

Silverado Business Park



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4114, 4168, 4216 N. Pecos Rd.
North Las Vegas, NV 89115
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Silverado Business Park

4114, 4168, 4216 N Pecos Rd. | North Las Vegas, NV 89115

For Lease

Silverado Business Park is a multi-tenant industrial project located in the North Las Vegas Submarket with immediate access to the I-15 Freeway via Craig Rd.

LOCATION HIGHLIGHTS

- + 0.5 miles to I-15 via Craig Rd.
- + North Las Vegas Jurisdiction
- + Zoned: M-1, Light Manufacturing
- + Numerous retail amenities along Craig Rd.

PROPERTY FEATURES

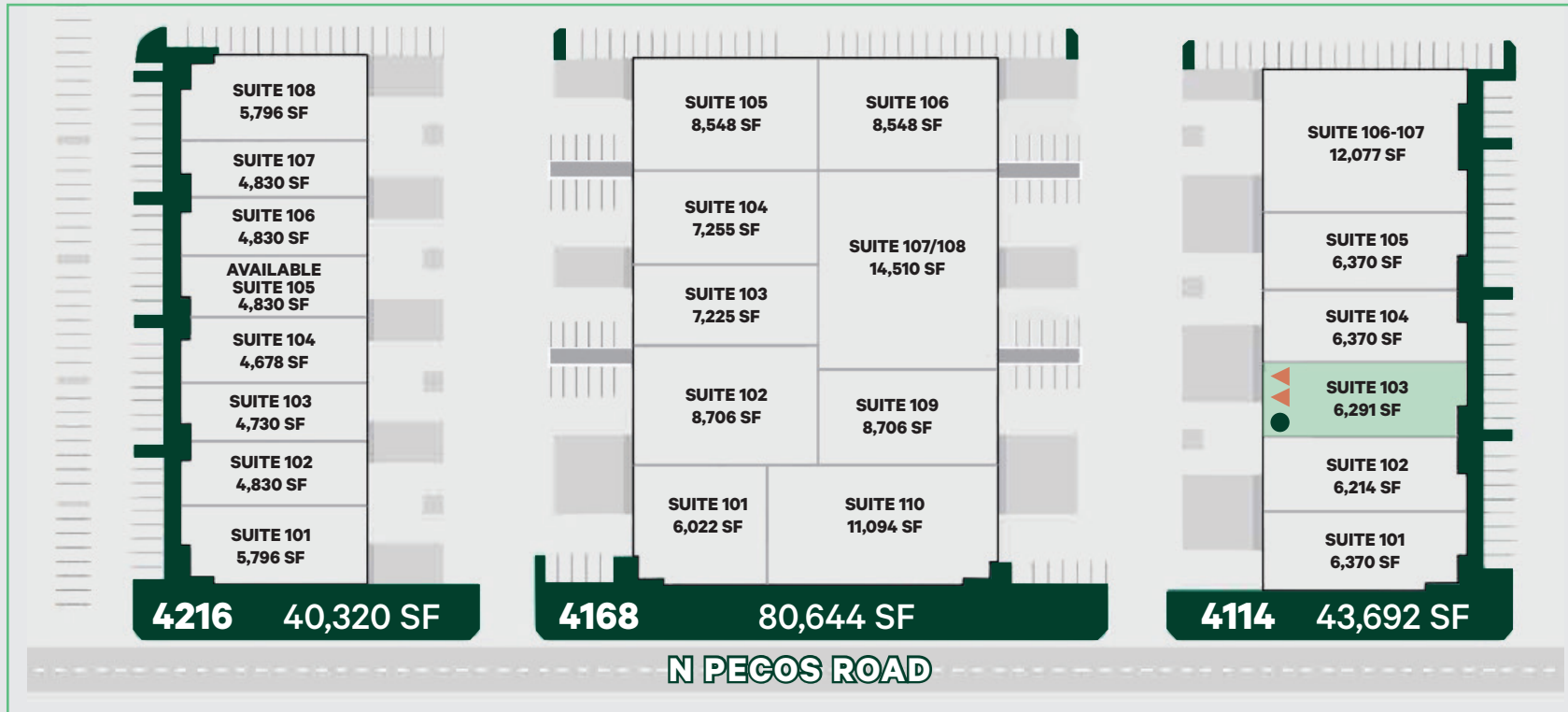
- + ±4,830 - 14,510 SF
- + Turn-key office build-outs
- + Dock & grade level loading
- + 24' clear height
- + LED warehouse lighting
- + White painted warehouse walls
- + Fire Sprinklers



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- GRADE DOOR
- ▲ DOCK DOOR

▲ N

BUILDING	SUITE	TOTAL SF	OFFICE SF	CLEAR HEIGHT	DOCK	GRADE	BASE RENT (NNN)	CAM	AVAILABLE
4114	103	± 6,291	920	24'	2	1	\$1.20	\$0.195	Available Now

