

FOR LEASE

±6,400 SF - ±84,725 SF INDUSTRIAL UNITS

CBRE



GBS INDUSTRIAL CENTER

4724 MITCHELL STREET, 3917 E. LONE MOUNTAIN & 4751 VANDENBURG DRIVE
NORTH LAS VEGAS, NV 89081

ALEX STANISIC, SIOR

First Vice President

+1 702 369 4874

alex.stanisic@cbre.com

Lic. # S.0179950

PROPERTY

OVERVIEW

GBS Industrial Center is located in the Nellis Industrial Park, which is just North of Craig Road, with access to the I-15 via Craig road and Lamb Blvd. The project is comprised of the following buildings:

4724 MITCHELL STREET	BUILDING A	±60,800 SF
3917 E. LONE MOUNTAIN	BUILDING B	±49,525 SF
3917 E. LONE MOUNTAIN	BUILDING D	±60,800 SF
4751 VANDENBURG DRIVE	BUILDING C	±28,800 SF (PRIVATE YARD)

- ±6,400 - ±84,725 SF AVAILABLE
- ±22 - ±24' CLEAR HEIGHT
- MINIMAL OFFICE BUILD-OUTS
- DOCK HIGH LOADING
- GRADE LEVEL LOADING
- 120/208V, 3-PHASE POWER
- EVAPORATIVE COOLED WAREHOUSE
- FIRE SPRINKLERS
- SKYLIGHTS
- LARGE OPEN TRUCK COURT
- CONCRETE TILT-UP CONSTRUCTION
- BUILT IN 1997
- ZONED M-2, CITY OF NORTH LAS VEGAS



SITE PLAN

- = LEASED
- = AVAILABLE



*not to scale
*all measurements are approximate

4724 MITCHELL STREET SUITE H

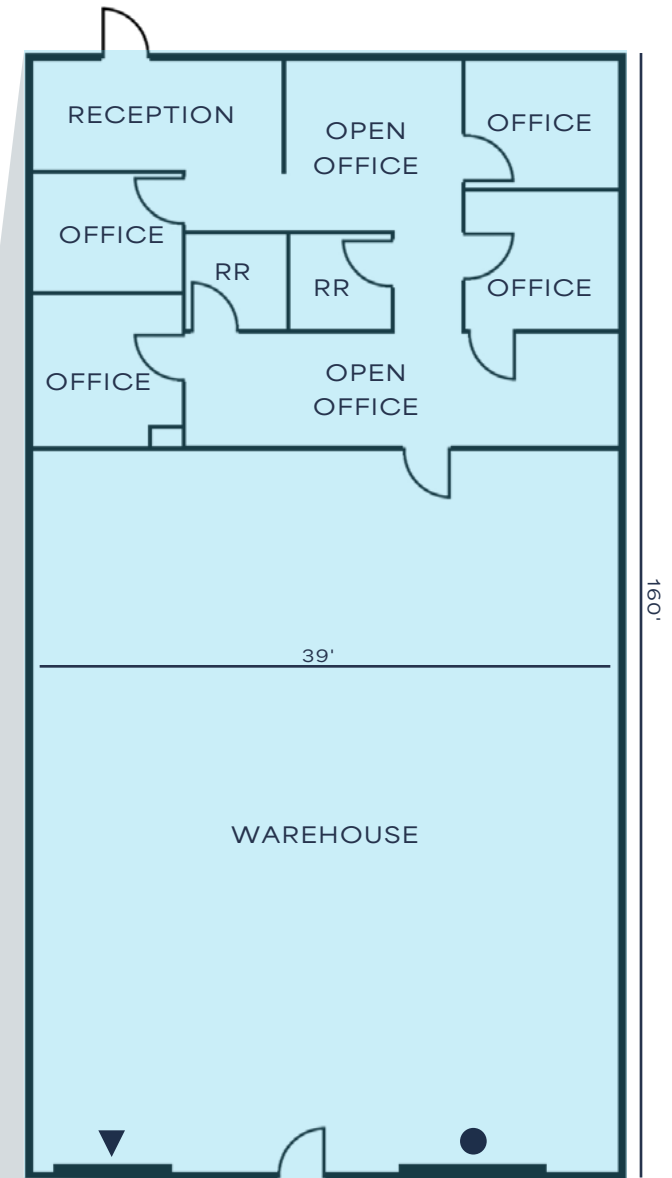
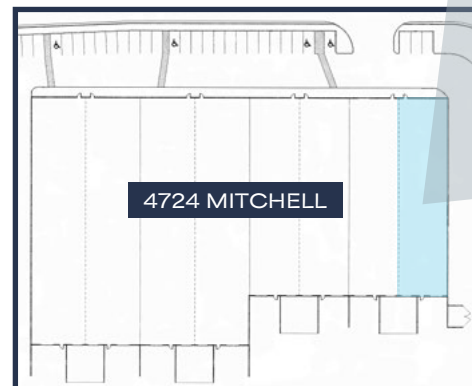
- ±6,400 SF TOTAL
- ±1,170 SF HVAC OFFICE
- ±5,230 SF OF EVAP-COOLED WAREHOUSE
- TWO (4) PRIVATE OFFICES
- TWO (2) RESTROOMS
- RECEPTION
- OPEN OFFICE
- ONE (1) 10' X 10' DOCK HI DOOR WITH LEVELER
- ONE (1) 12' X 10' GRADE LEVEL DOOR
- SKYLIGHTS
- ±22' CLEAR HEIGHT
- SPRINKLERED
- NATURAL GAS AVAILABLE
- 450 AMPS, 208/120 VOLT POWER (TENANT TO VERIFY)

