

C R A I G
B U S I N E S S
C E N T E R



RETAIL / OFFICE / WAREHOUSE UNITS W/ CRAIG ROAD FRONTAGE

FOR LEASE

3853 & 3873 E. CRAIG ROAD | NORTH LAS VEGAS, NV 89030

Conveniently located 1/4 mile east of the 1-15 with direct exposure on Craig Road. Craig Business Center is surrounded by amenities for employees, including numerous restaurants & other retail businesses. With ±94,500 cars per day, witnessing the prominent signage for all units, the project's location on this major thoroughfare lends itself to a variety of industrial & retail uses.

JENNIFER LEVINE, ccim

(702) 318-1400

jlevine@rcadvs.com

NV-RE License BS.0145723

ELIZABETH MOORE

(702) 506-2586

emoore@rcadvs.com

NV-RE License S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

(702) 515-1010

www.realcommadvisors.com



CRAIG BUSINESS CENTER

3853 & 3873 E. CRAIG ROAD | NORTH LAS VEGAS, NV 89030

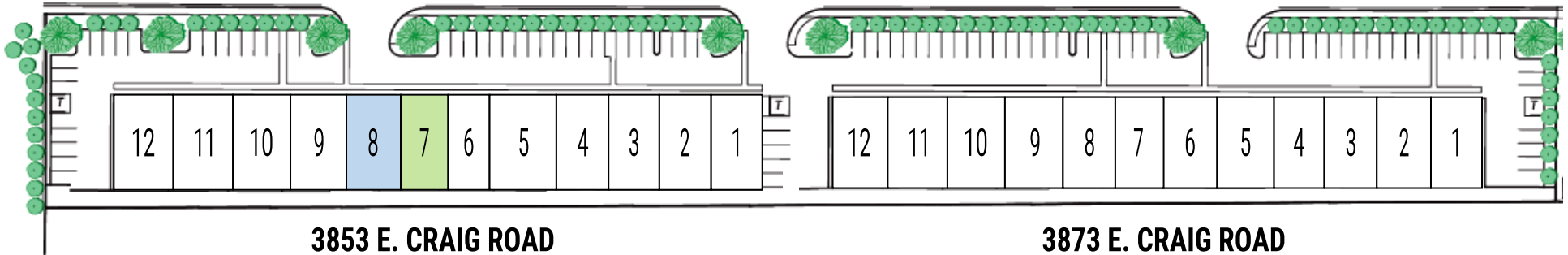
FOR LEASE

← TO I-15 & PECOS ROAD



TO LAMB BOULEVARD →

--- E CRAIG ROAD ---



3853 E. CRAIG ROAD

3873 E. CRAIG ROAD

SUITE #	SF	SUITE #	SF
1	2,499	* 7	2,457
2	2,499	* 8	2,537
3	2,499	9	2,575
4	2,499	10	2,575
5	2,950	11	2,575
6	2,084	12	2,575

