

4150 E Craig Rd



Offering Memorandum

Marcus & Millichap

**High-Exposure Industrial/Retail
Facility With Oversized Secured Yard**

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Marcus & Millichap



4150 E Craig Rd | North Las Vegas



4150 E CRAIG RD

North Las Vegas, NV 89030

EXCLUSIVELY
LISTED BY:

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4150
Craig

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Investment Highlights

OFFERING SUMMARY

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PROPERTY INFORMATION

NUMBER OF SUITES	1
SUGGESTED PRICE	\$4,100,000
GROSS LEASABLE AREA (GLA)	9,600 SF
LOT SIZE	1.57 Acres
YEAR BUILT	1998



INVESTMENT HIGHLIGHTS

☑ **ZONING: GENERAL INDUSTRIAL (M-2) / CLARK COUNTY (CITY)**
The current property is zoned General Industrial (M-2) / Clark County (City), permitting a variety of industrial and commercial uses.

☑ **OVERSIZED AND SECURE YARD**
The property spans 1.57 acres with extra thick asphalt and offers enhanced security with gated access, an electric perimeter fence, and surveillance cameras.

☑ **ALARM SYSTEM & FIRE SPRINKLERS**
The property is fully equipped with fire sprinklers, a fire and security alarm system, and security cameras with recording capabilities.

☑ **12 OVERSIZED 14' ROLL-UP DOORS**
The property boasts 12 oversized roll-up doors, each 14 feet high, providing excellent accessibility for large vehicles and efficient loading and unloading.

☑ **STRONG TRAFFIC COUNTS**
The property benefits from strong traffic counts, with approximately 34,000 vehicles per day (VPD) on E Craig Rd and 24,000 VPD on N Lamb Rd, enhancing visibility and accessibility.

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to exclusively present 4150 E Craig Rd in North Las Vegas is a highly functional and versatile owner-user industrial warehouse. Positioned on a ± 1.57 -acre parcel with M-2 (Heavy Industrial) zoning, the property offers excellent visibility and accessibility with direct frontage along E Craig Road, one of the city's busiest commercial corridors, and seamless connectivity to I-15, I-215, and other key regional transportation routes.

The $\pm 10,000$ SF warehouse is designed to support heavy-duty and fleet-oriented operations. It features twelve (12) oversized 12' x 14' grade-level roll-up doors with concrete aprons, a 24-foot clear height, LED lighting throughout, and a large maintenance pit. The shop area is further equipped with copper air lines, a sand/oil interceptor with trench drain, two large swamp coolers, and a waste oil heater. Supporting the operations, the $\pm 1,000$ SF office is fully air-conditioned with brand-new HVAC units installed in 2025, and the building includes two ADA-compliant restrooms and a heavy storage mezzanine above the office (not included in the reported square footage). Safety and security are enhanced with fire sprinklers throughout, a fire and security alarm system, and cameras with recording capabilities.

The property's exterior is equally robust, with a secured yard enclosed by an electrified perimeter fence and gated access. The yard features extra-thick asphalt designed to accommodate heavy vehicle loads, providing valuable functionality for equipment storage, fleet parking, or staging. The combination of indoor and outdoor capacity makes the site particularly rare in the Las Vegas mid-bay industrial segment.

With its strategic location, modern building systems, secure and versatile yard, and broad M-2 zoning, 4150 E Craig Rd is ideally suited for fleet maintenance, logistics, contractor yards, equipment rental and repair, light manufacturing, or other vehicle-intensive operations. This asset presents a compelling opportunity for owner-users and specialty contractors seeking functionality and flexibility, as well as for investors targeting value-driven industrial assets in one of Las Vegas's fastest-growing submarkets.