LEASE RATE : \$1.15/SF (NNN)

CAMS : \$0.21/SF

AVAILABILITY : NOW AVAILABLE!

- ▲ = DOCK-HI DOOR
- = GRADE-LEVEL DOOR



*not to scale

*all measurements are approximate

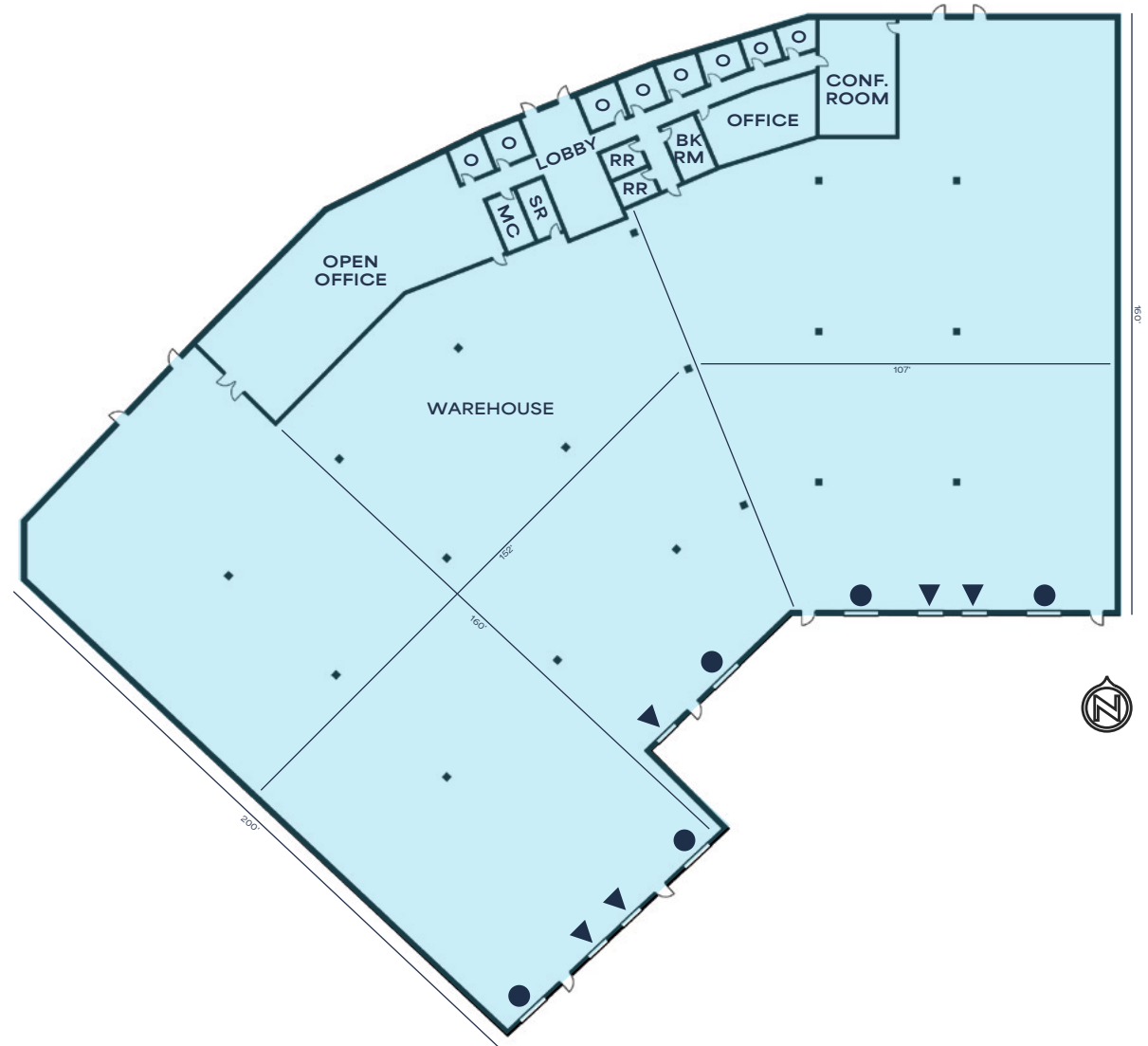
3917 LONE MOUNTAIN BUILDING B

- ±49,525 SF TOTAL
- ±5,250 SF HVAC OFFICE
- ±44,275 SF OF EVAP-COOLED WAREHOUSE
- TWO (2) PRIVATE RESTROOMS
- 40' X 40' COLUMN SPACING
(INTERIOR ANGLE SLIGHTLY SMALLER)
- FIVE (5) 10' X 10' DOCK HIGH DOORS WITH LEVELERS
- FIVE (5) 14' X 10' GRADE LEVEL DOORS
- SPRINKLERED
- SKYLIGHTS
- ±24' CLEAR HEIGHT
- NATURAL GAS AVAILABLE
- POWER - (TENANT TO VERIFY)
 - 750 AMPS 480/277Y
 - 625 AMPS 208/120Y

LEASE RATE : NEGOTIABLE

CAMS : \$0.21/SF

AVAILABILITY : NOW AVAILABLE!