SUITE #	SF	SUITE #	SF
1	2,385	7	2,384
2	2,385	8	2,423
3	2,385	9	2,461
4	2,385	10	2,461
5	2,423	11	2,461
6	2,343	12	2,461

***SUITES 7 - 8 CAN BE COMBINED = 4,994 SF TOTAL**

JENNIFER LEVINE, CCIM

(702) 318-1400

jlevine@rcadvs.com

NV-RE License BS.0145723

ELIZABETH MOORE

(702) 506-2586

emoore@rcadvs.com

NV-RE License S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

(702) 515-1010

www.realcommadvisors.com



CRAIG BUSINESS CENTER

3853 E. CRAIG ROAD, SUITE 7 | NORTH LAS VEGAS, NV 89030

FOR LEASE

SUITE 7

±2,457 SF Total

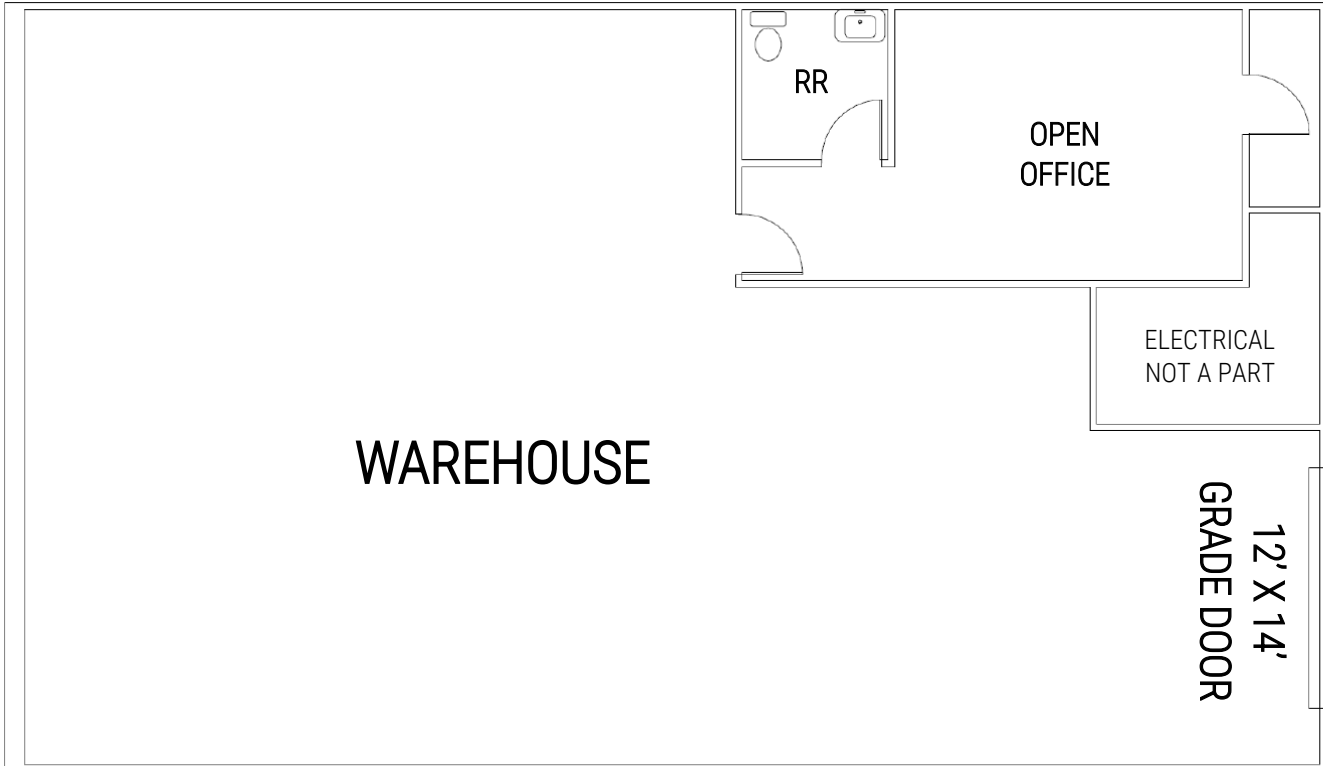
- ±360 SF Office
- ±2,097 SF Warehouse
- One (1) - 12' x 14' Grade Level Door
- 14' Clear Height
- 120/208 Volt, 3-Phase Power
- Fire Sprinklers (0.20/±2,000 SF)
- Skylights in Warehouse
- M-2 Zoning (NLV)

Total Monthly: \$3,563

Monthly Base Rent: \$1.10/SF (NNN)

