

FOR LEASE - ±6,250 SF – ±21,750 SF AVAILABLE

NELLIS INDUSTRIAL PARK #4

4420-4430 MITCHELL STREET, NORTH LAS VEGAS, NV 89081



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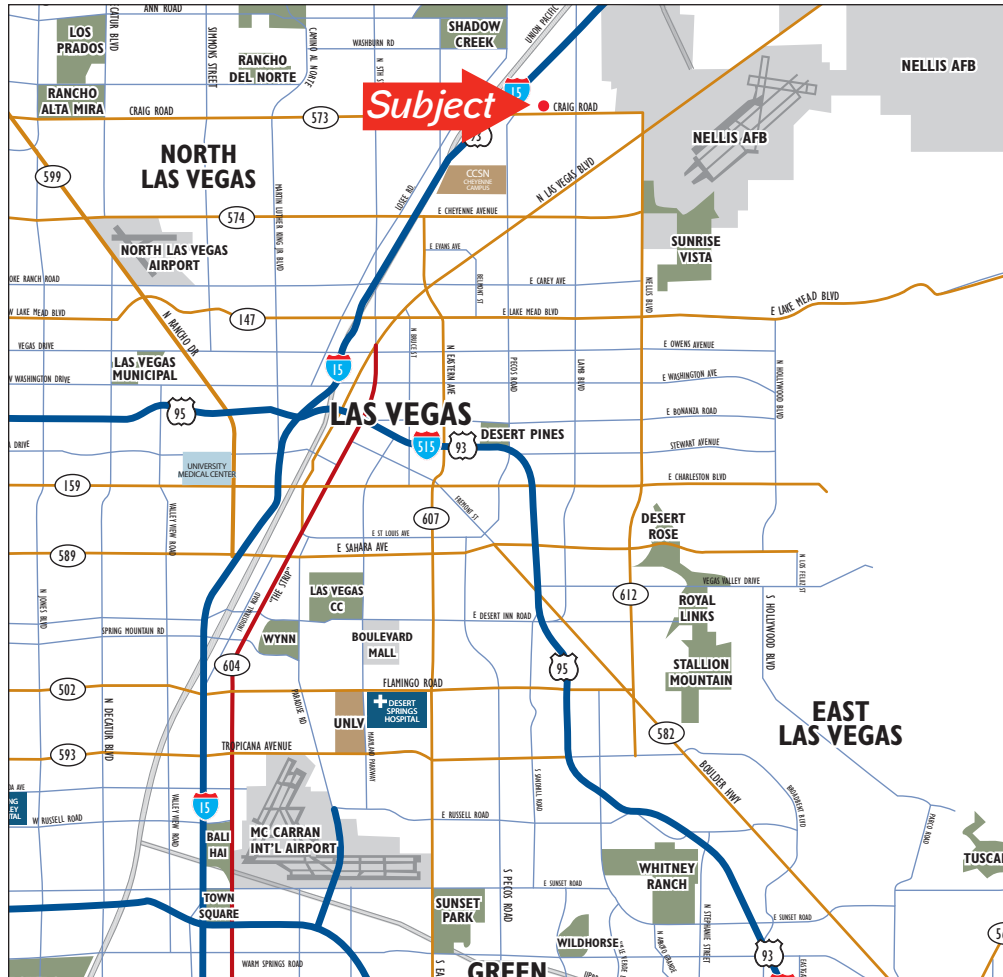
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A PROJECT OWNED BY:  **LINK**
INDUSTRIAL

FOR LEASE - $\pm 9,250$ – $\pm 21,750$ SF AVAILABLE

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Nellis Industrial Park is a $\pm 430,000$ 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 Building totals $\pm 49,460$ SF & offers convenience access to I-15 via the Craig Road Interchange.