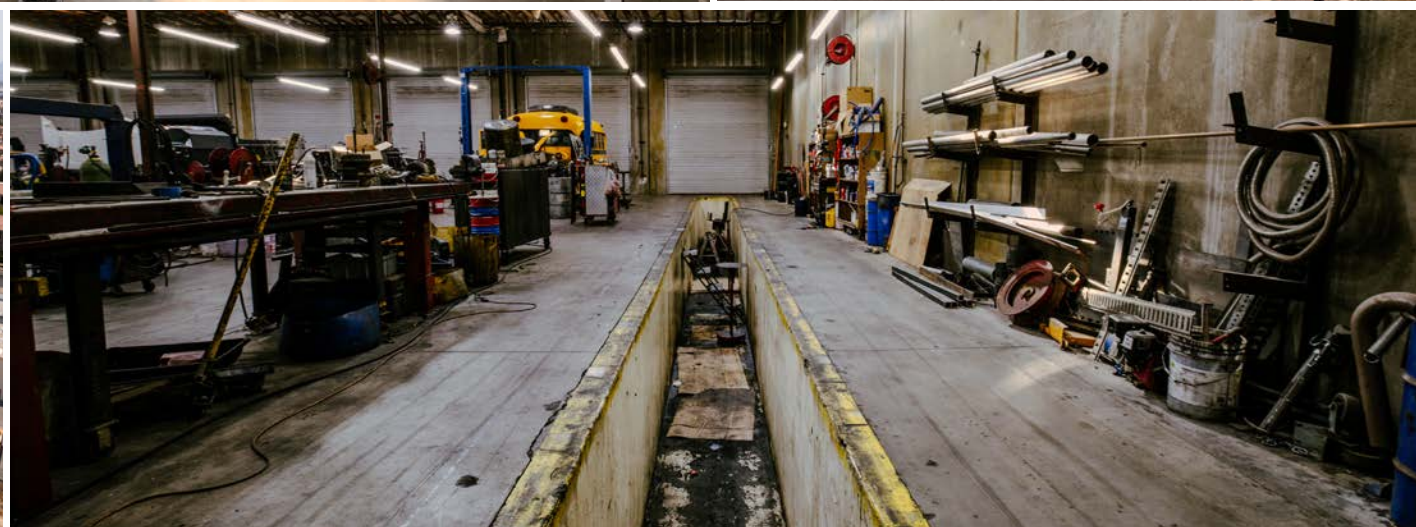
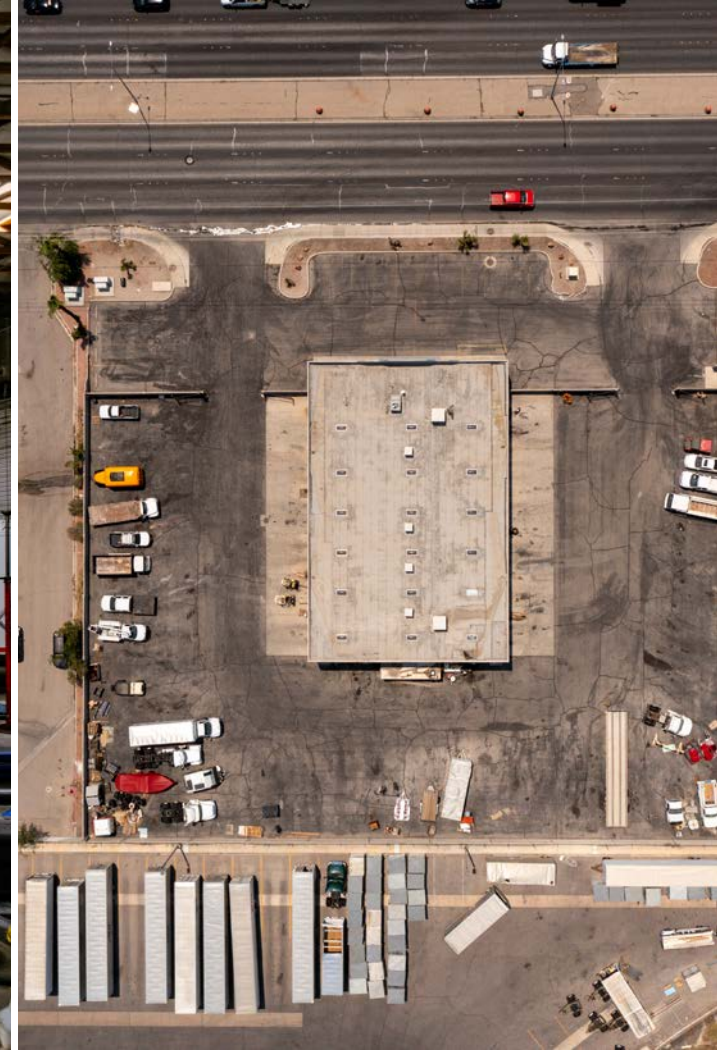
N LAMB RD (24,000 VPD)

E CRAIG RD (34,000 VPD)