Monthly NNN/CAM: \$0.35/SF*

**NNN Fee Includes HVAC / Swamp Cooler Maintenance & Trash Disposal*



JENNIFER LEVINE, CCIM

(702) 318-1400

jlevine@rcadvs.com

NV-RE License BS.0145723

ELIZABETH MOORE

(702) 506-2586

emoore@rcadvs.com

NV-RE License S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

(702) 515-1010

www.realcommadvisors.com



CRAIG BUSINESS CENTER

3853 E. CRAIG ROAD, SUITE 8 | NORTH LAS VEGAS, NV 89030

FOR LEASE

SUITE 8

±2,537 SF Total

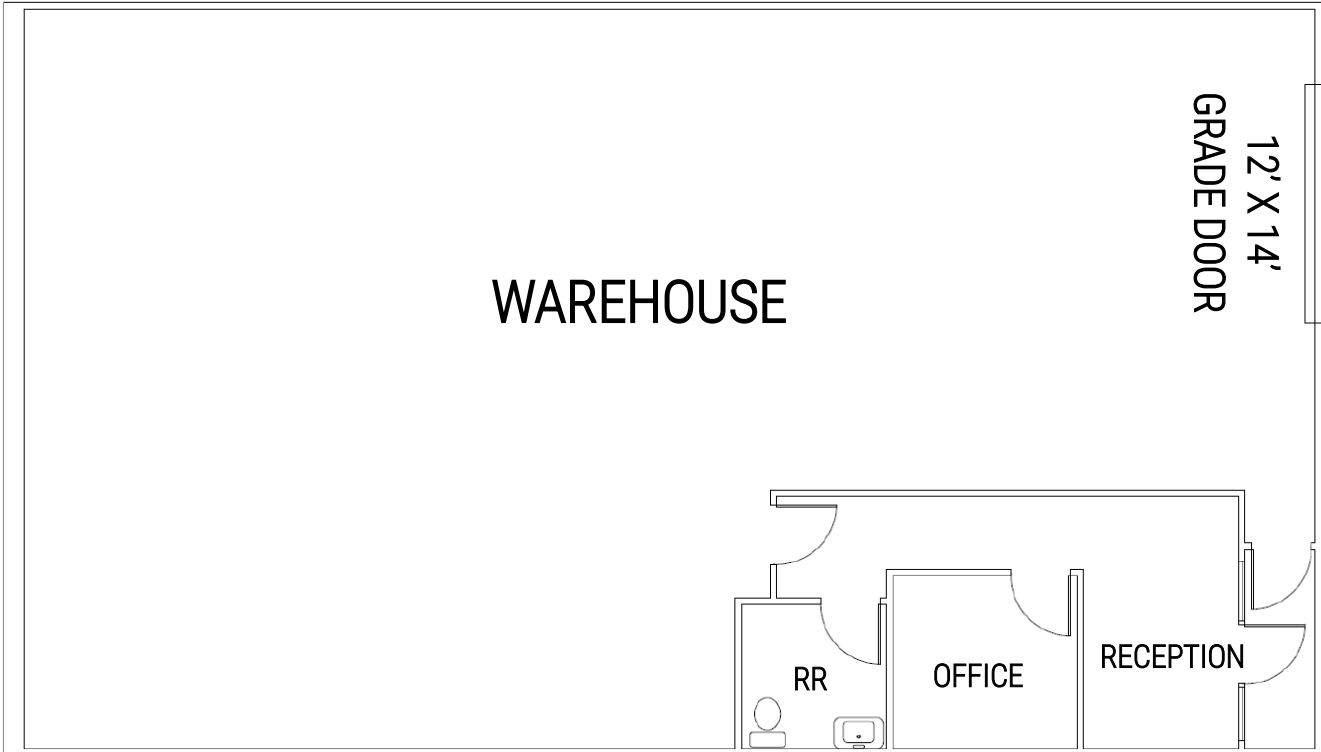
- ±360 SF Office
- ±2,177 SF Warehouse
- One (1) - 12' x 14' Grade Level Door
- 14' Clear Height
- 120/208 Volt, 3-Phase Power
- Fire Sprinklers (0.20/±2,000 SF)
- Skylights in Warehouse
- M-2 Zoning (NLV)

