



CLARION PARTNERS

# For Lease

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

±6,370 - 21,765 SF Available



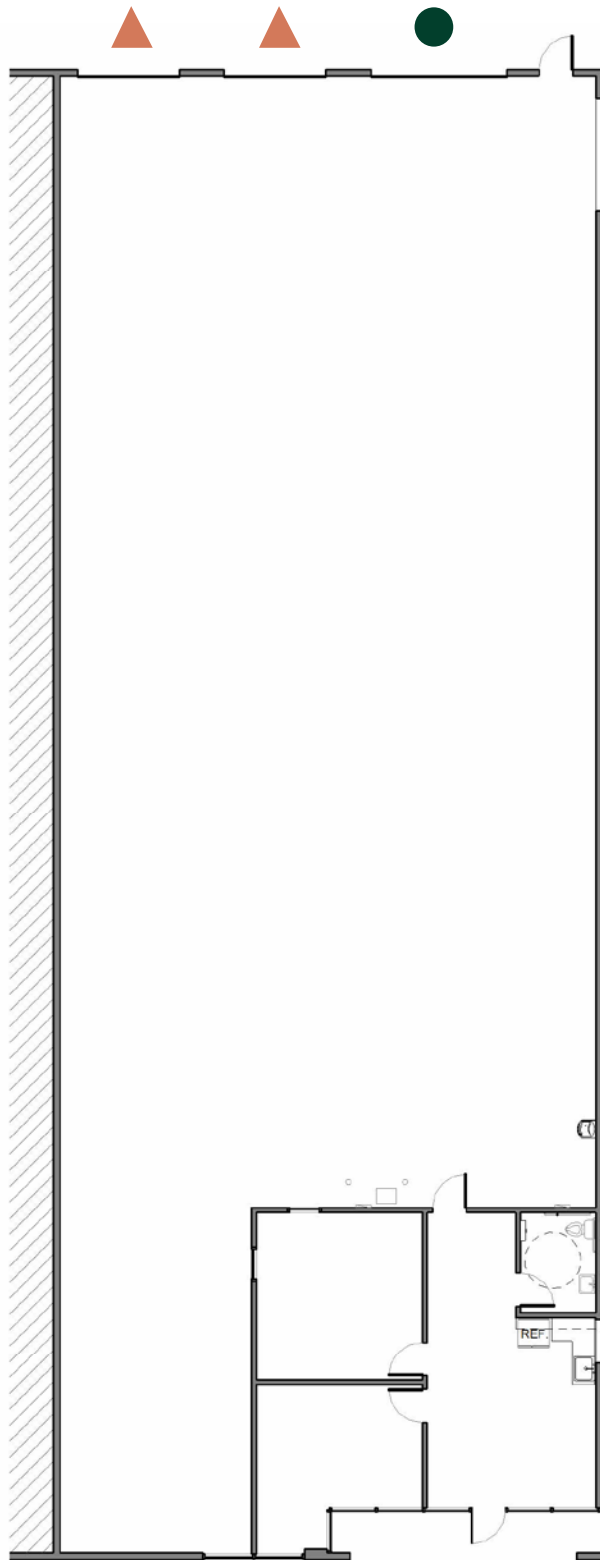
## LOCATION HIGHLIGHTS

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

## BUILDING HIGHLIGHTS

- ±6,370 - 21,765 SF Available
- Turn-key office build-outs
- Dock & grade level loading
- 24' clear height
- LED warehouse lighting
- White painted warehouse walls
- ESFR Sprinklers
- HVAC maintained by landlord
- Trash and water bills included





### 4114 N. Pecos Rd. Suite 104

- ±6,370 SF total
- ±945 SF office
- 24' clear height
- 2 dock doors
- 1 grade level doors
- ESFR Fire sprinklers
- HVAC maintained by landlord
- Trash and water bills included

