

CIVIC CENTER CORPORATE PARK

FOR LEASE

±100,000 SF
Available



North Las Vegas

3838 Civic Center Drive
Las Vegas, NV 89030



OVERVIEW

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Las Vegas, NV 89030

North Las Vegas

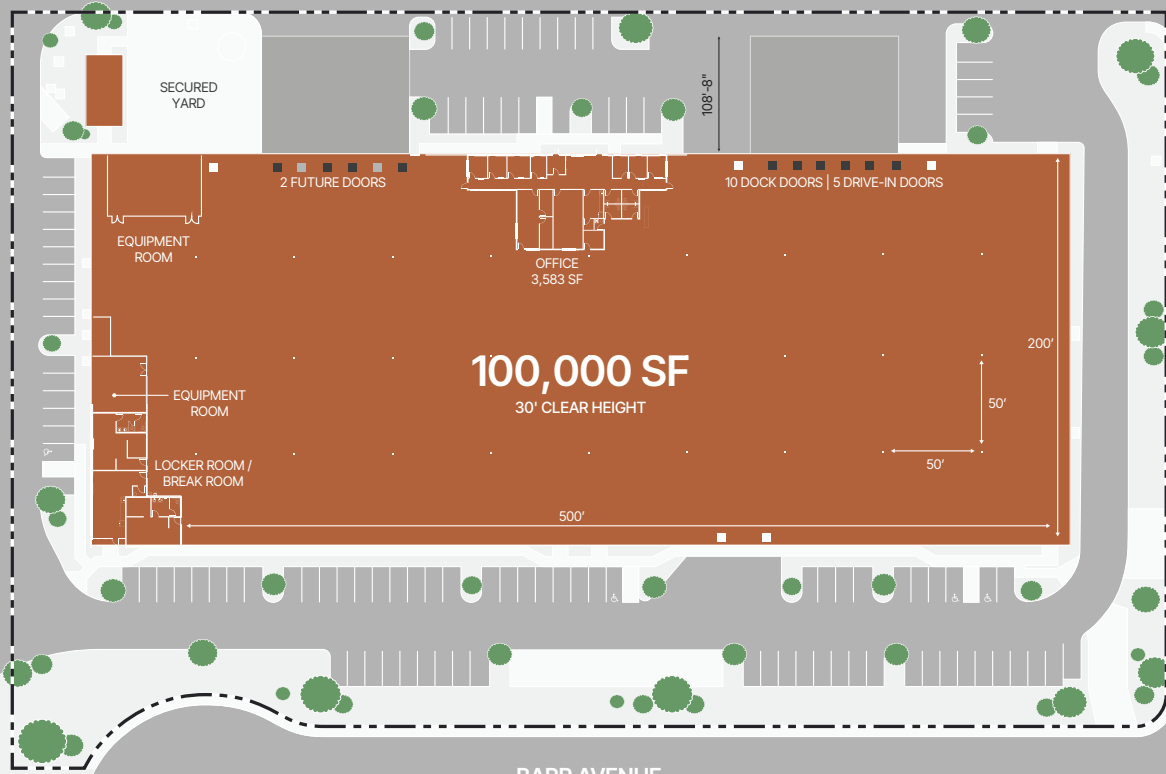
Civic Center Corporate Park is conveniently located in the heart of the North Las Vegas submarket with excellent connectivity to the I-15 Freeway via Craig Rd. This building is strategically positioned as a top choice location for an E-Commerce facility due to its proximity to key transportation routes, Harry Reid International Airport, and the Las Vegas "Strip". This location is ideal for any Industrial user who wants to be at the epicenter of logistics activity in Southern Nevada.



PROPERTY SPECIFICATIONS

Available SF	±100,000 SF
Office SF	±3,583 SF
Clear Height	30'
Dock Doors	10 (2 Future Doors)
Drive-In Doors	5
Pit Levelers	6
LED Lighting	T-5
Auto Parking	99 (Including 7 handicap)
Truck Court Depth	108'
Building Depth	200'
Fire Protection	ESFR
Secured Yard	±3,500 SF
3-Phase Power	2,500 Amps @ 277/480 V
Column Spacing	50' x 50'
Equipment Rooms	±2,780 SF
Locker/Break Rooms	±1,925 SF
Year Built	2008

- DOCK-HIGH DOORS
- GROUND LEVEL DOORS
- FUTURE DOCK-HIGH DOORS





EXIT

Your space to grow.
Plus more.