Silverado Business Park

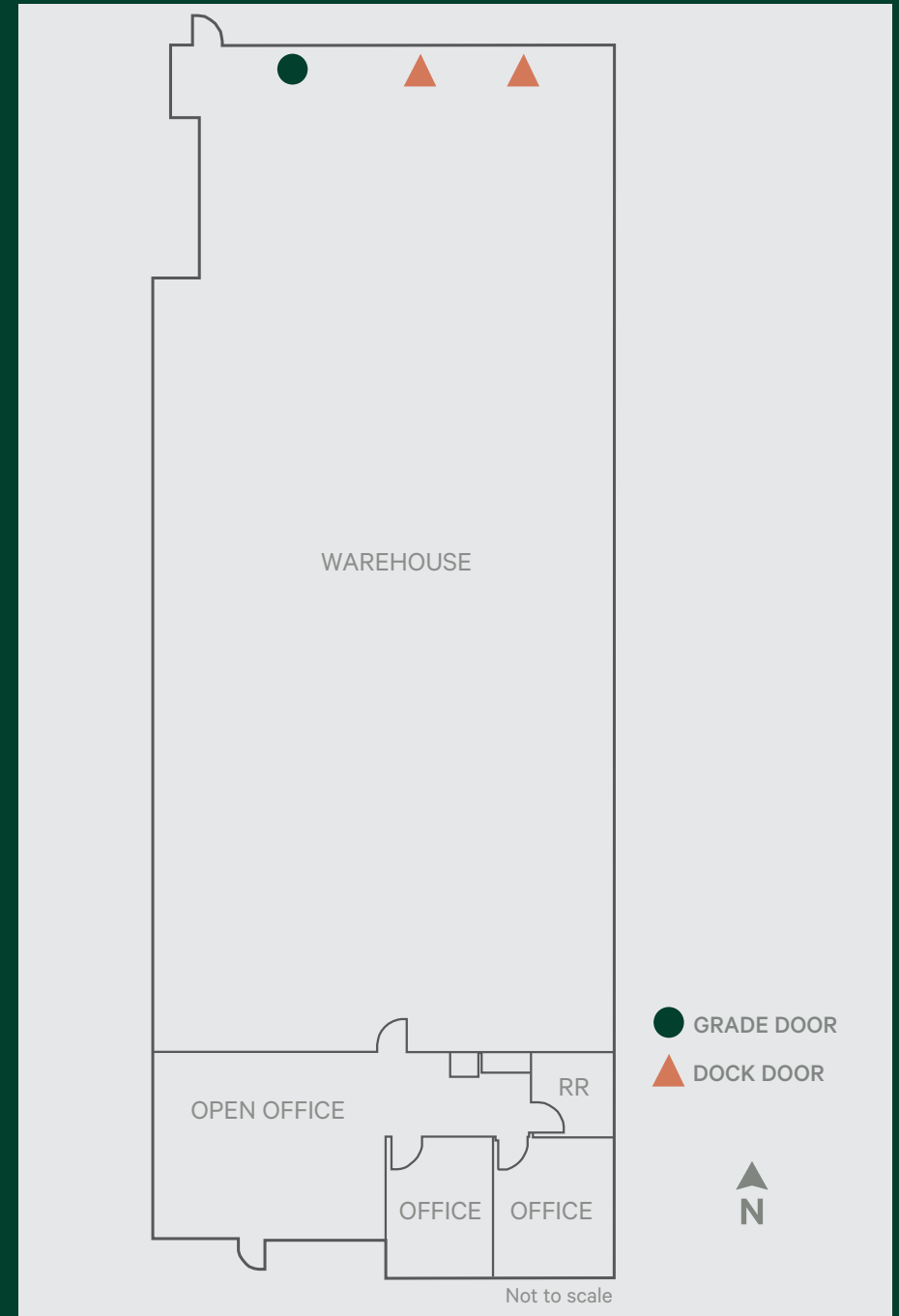
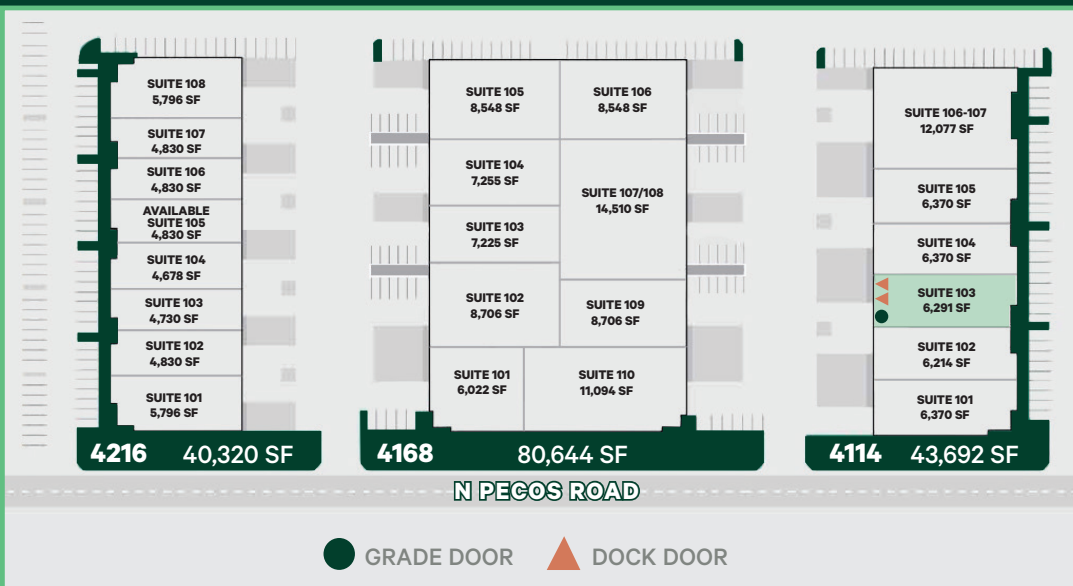
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4114 N PECOS RD. SUITE 103 FEATURES