Total Monthly: **\$3,679**

Monthly Base Rent: **\$1.10/SF (NNN)**

Monthly NNN/CAM: **\$0.35/SF***

**NNN Fee Includes HVAC / Swamp Cooler Maintenance & Trash Disposal*



JENNIFER LEVINE, CCIM

(702) 318-1400

jlevine@rcadvs.com

NV-RE License BS.0145723

ELIZABETH MOORE

(702) 506-2586

emoore@rcadvs.com

NV-RE License S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

(702) 515-1010

www.realcommadvisors.com

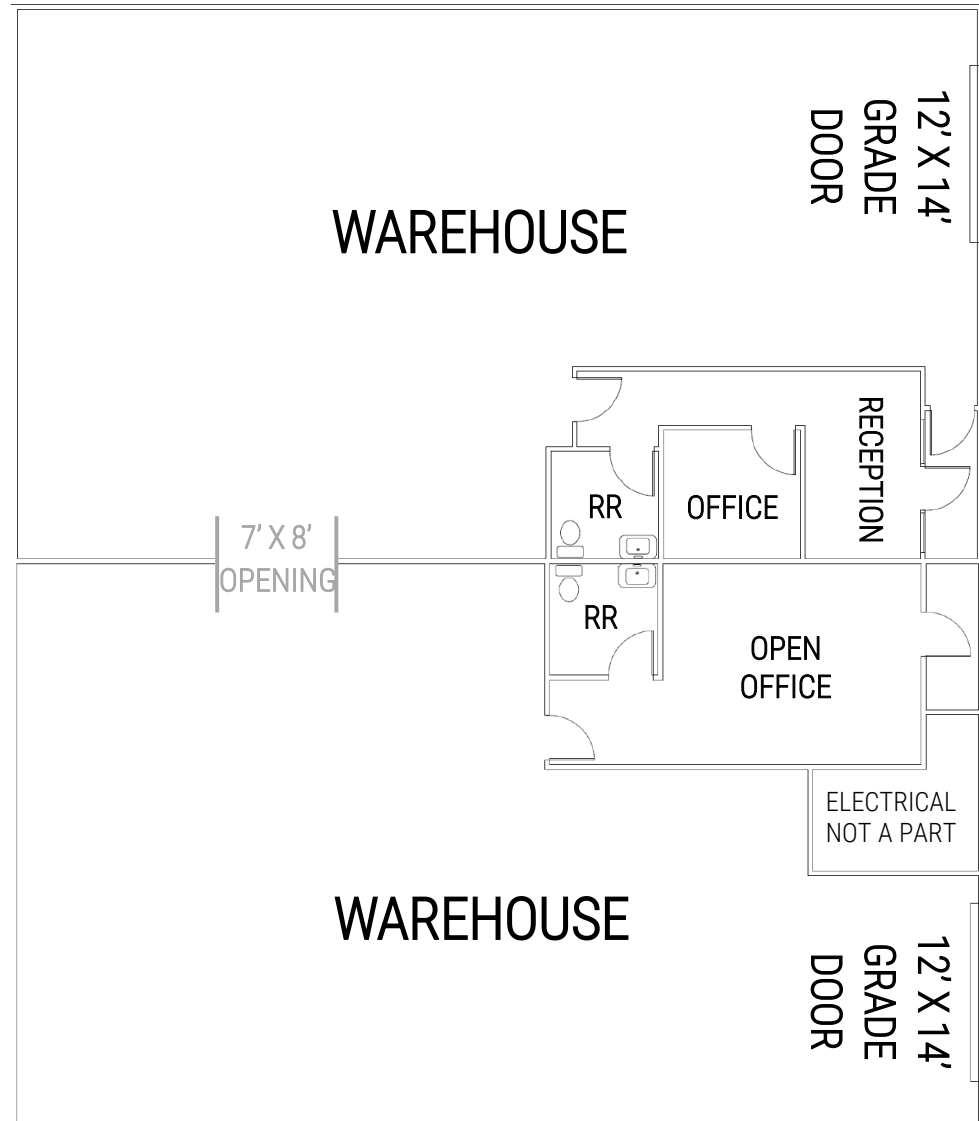


CRAIG BUSINESS CENTER

3853 E. CRAIG ROAD, SUITE 7-8 | NORTH LAS VEGAS, NV 89030

FOR LEASE

SUITES 7-8



±4,994 SF Total

- ±720 SF Office
- ±4,274 SF Warehouse
- Two (1) - 12' x 14' Grade Level Door
- 14' Clear Height
- 120/208 Volt, 3-Phase Power
- Fire Sprinklers (0.20/±2,000 SF)
- Skylights in Warehouse
- M-2 Zoning (NLV)

Total Monthly: \$7,241

Monthly Base Rent: \$1.10/SF (NNN)

Monthly NNN/CAM: \$0.35/SF*

**NNN Fee Includes HVAC / Swamp Cooler Maintenance & Trash Disposal*

JENNIFER LEVINE, CCIM

(702) 318-1400

jlevine@rcadvs.com

NV-RE License BS.0145723

ELIZABETH MOORE

(702) 506-2586

emoore@rcadvs.com

NV-RE License S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

(702) 515-1010

www.realcommadvisors.com



CRAIG BUSINESS CENTER

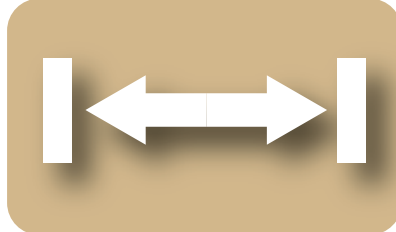
3853 & 3873 E. CRAIG ROAD | NORTH LAS VEGAS, NV 89030

FOR LEASE



+94,500 (AVG)

Cars Travel E. Craig Road Daily
Between N. Pecos & N. Andrews (2019 NDOT)



