



FOR LEASE > \$0.55 - \$0.57 PSF

CRAIG DISTRIBUTION CENTER II

4320 & 4340 North Lamb Boulevard

±13,330 & ±20,250 SF WAREHOUSE / OFFICE SPACE



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FOR LEASE:

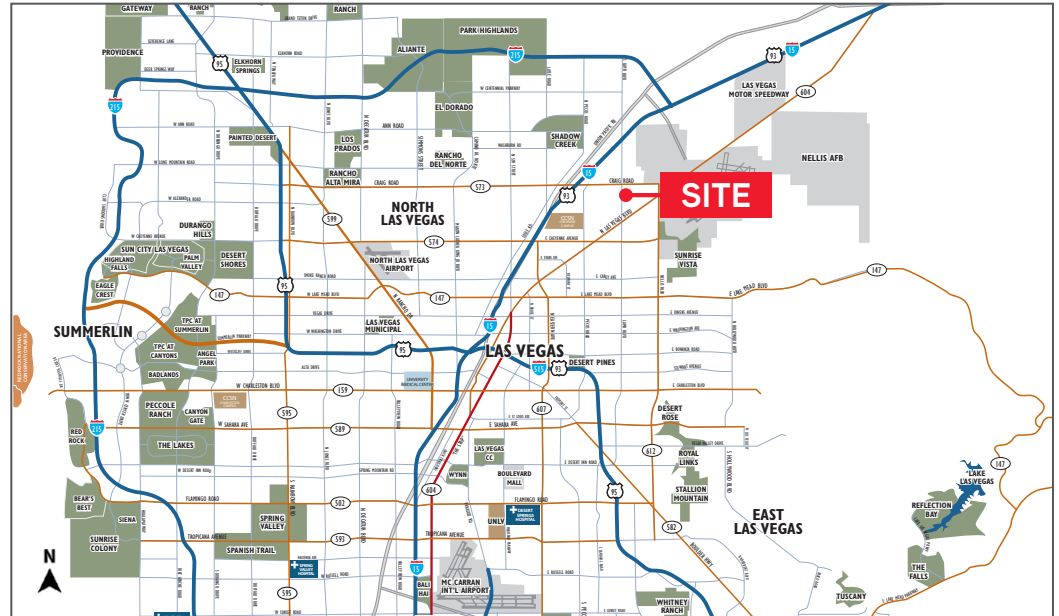
CRAIG DISTRIBUTION CENTER II

4320 & 4340 North Lamb Boulevard, North Las Vegas, NV 89115

CRAIG DISTRIBUTION CENTER II is a ±11.98 acre industrial park located in the North Las Vegas submarket just minutes from the I-15 Interstate via Craig Road and Lamb Boulevard interchanges. The park consists of two concrete tilt-up buildings totaling ±190,320 sf.

PROPERTY HIGHLIGHTS

- Project Size (two buildings): ±190,320 SF
- APN 140-05-317-006 and 140-05-317-007
- Built in 2004
- Situated on ±11.98 Acres
- 9' x 10' Dock High Loading Doors
- 12' x 14' Grade Level Loading Doors
- ±55' Concrete Dock Apron
- ±30' Clear Height
- 277/480 Volt, 3-Phase Power
- ESFR Fire Suppression System
- Evaporative Cooled Warehouse
- Tri Tuff Skylights throughout Warehouse
- Zoned MD Clark County



