

±81,102 SF FOR SUBLEASE



4850 STATZ ST., STE. 103 | NORTH LAS VEGAS, NV 89031

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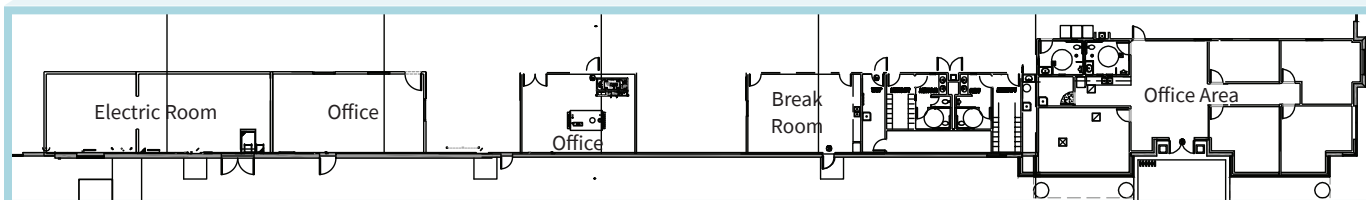
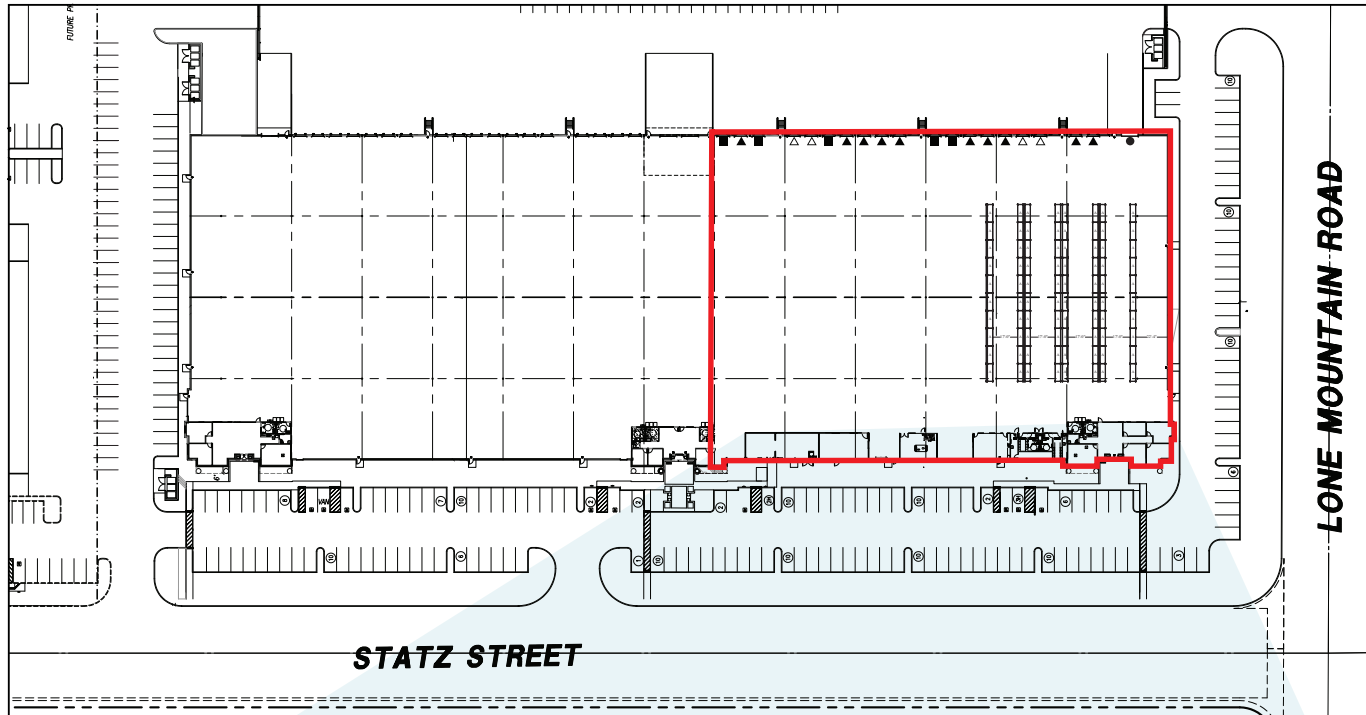
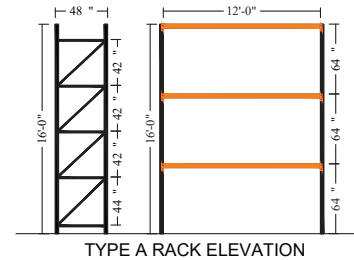
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SITE PLAN

■ Dock High Door △ Edge-of-Dock Leveler ▲ Pit Leveler ● Drive-in



SUITE FEATURES

AVAILABLE SUITE

±81,102 SF

OFFICE

±5,230 SF of Non-Contiguous Office

CLEAR HEIGHT

30'

DOCK LOADING

Nineteen (19) - Ten (10) pit levelers and Four (4) edge of dock levelers

RACKING

Stays with unit

DRIVE IN DOORS

One (1)

POWER

2,500 amps, 277/480V, 3-phase

COOLING

Evaporative coolers

FIRE SPRINKLERS

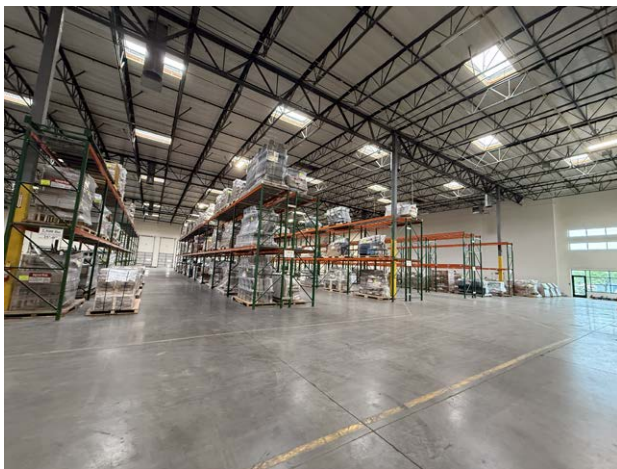
ESFR with K17 heads

AVAILABLE

June 1, 2026

MASTER LEASE EXPIRES

October 31, 2028





4850 STATZ ST.



Large local pool of experienced logistics professionals



Nevada offers no tax on corporate income, personal income, inventory taxes, inheritance taxes, unitary taxes, etc.



Tremendous residential & retail growth in the area



Less than 5 minutes from I-15



±5 hour drive from Port of Los Angeles



INTERESTED IN MORE INFORMATION?

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