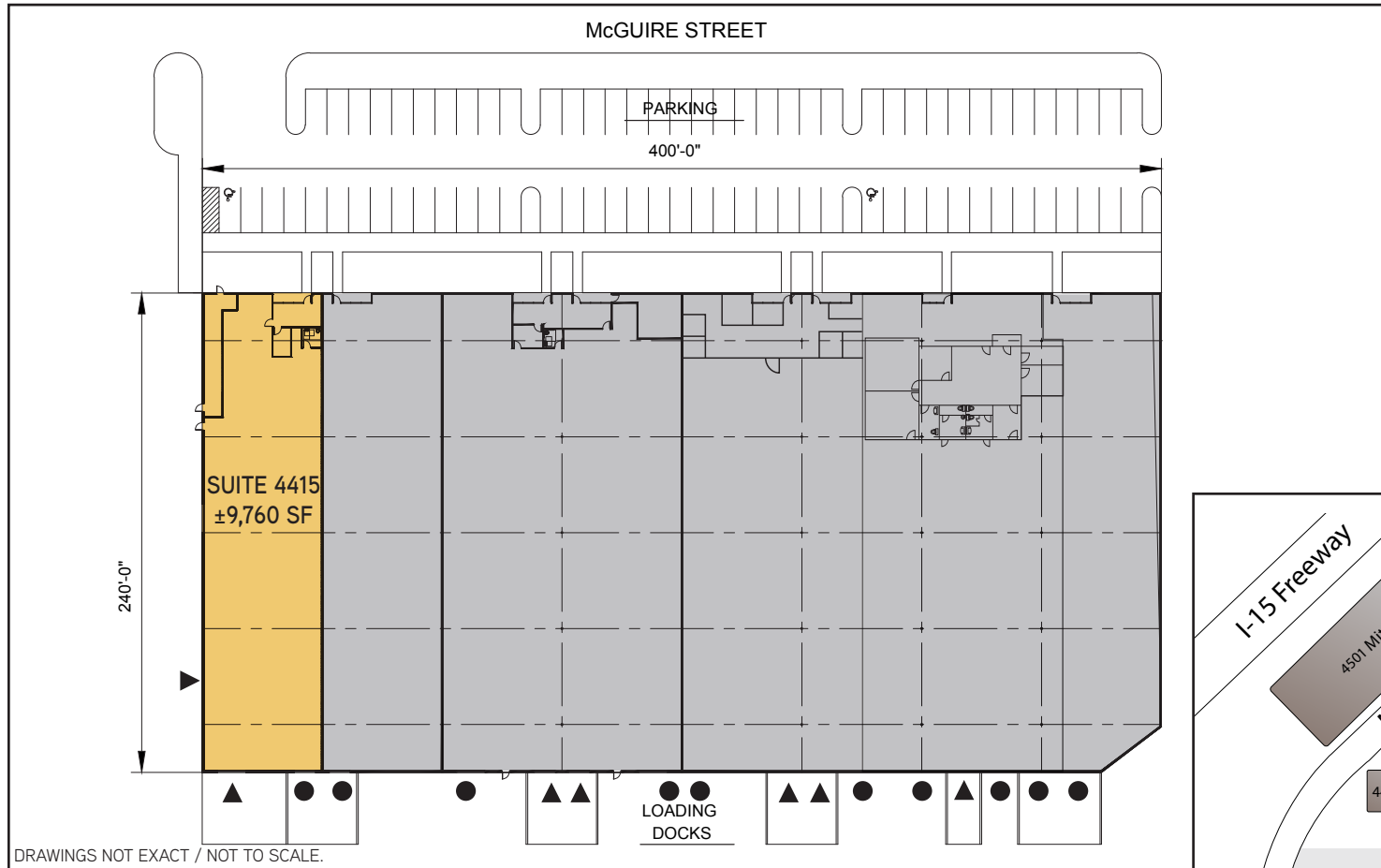


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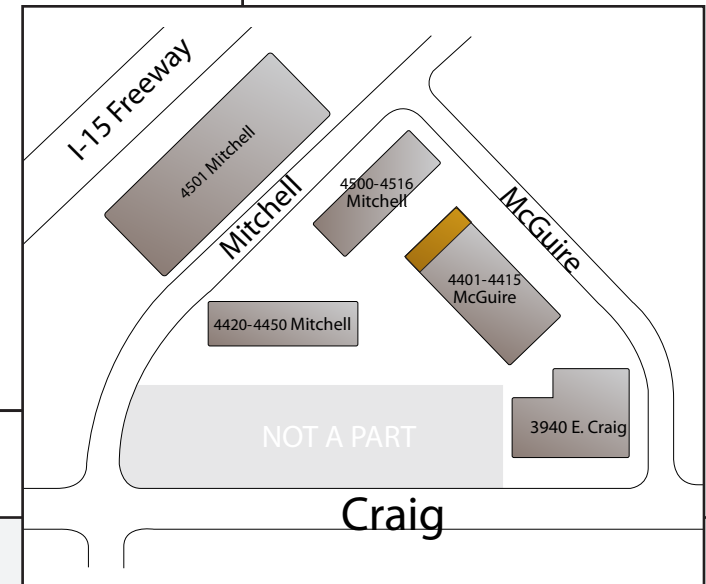
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- = Dock Level Loading Doors
- ▲ = Grade Level Loading Doors



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NELLIS INDUSTRIAL PARK #2

4401-4415 McGuire Street | N. Las Vegas, Nevada | 89081



NELLIS INDUSTRIAL PARK #4 is a 430,000 SF master planned industrial park located less than ¼ mile from the Craig Rd. and I-15 interchange in North Las Vegas. The property is a rear loaded, concrete tilt-up distribution building totaling +/-80,256 square feet. The building features evaporative coolers, 3-phase power, high bay lighting, skylights, and fire sprinklers throughout.

Cross Streets	Mitchell and Craig Road
County	Clark
Zoning	M-2 (Clark County)
APN:	140-06-210-010
Year Built	1992
Flood Zone	Not in a 100 year flood zone per Clark County Assessor
Clear Height	24'
Column Spacing	40' x 50' Typical
Cooling	Evaporative Coolers
Power	277/480 Volt, 3-Phase Power
Parking	1.5:1000

BUILDING	TOTAL SF	OFFICE SF	W/H SF	DOCK LOADING	GRADE LOADING	LEASE RATE (NNN)	NNN FEES PSF	AVAILABLE
Suite 4415	±9,760	±500	±9,260	One (1)	Two (2)	\$0.52	\$0.11	Now

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