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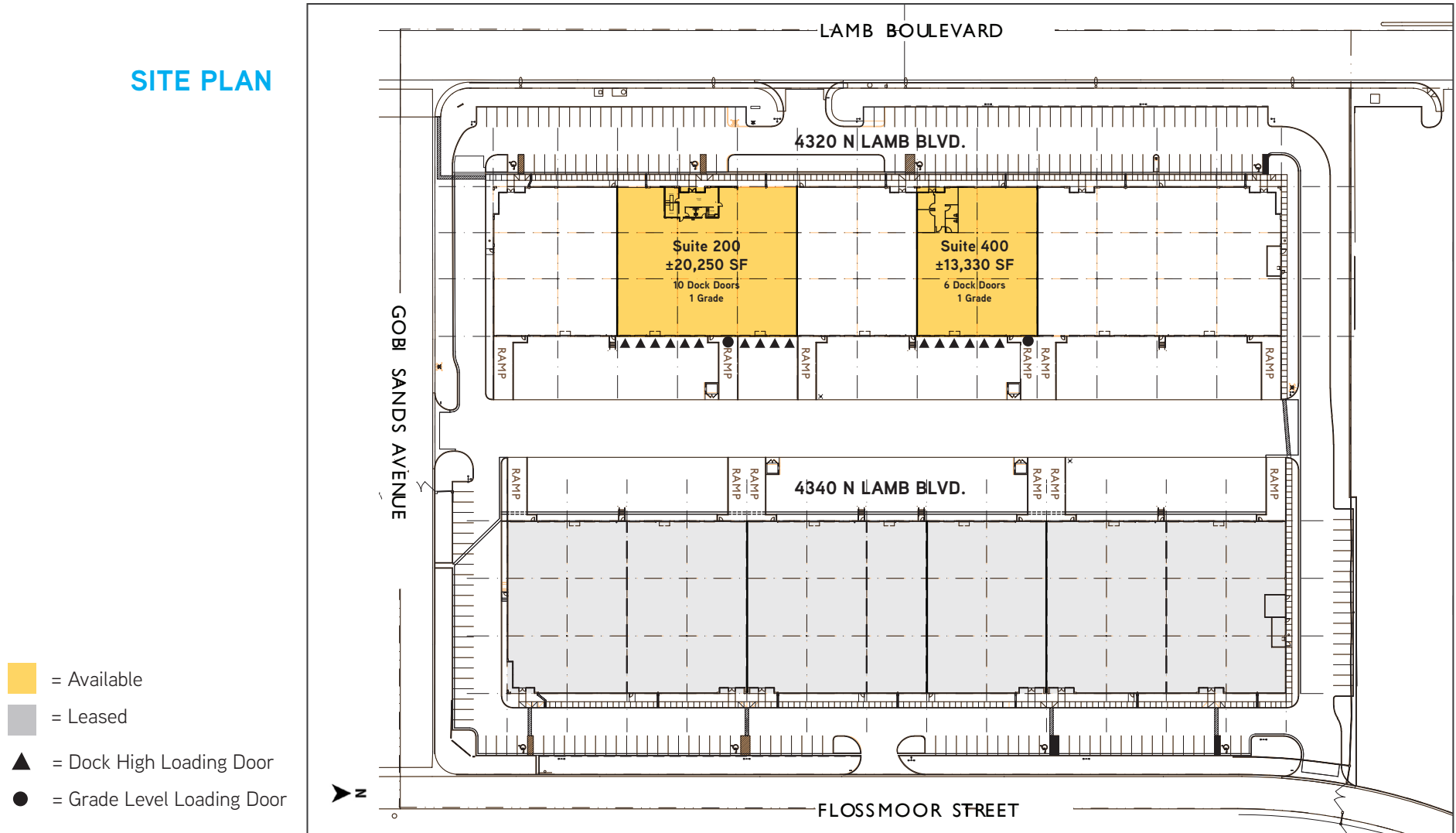