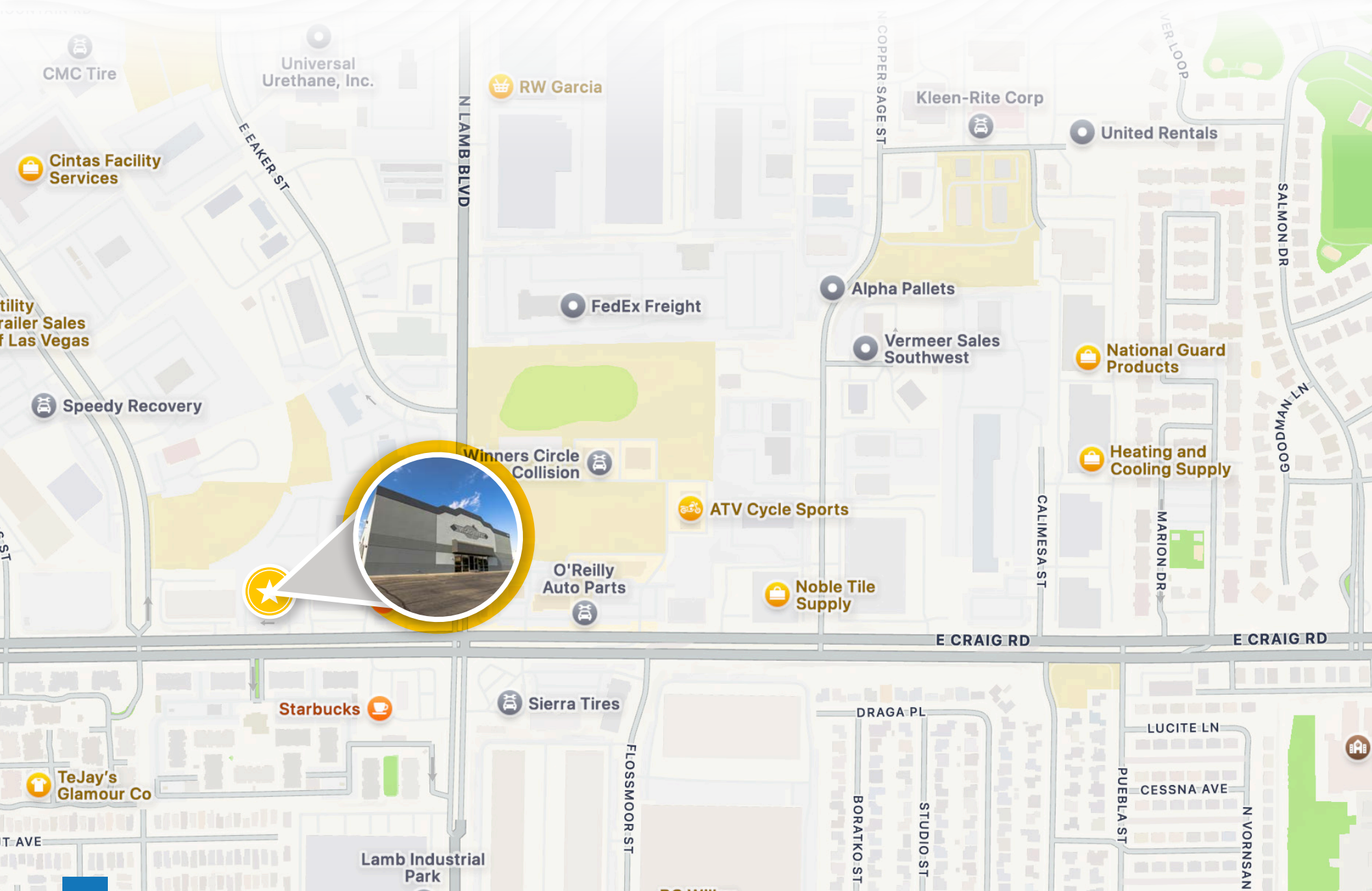
Las Vegas Strip
11 Miles | 16 Minutes

E CRAIG RD (34,000 VPD)