PROPERTY HIGHLIGHTS

- $\pm 6,250$ SF - $\pm 21,750$ SF Available
- Dock and grade loading
- Three (3) Grade Level Loading Doors
- Evaporative Coolers & High Bay Lighting
- Zoned M-2 (City of North Las Vegas)
- $\pm 20'$ Clear Height
- Fire Sprinkler System
- 277/480V, 3-Phase Power
- Skylights

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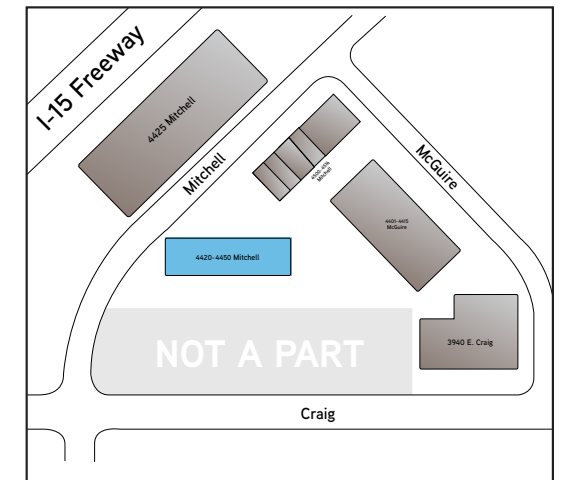
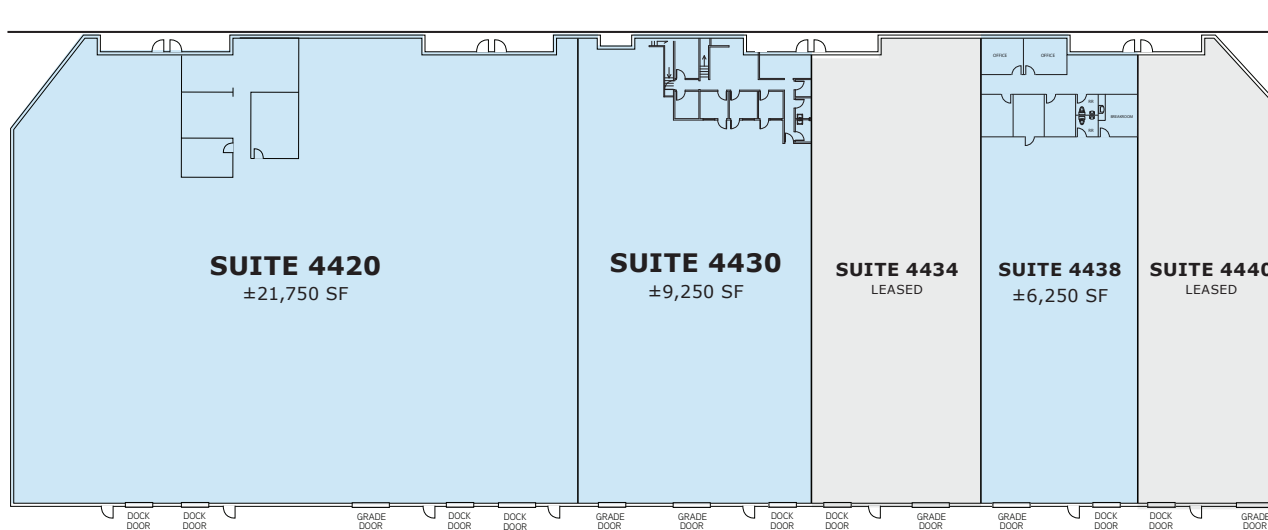
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SITEPLAN



Building	Total SF	Office SF	Warehouse SF	Dock High Loading	Grade Level Loading	Lease Rate (NNN)	NNN Fee's	Monthly Total	Available
Suite 4420	±21,750 SF	±1,000 SF	±20,750 SF	Four (4)	One (1)	\$0.55 PSF	\$0.22 PSF	\$16,747.50	30-45 Days
Suite 4430	±9,250 SF	±2,460 SF (2-Story Office)	±7,790 SF	One (1)	Two (2)	\$0.60 PSF	\$0.22 PSF	\$7,585.00	NOW
Suite 4438	±6,250 SF	±1,558 SF	±4,692 SF	One (1)	One (1)	\$0.63 PSF	\$0.22 PSF	\$5,312.50	3/1/2020