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SITE PLAN



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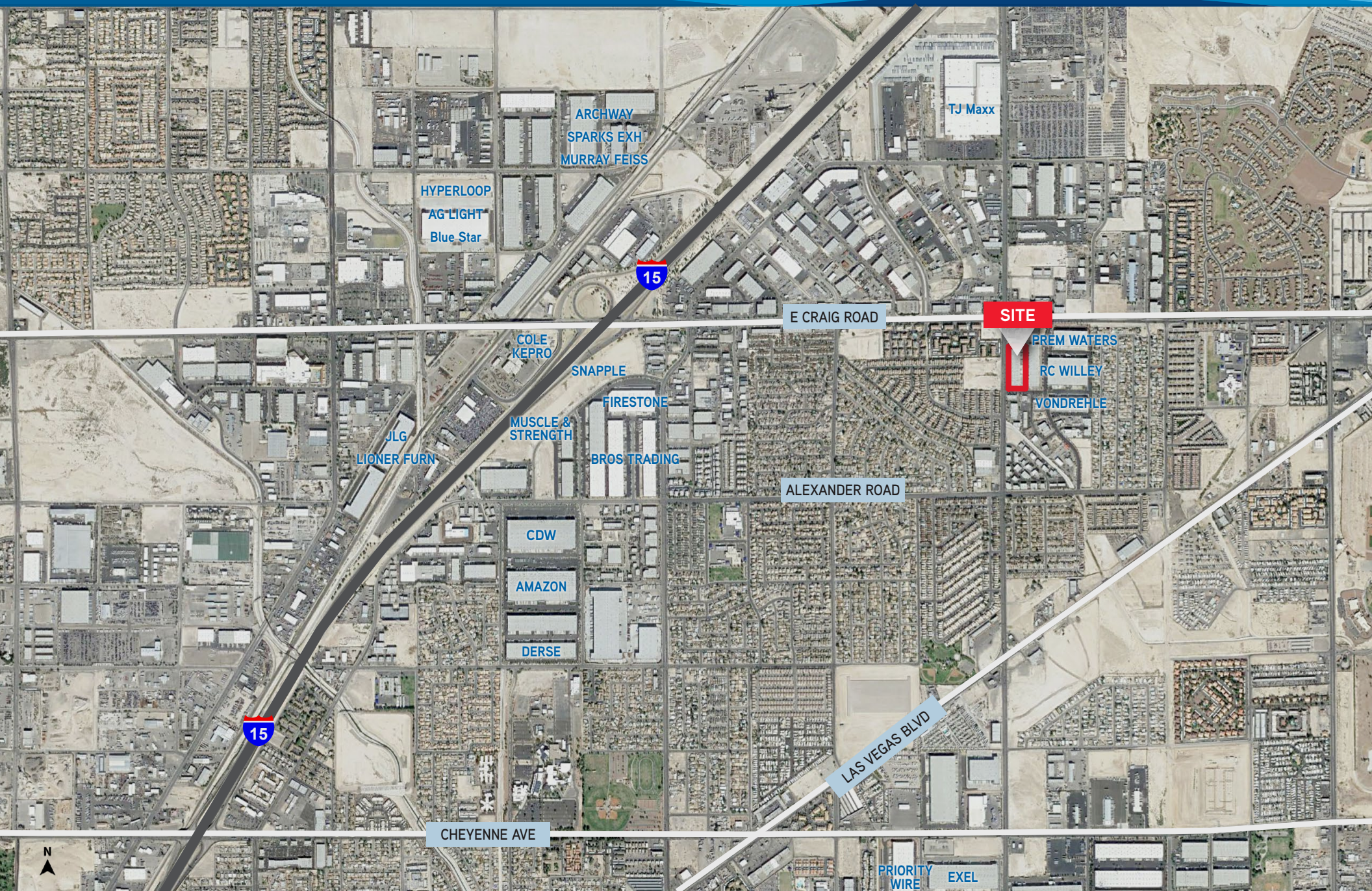
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COLLIERS INTERNATIONAL LISTING DETAIL WORKSHEET FOR LEASE

Listing Agent(s): Dan Doherty, SIOR
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Chris Lane
Jerry Doty

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Address: 3960 Howard Hughes Parkway
Las Vegas, NV 89169

Last Updated: February 16, 2018

Property Name: **CRAIG DISTRIBUTION CENTER II**
4320 & 4340 North Lamb Boulevard
Las Vegas, NV 89115

County: Clark

Zoning: M-D (Clark County)

Lot Size: ±11.98 Acres

Project Size: ±109,320 SF

Year Built: 2004

APN: 140-05-317-006 & 140-05-317-007

LEASABLE PREMISE DETAIL

Total Area: ±13,330 & ±20,250 SF

Office Area: ±495 & ±1,013 SF

Sprinklers: Yes

Dock High: See below

Grade Level: See below

Clear Height: ±30'

Cooling: Evap Cooled Warehouse

Power: 277/480 Volt, 3 Phase

Craig Distribution Center II is a ±11.98 acre industrial park located in the North Las Vegas submarket just minutes from the I-15 interstate via Craig Road and Lamb Boulevard interchanges. The park consists of two concrete tilt-up buildings totaling ±190,320 sf.

4320 Lamb Boulevard is approximately ±101,400 sf and currently has Suite 400 ±13,330 SF available. Warehouse improvements include six dock doors and one grade level loading door, evaporative coolers and skylights.

Suite 200 has ±20,250 SF available. Warehouse improvements include ten dock doors and one grade level loading door, evaporative coolers and skylights.

Suite	Available SF	Office SF	Warehouse SF	Dock High Loading	Grade Level Loading	Rate (NNN)	NNN Fee's	Available
4320, Suite 200	±20,250	±1,013	±19,237	Ten (10)	One (1)	\$0.55 psf	\$0.09 psf	June 1, 2018
4320, Suite 400	±13,330	±495	±12,835	Six (6)	One (1)	\$0.57 psf	\$0.09 psf	Immediately

LOCATION

Craig Distribution Center II is located west of the I-15 freeway off of Craig Road and Lamb Boulevard.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.