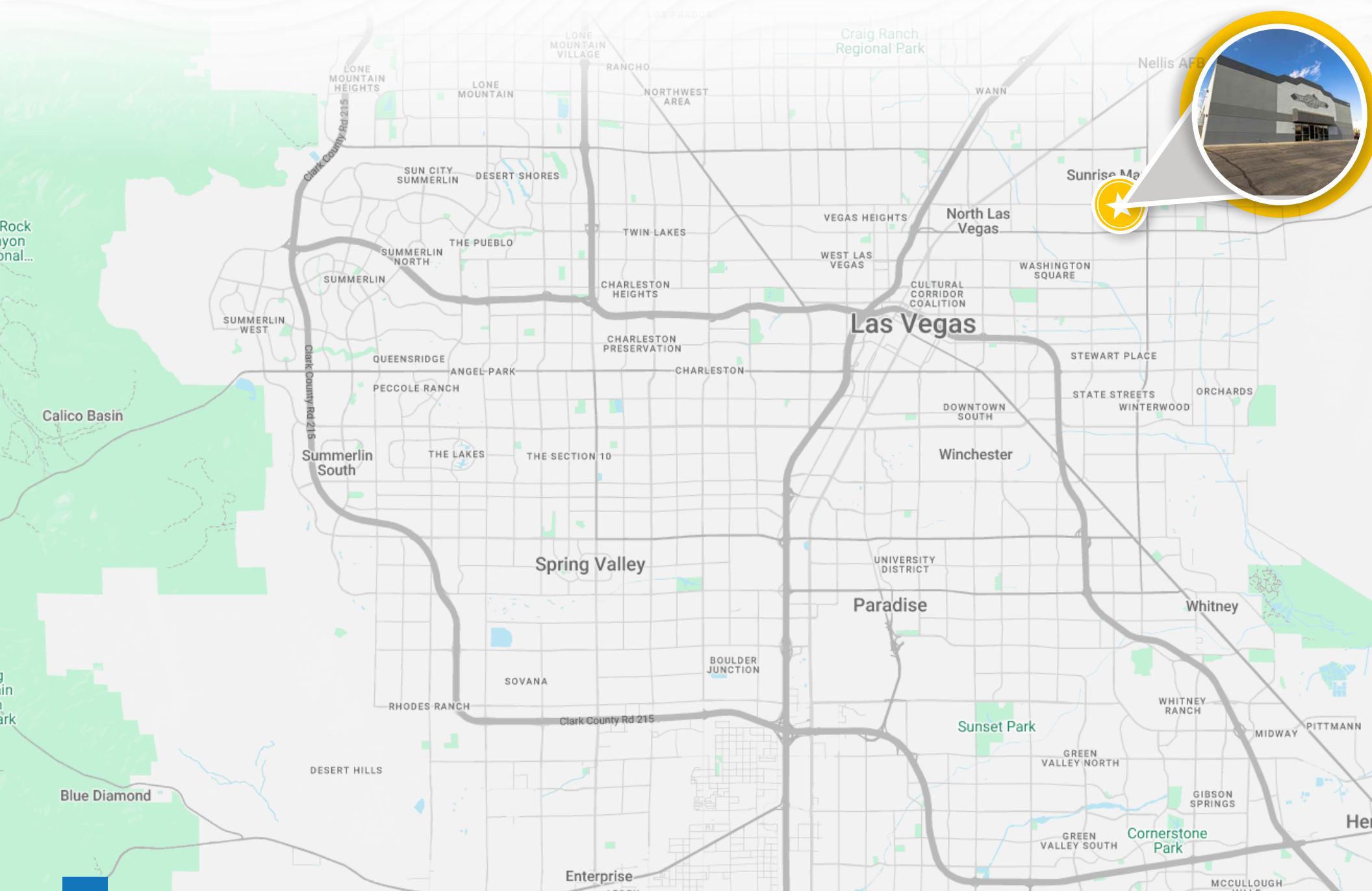




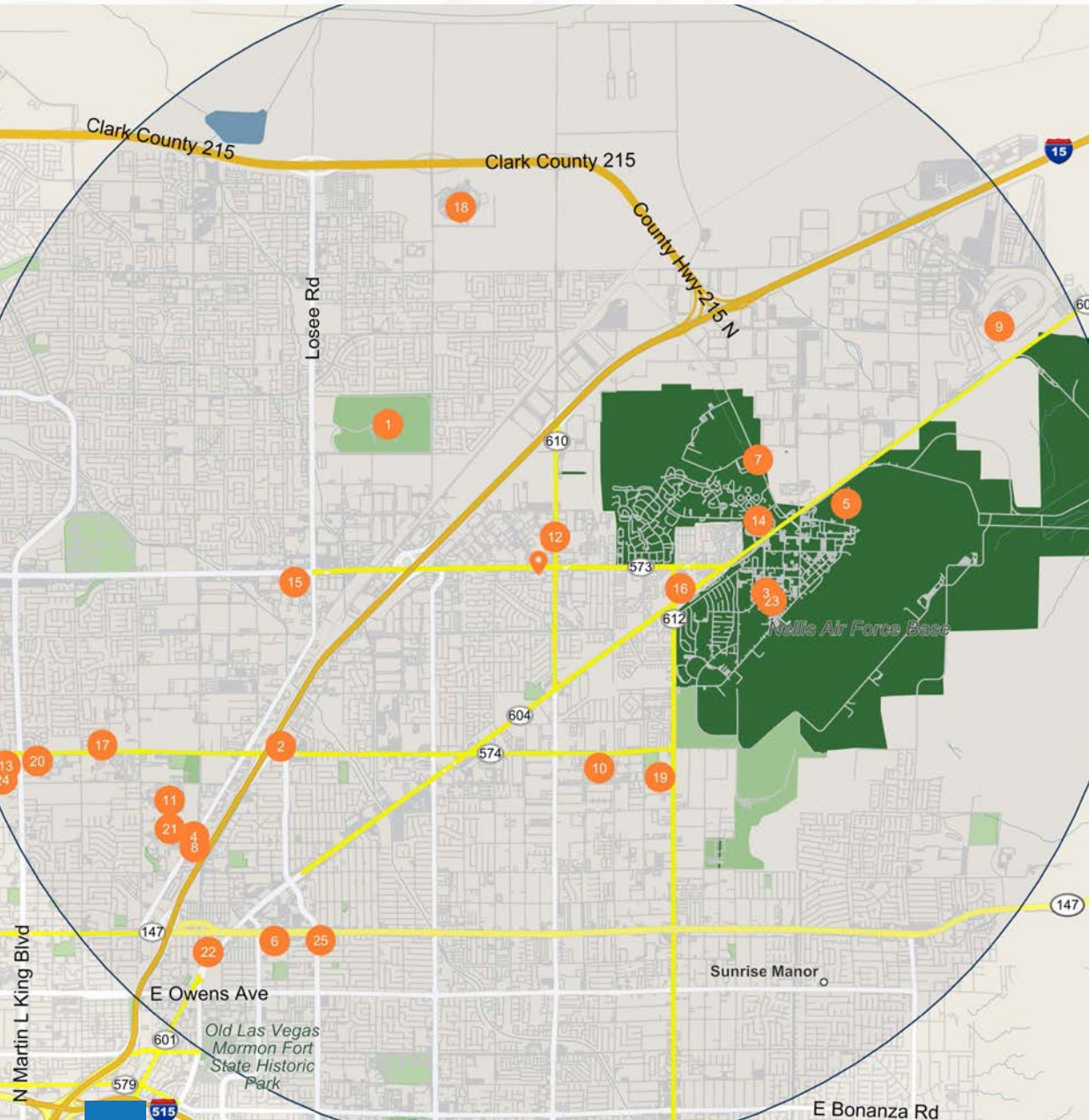
LOCAL MAP



REGIONAL MAP



MAJOR EMPLOYERS



MAJOR EMPLOYERS

EMPLOYEES

1	Shadow Creek Golf Club	2,998
2	Speakeasy Gaming Las Vegas Inc-Ramada Inn	1,283
3	Gnc Inc-GNC	909
4	National Security Tech LLC-Nstec	806
5	Pratt & Whitney Eng Svcs Inc-Pratt & Whitney	677
6	North Vista Hospital Inc	650
7	Marine Corps Forces Reserve US-Truck Co	611
8	Desert Plastering LLC	600
9	Nevada Speedway LLC-Las Vegas Motor Speedway	600
10	Vm Innovations Inc	561
11	Mission of Nevada Inc-Mission Industries	500
12	Meadow Valley Corporation	475
13	E & H Distributing LLC-US Foodservice	473
14	Valiant Government Svcs LLC	458
15	Cannery Hotel and Casino LLC-Cannery Casino Hotel	400
16	Hospitality Invstmnts Ltd Prtnr-La Quinta Inn	398
17	Lockheed Martin Services LLC-Lockheed Martin	396
18	VA Southern Nev Healthcare Sys-Las Vegas VA Medical Center	393
19	Midwest Pro Painting Inc	390
20	Plasticard - Locktech Intl LLC-Pli	375
21	Federal Network Systems LLC	373
22	Jerrys Nugget-Jerrys Nugget Casino	350
23	Air Force US Dept of-Usaf	334
24	Precision Concrete	330
25	Grifols Usa LLC	321

LAS VEGAS, NV

DEMOGRAPHICS

	DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	Population	17,019	109,029	334,863
	Households	5,164	34,821	106,213
	Average Household Income	\$70,147	\$76,172	\$76,135
	Median Household Income	\$59,622	\$63,833	\$63,303



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