

FOR LEASE

CORPORATE CENTER BUSINESS PARK

4374 & 4385 NORTH PECOS ROAD AND 4339, 4345, 4351 &
4357 CORPORATE CENTER DRIVE, NORTH LAS VEGAS, NV 89030



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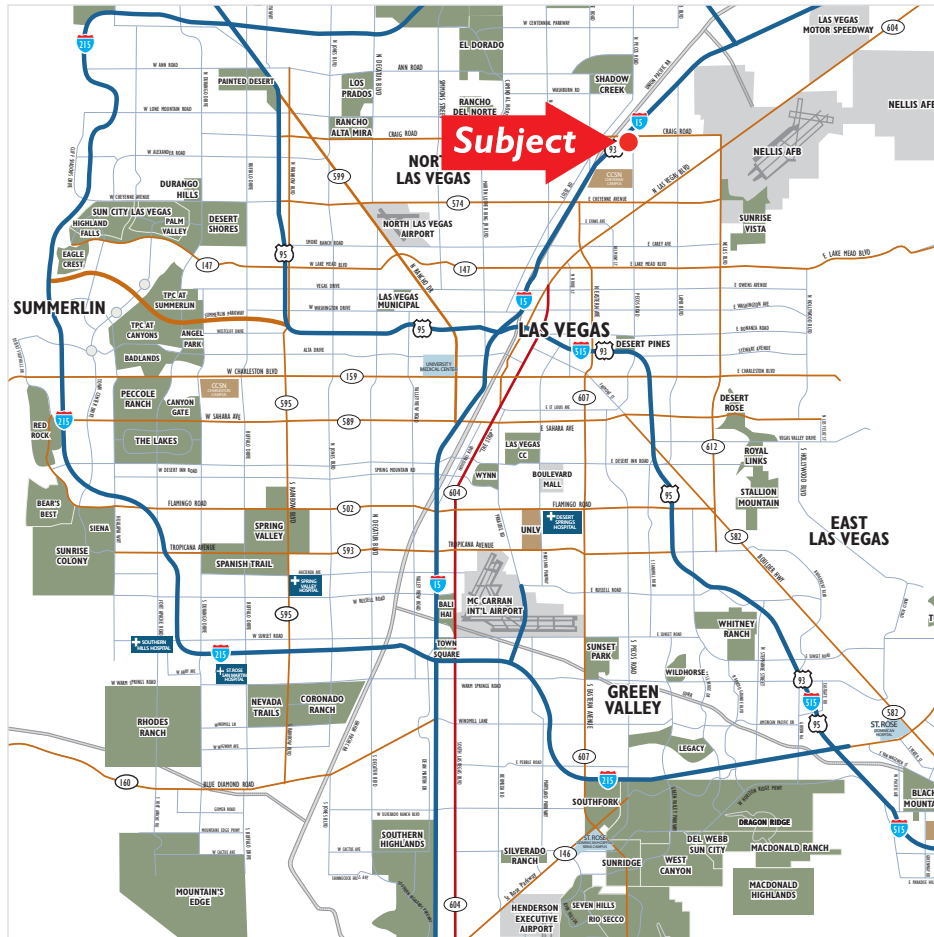
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PROJECT DETAILS