- + ±6,291 SF total
- + ±920 SF office
- + ±5,371 SF warehouse
- + 24' clear height
- + 2 dock doors
- + 1 grade level door
- + Fire sprinklers
- + Available Now

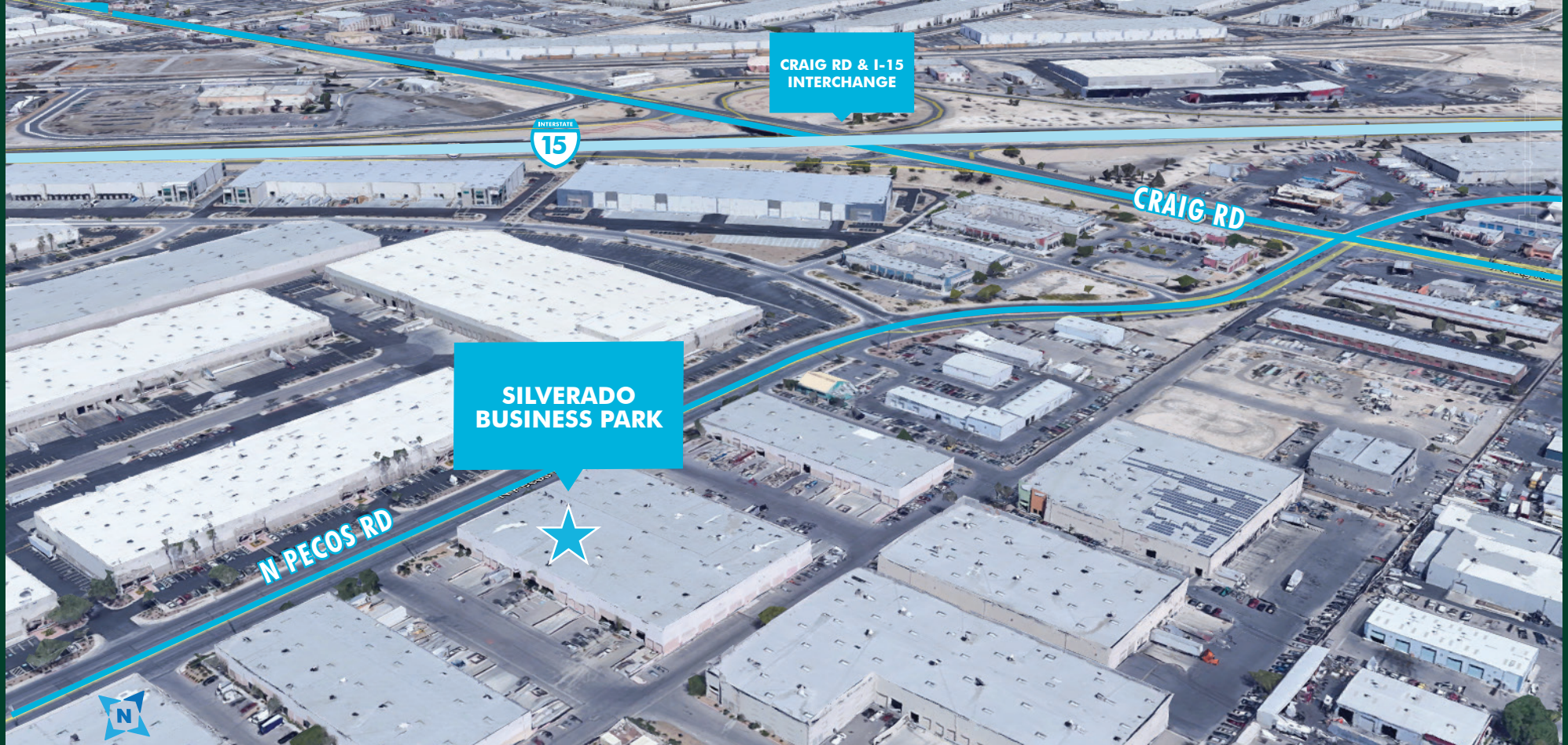
RATE: \$1.20 PSF
CAM: \$0.195 PSF



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