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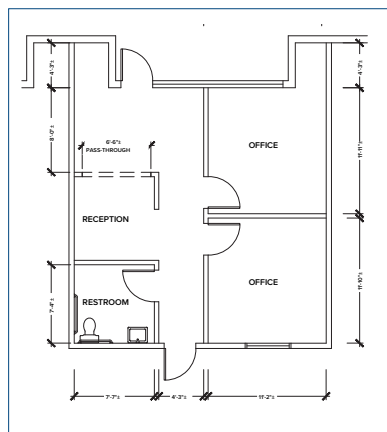
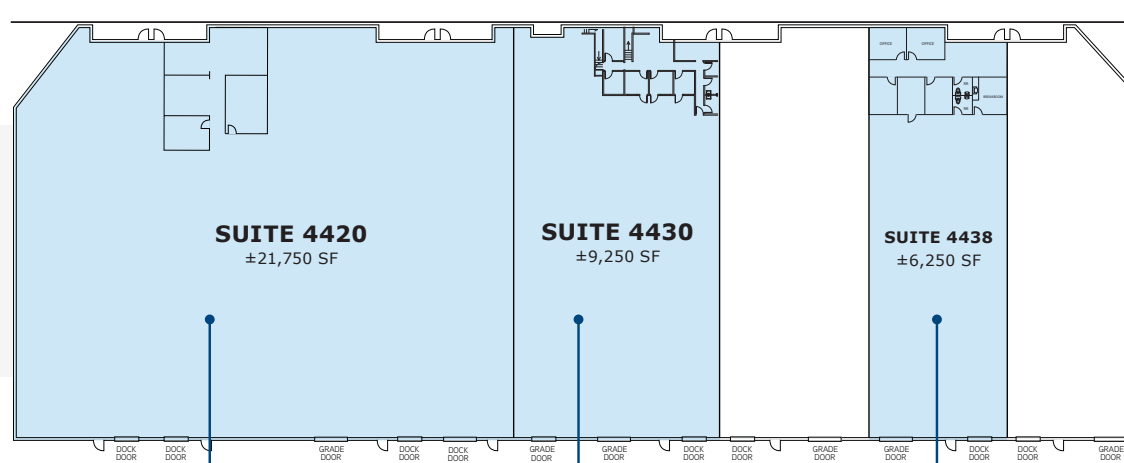
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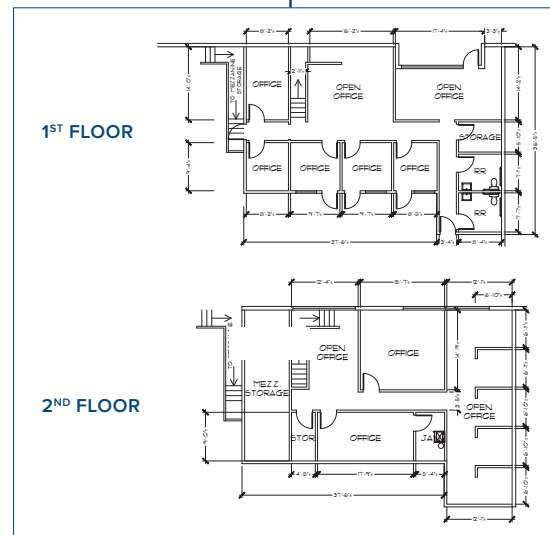
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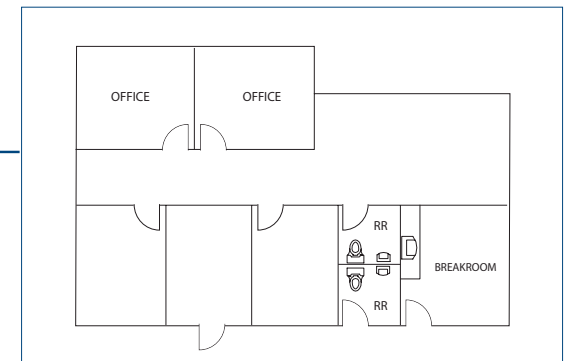
OFFICE SPACES



$\pm 1,000$ OFFICE SF



$\pm 2,460$ OFFICE SF (2-STORY)



$\pm 1,558$ OFFICE SF

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