- Four (4) industrial buildings
- 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 $\pm 1,209$ SF - $\pm 5,119$ SF
- $\pm 14'$ 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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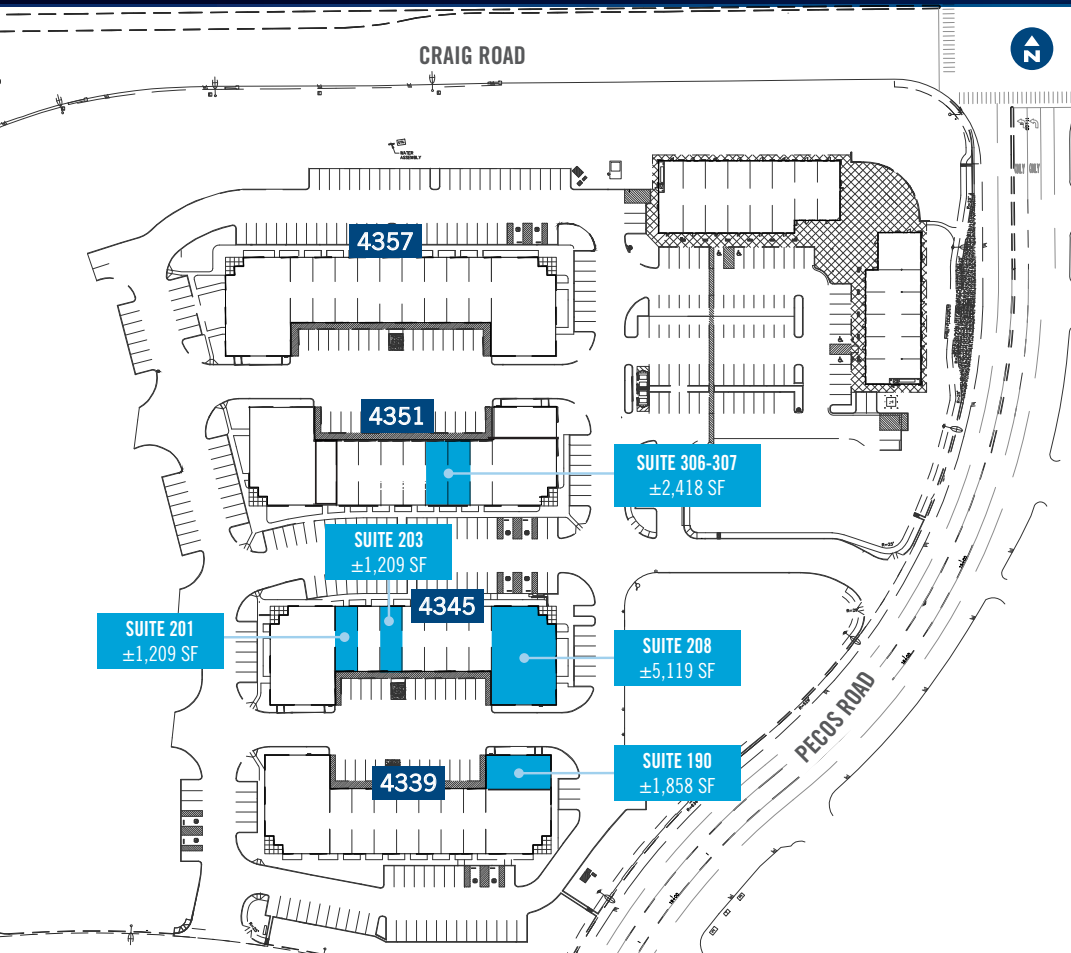


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SUITE	AVAILABLE SF	OFFICE SF	GRADE DOORS	BASE RENT (PSF)	NNN EXP (PSF)
4339-190	±1,858	±450	1	\$0.60	\$0.26
4345-201	±1,209	±300	1	\$0.60	\$0.26
4345 - 203	±1,209	±300	1	\$0.60	\$0.26
4345-208	±5,119	±300	1	\$0.53	\$0.26
4351 - 306-307	±2,418	±600	2	\$0.60	\$0.26



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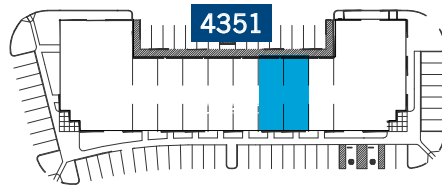


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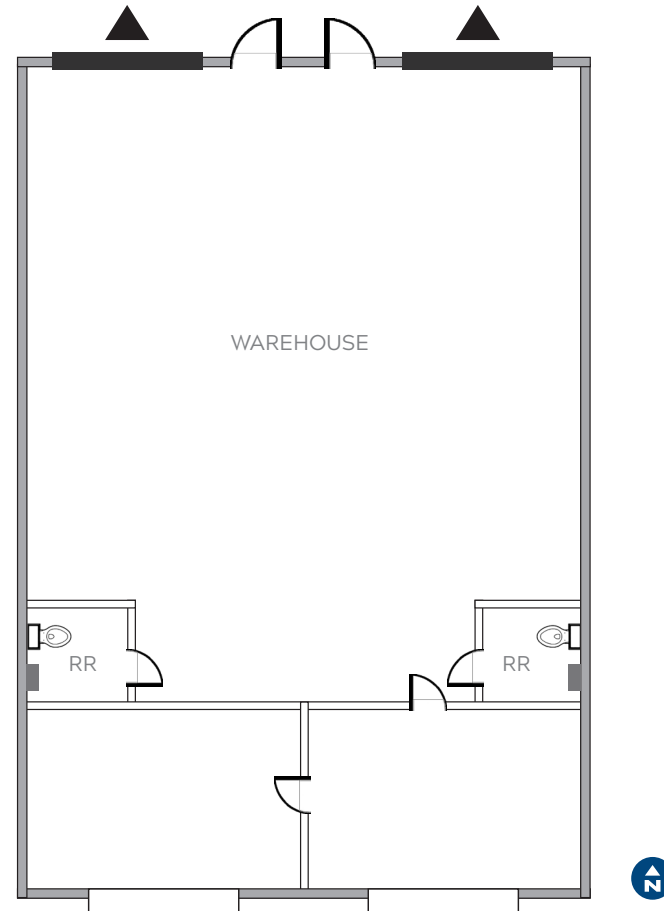
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▲ Grade Level Door