FRONTAGE

±1,000 Lineal Feet on Craig Road

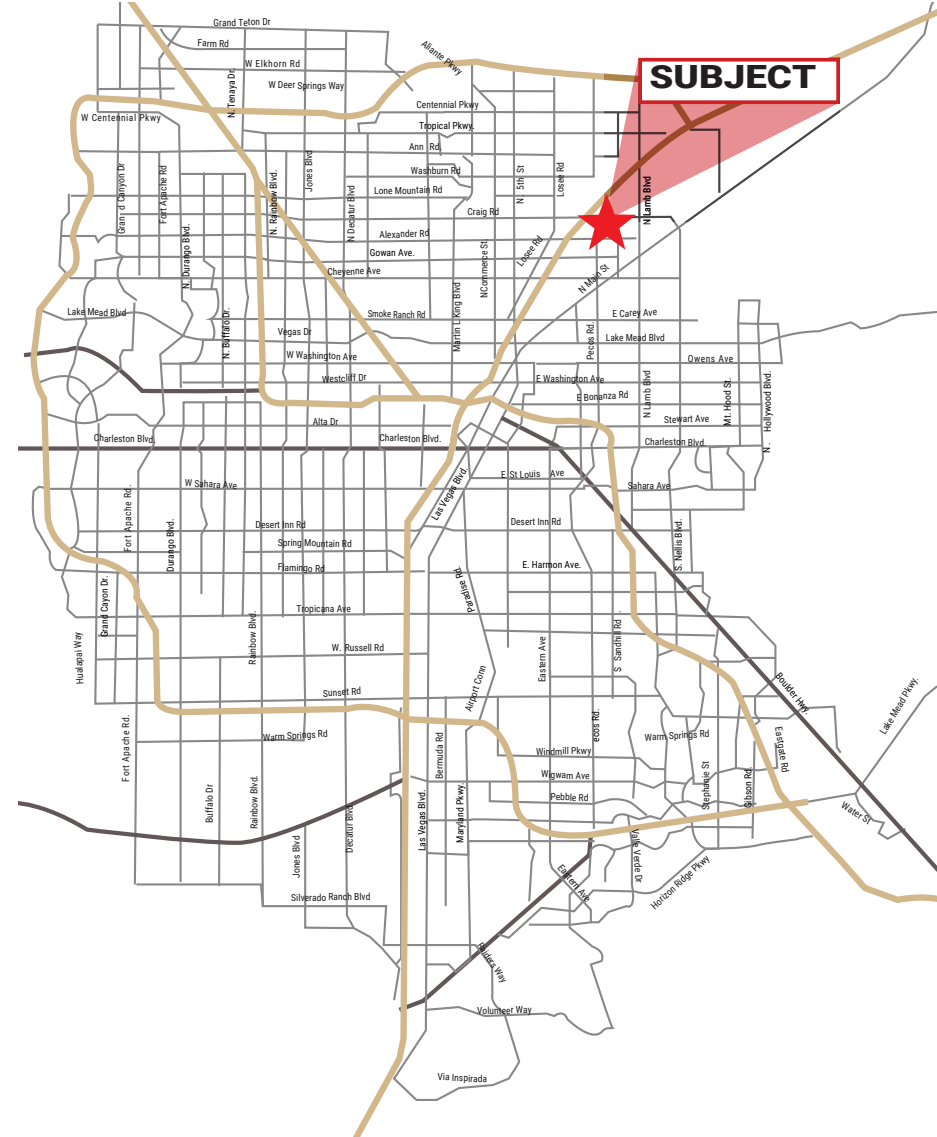


Close Proximity

Nellis Airforce Base
Harry Reid International Airport
The Las Vegas Strip



Immediate Access



JENNIFER LEVINE, ccim

(702) 318-1400

jlevine@rcadvs.com

NV-RE License BS.0145723

ELIZABETH MOORE

(702) 506-2586

emoore@rcadvs.com

NV-RE License S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

(702) 515-1010

www.realcommadvisors.com



CRAIG BUSINESS CENTER

3853 & 3873 E. CRAIG ROAD | NORTH LAS VEGAS, NV 89030

FOR LEASE



ESTIMATED 2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,680	129,807	354,547
MEDIAN HOUSEHOLD INCOME	\$54,793	\$55,170	\$54,839
HOUSEHOLDS	3,611	39,563	109,198
MEDIAN AGE	29.4	29.3	30.5



JENNIFER LEVINE, CCIM

(702) 318-1400
 jlevine@rcadvs.com
 NV-RE License BS.0145723

ELIZABETH MOORE

(702) 506-2586
 emoore@rcadvs.com
 NV-RE License S.0062500

REALCOMM ADVISORS
 770 E. Warm Springs Road, Suite 120
 Las Vegas, Nevada 89119
 (702) 515-1010
 www.realcommadvisors.com