- Meet Link, it's the partnership you expect from Link's previous work
- Service requests
- Access to space and property information
- Manage your Link team
- Check it out

LINK

LINK
SPACE TO GROW



2,500 Amps 480V 3-Phase Power



Proximity to I-15



Prime Infill North Las Vegas Location

LOCAL ACCESS

215

Centennial Hills

215

215

215

North Las Vegas

11

N JONES BLVD

W ANN RD

N 5TH ST

W LONE MOUNTAIN RD

W CRAIG RD

W CRAIG RD

1-15
1.5 MILES

NORTH LAS VEGAS AIRPORT
8.6 MILES

574

15

610

610

604

W CHEYENNE AVE

574

11

N RAMPART BLVD

Summerlin

N TORREY PINES DR

N JONES BLVD

SMOKE RANCH RD

W OWENS AVE

W WASHINGTON AVE

95

147

LOSSEE RD

15

N PECOS RD

N LAMB BLVD

147

E OWENS AVE

E BONANZA RD

613

11

HARRY REID INTERNATIONAL AIRPORT
12.6 MILES

77

42

601

Las Vegas

11



North Las Vegas
Airport

REGIONAL ACCESS

LOS ANGELES
270 MILES

PHOENIX
298 MILES

SALT LAKE CITY
421 MILES

RENO
448 MILES

SAN FRANCISCO
568 MILES

BOISE
630 MILES

SANTA FE
636 MILES

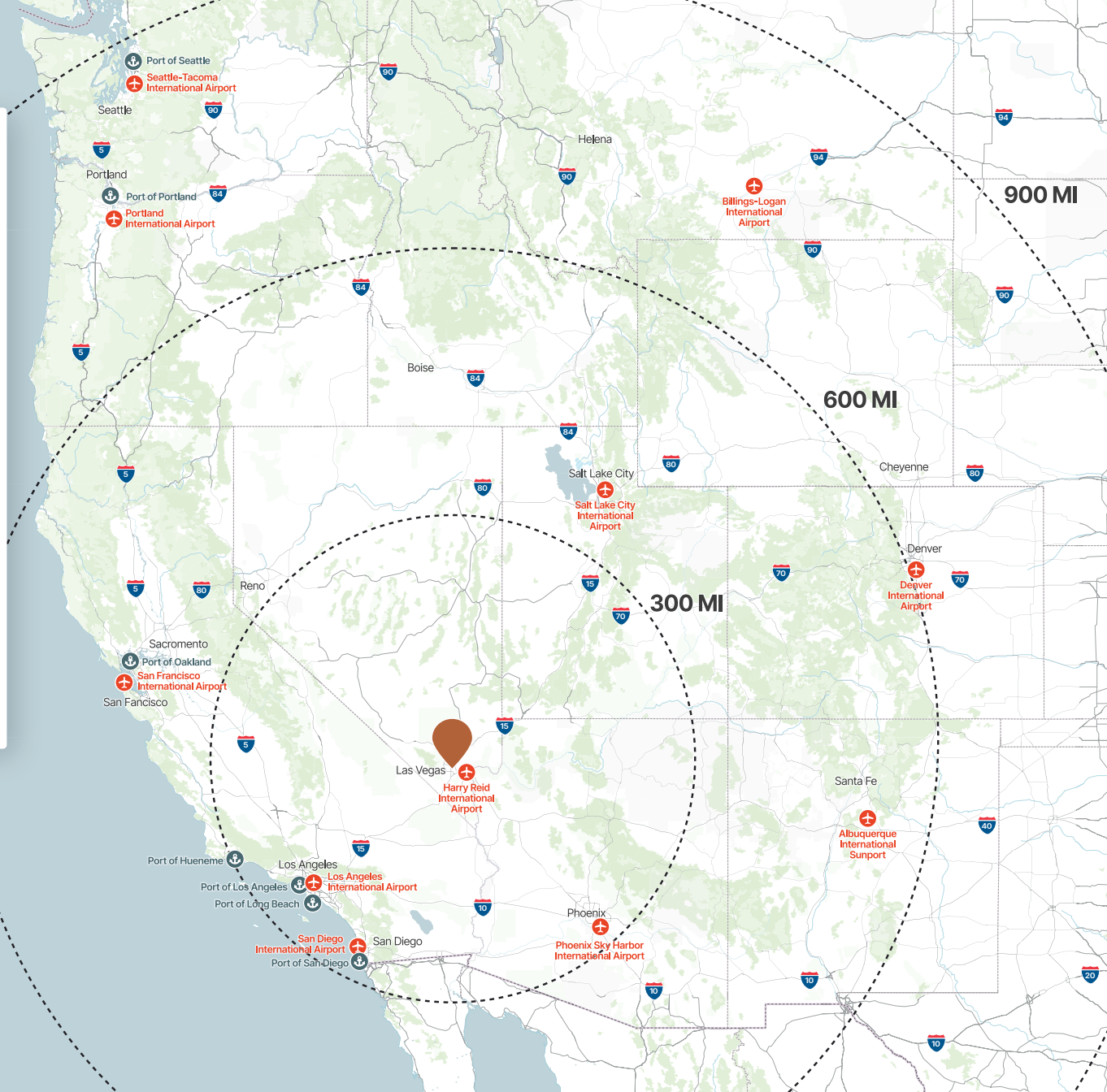
DENVER
748 MILES

CHEYENNE
833 MILES

HELENA
901 MILES

PORTLAND
974 MILES

SEATTLE
1,125 MILES



CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.