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



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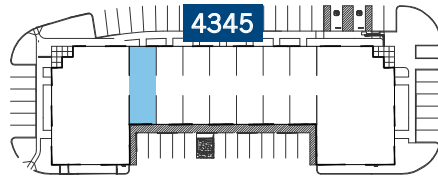


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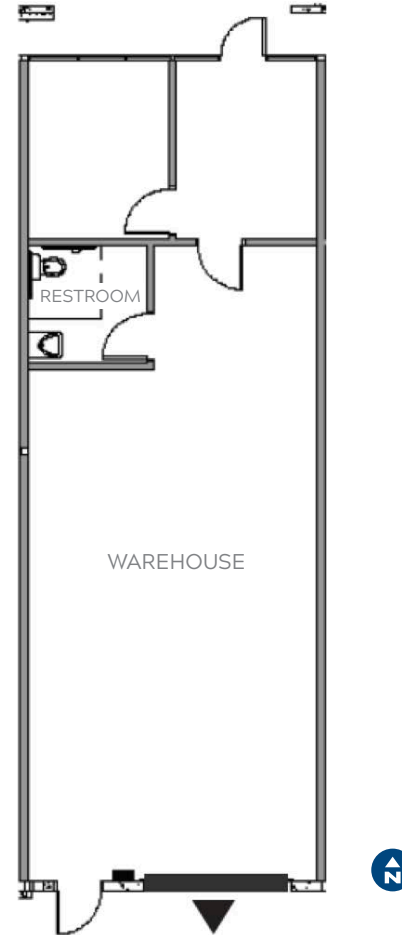
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▲ Grade Level Door

4345 CORPORATE CENTER DRIVE SUITE 201

- ±1,209 Total SF
- ±300 SF of Office
- One (1) Grade Level Loading Door
- 14' Clear Height
- \$0.60 PSF Base Rent
- \$0.26 PSF NNN Expenses



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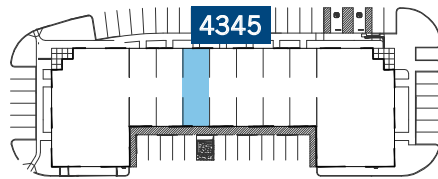


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▲ Grade Level Door

4345 CORPORATE CENTER DRIVE SUITE 203

- ±1,209 Total SF
- ±300 SF of Office
- One (1) Grade Level Loading Door
- 14' Clear Height
- \$0.60 PSF Base Rent
- \$0.26 PSF NNN Expenses



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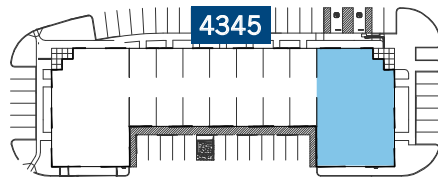