▲ = DOCK-HI DOOR

● = GRADE-LEVEL DOOR

**not to scale*

**all measurements are approximate*

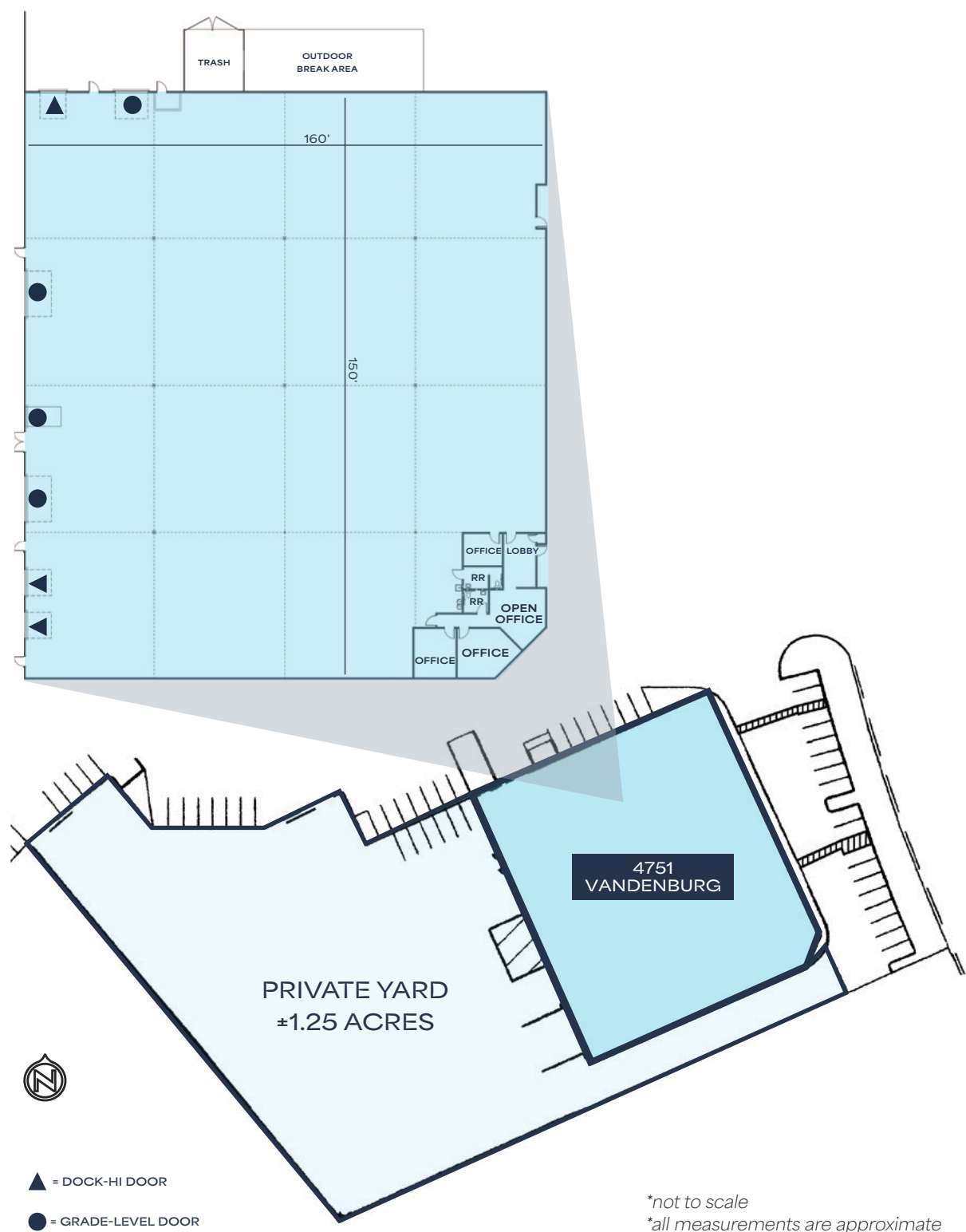
4751 VANDENBURG (INCLUDES PRIVATE YARD)

- ±28,800 SF TOTAL
- ±1,096 SF HVAC OFFICE
- ±27,704 SF OF EVAP-COOLED WAREHOUSE
- ±1.25 ACRE PRIVATE SECURED AND PAVED YARD WITH 3 SEPARATE ENTRANCES
- THREE (3) PRIVATE OFFICES
- TWO (2) PRIVATE RESTROOMS
- LOBBY, OPEN OFFICE
- 40' X 45' COLUMN SPACING
- THREE (3) 10' X 8' DOCK HIGH DOORS WITH LEVELERS
- TWO (2) 18' X 14' OVERSIZED GRADE LEVEL DOORS
- ONE (1) 12' X 10' GRADE LEVEL DOOR
- ONE (10) 10' X 10' GRADE LEVEL DOOR
- SPRINKLERED
- SKYLIGHTS
- ±24' CLEAR HEIGHT
- NATURAL GAS AVAILABLE
- POWER - (TENANT TO VERIFY)
 - 1200 AMPS 480/277Y
 - 400 AMPS 208/120Y

LEASE RATE : NEGOTIABLE

CAMS : \$0.21/SF

AVAILABILITY : NOW AVAILABLE!



**not to scale
all measurements are approximate

AERIAL MAP



GBS
INDUSTRIAL
CENTER



DISTANCES TO:

1-215 Freeway	3.3 miles
I-15 Freeway	1.2 miles
Las Vegas "Strip"	11.0 miles
Harry Reid Int'l Airport	15.0 miles



GBS INDUSTRIAL CENTER

**4724 MITCHELL STREET, 3917 E. LONE MOUNTAIN & 4751 VANDENBURG DRIVE
NORTH LAS VEGAS, NV 89081**

ALEX STANISIC, SIOR

First Vice President

+1 702 369 4874

alex.stanisic@cbre.com

Lic. # S.0179950

KYLE KIRCHMEIER

Senior Associate

+1 702 369 4862

kyle.kirchmeier@cbre.com

Lic. # S.0197013

MIKE WILLMORE

Senior Associate

+1 702 369 4823

mike.willmore@cbre.com

Lic. # S.0183520

LAUREN WILLMORE

Senior Associate

+1 702 369 4825

lauren.willmore@cbre.com

Lic. # S.0188698



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.