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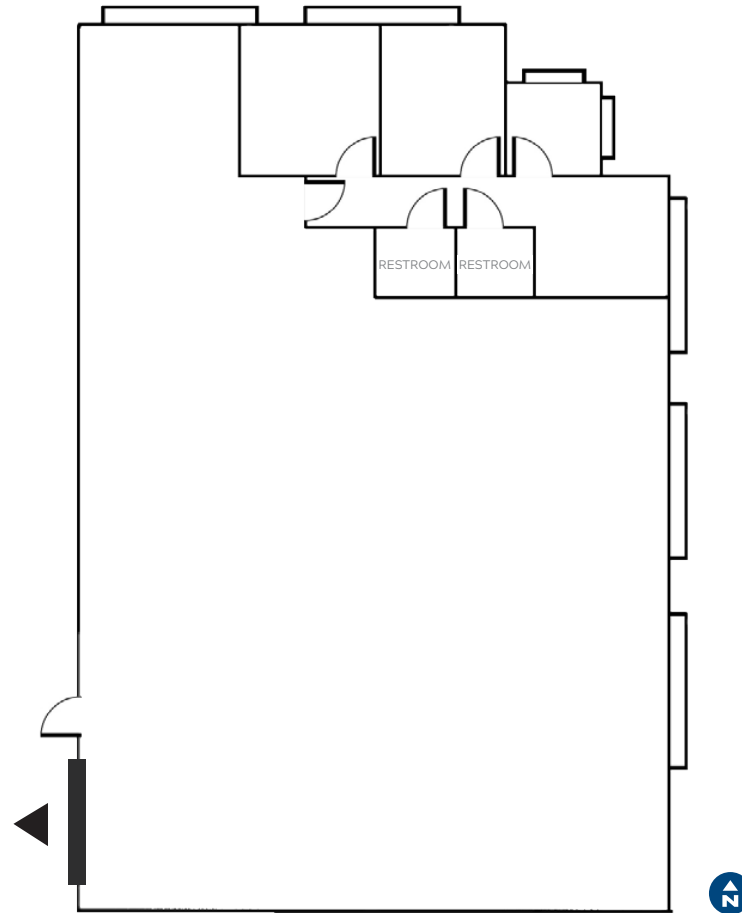
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▲ Grade Level Door

4351 CORPORATE CENTER DRIVE SUITE 208

- ±5,119 Total SF
- ±1,000 SF of Office
- One (1) Grade Level Loading Door
- 14' Clear Height
- \$0.53 PSF Base Rent
- \$0.26 PSF NNN Expenses



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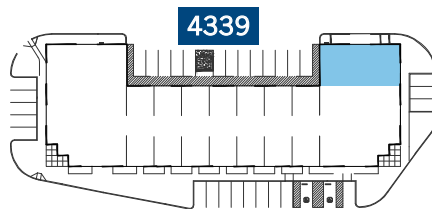


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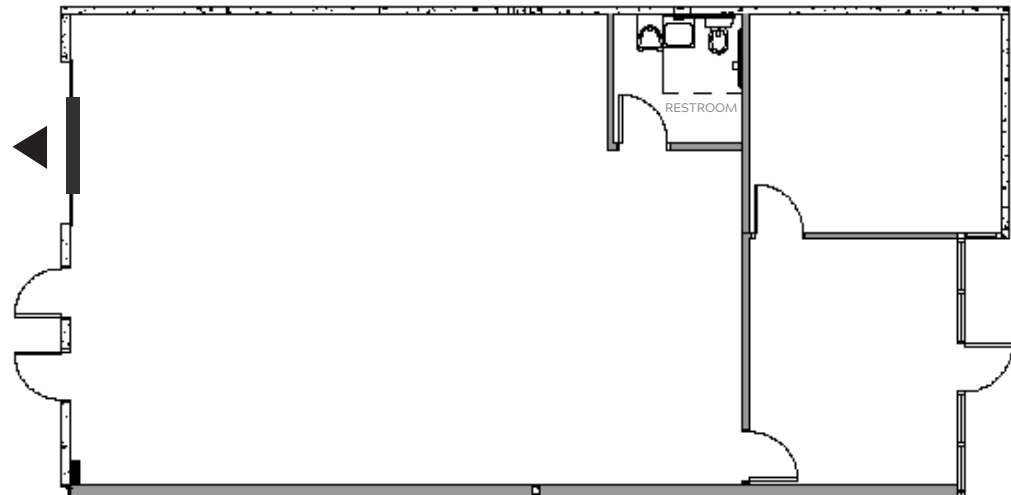
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▲ Grade Level Door

4339 CORPORATE CENTER DRIVE SUITE 190

- ±1,858 Total SF
- ±450 SF of Office
- One (1) Grade Level Loading Door
- 14' Clear Height
- \$0.60 PSF Base Rent
- \$0.26 PSF NNN Expenses



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