### TI Work in Progress

### Available Q1 2026

RATE: Call for pricing

CAM: \$0.288 PSF/Mo/NNN

● GRADE DOOR

▲ DOCK DOOR

▲  
NORTH



### 4114 N. Pecos Rd. Suite 105

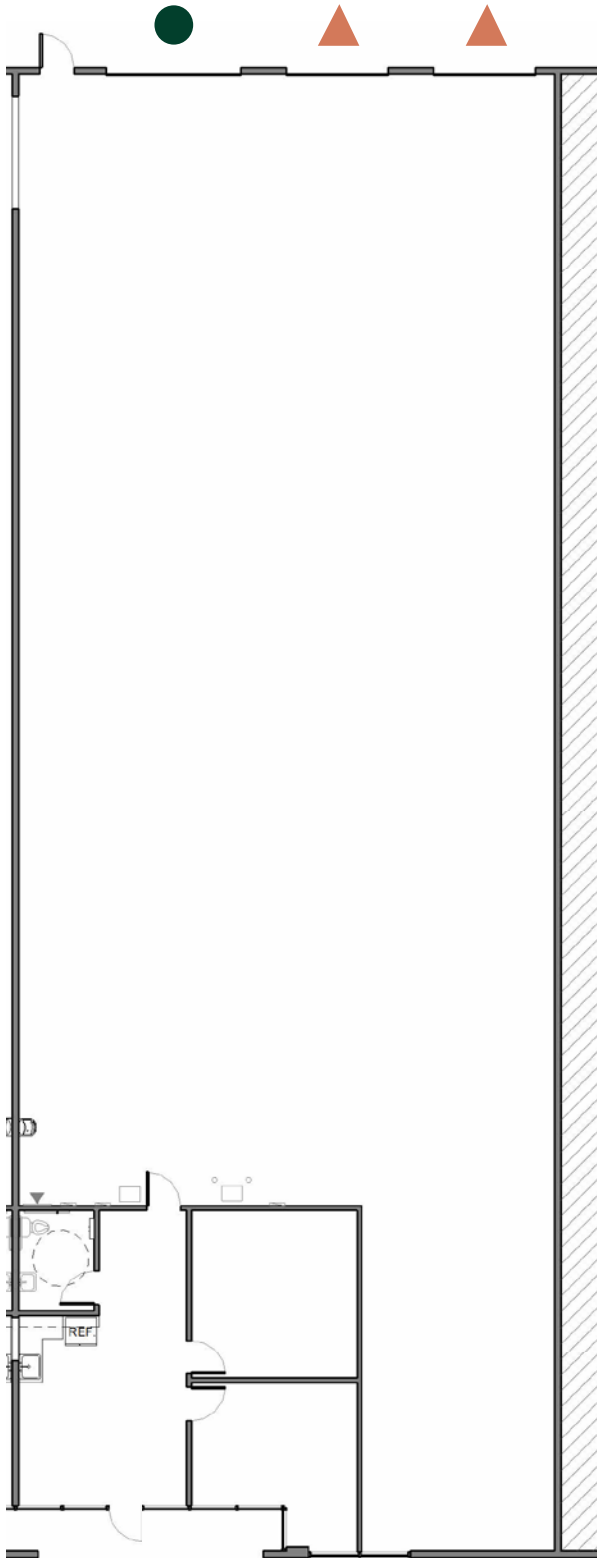
- ±6,370 SF total
- ±945 SF office
- 24' clear height
- 2 dock doors
- 1 grade level doors
- ESFR Fire sprinklers
- HVAC maintained by landlord
- Trash and water bills included

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NORTH



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## Silverado Business Park

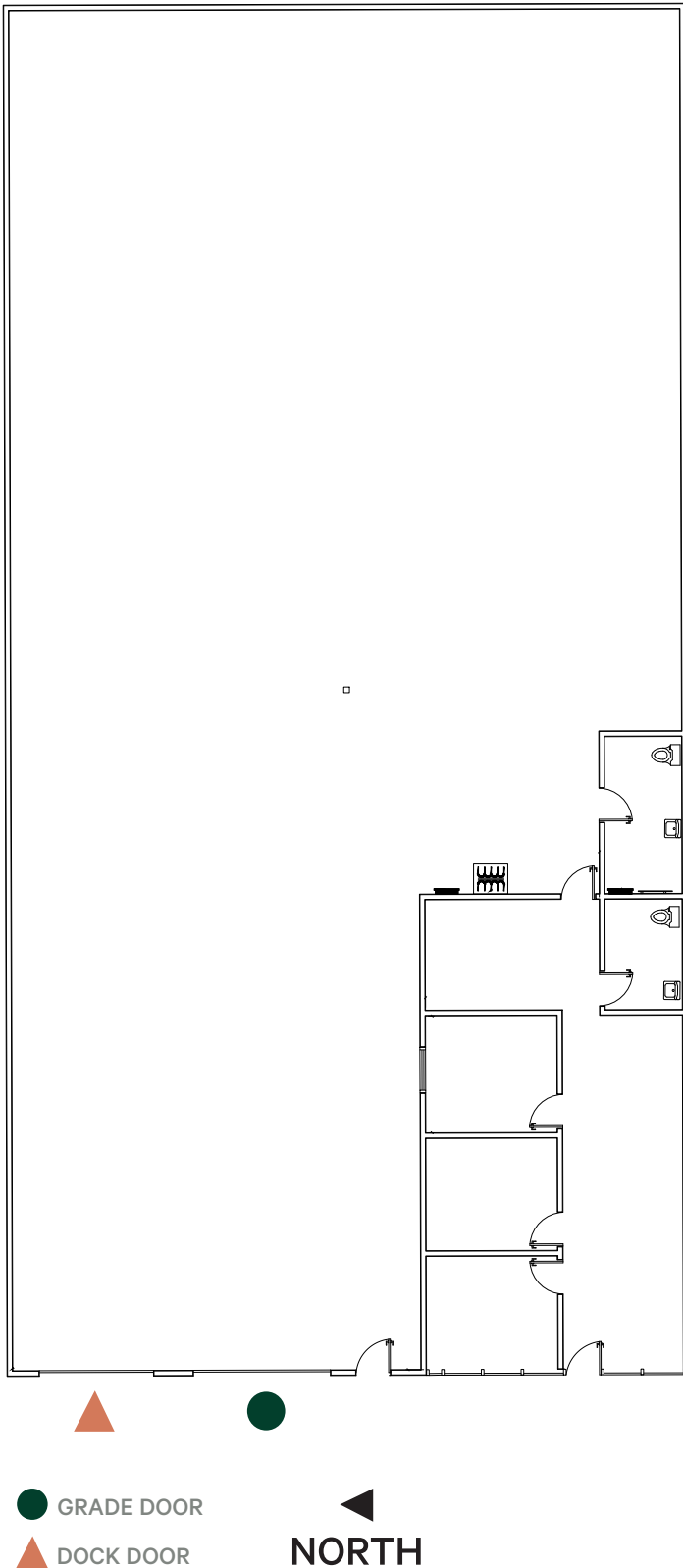
### 4168 N. Pecos Rd. Suite 103

- ±7,255 SF total
- ±943 SF office
- ±6,312 SF warehouse
- 24' clear height
- 1 dock door
- 1 grade level door
- ESFR Fire sprinklers
- HVAC maintained by landlord
- Trash and water bills included

### Available Q1 2026

RATE: Call for pricing

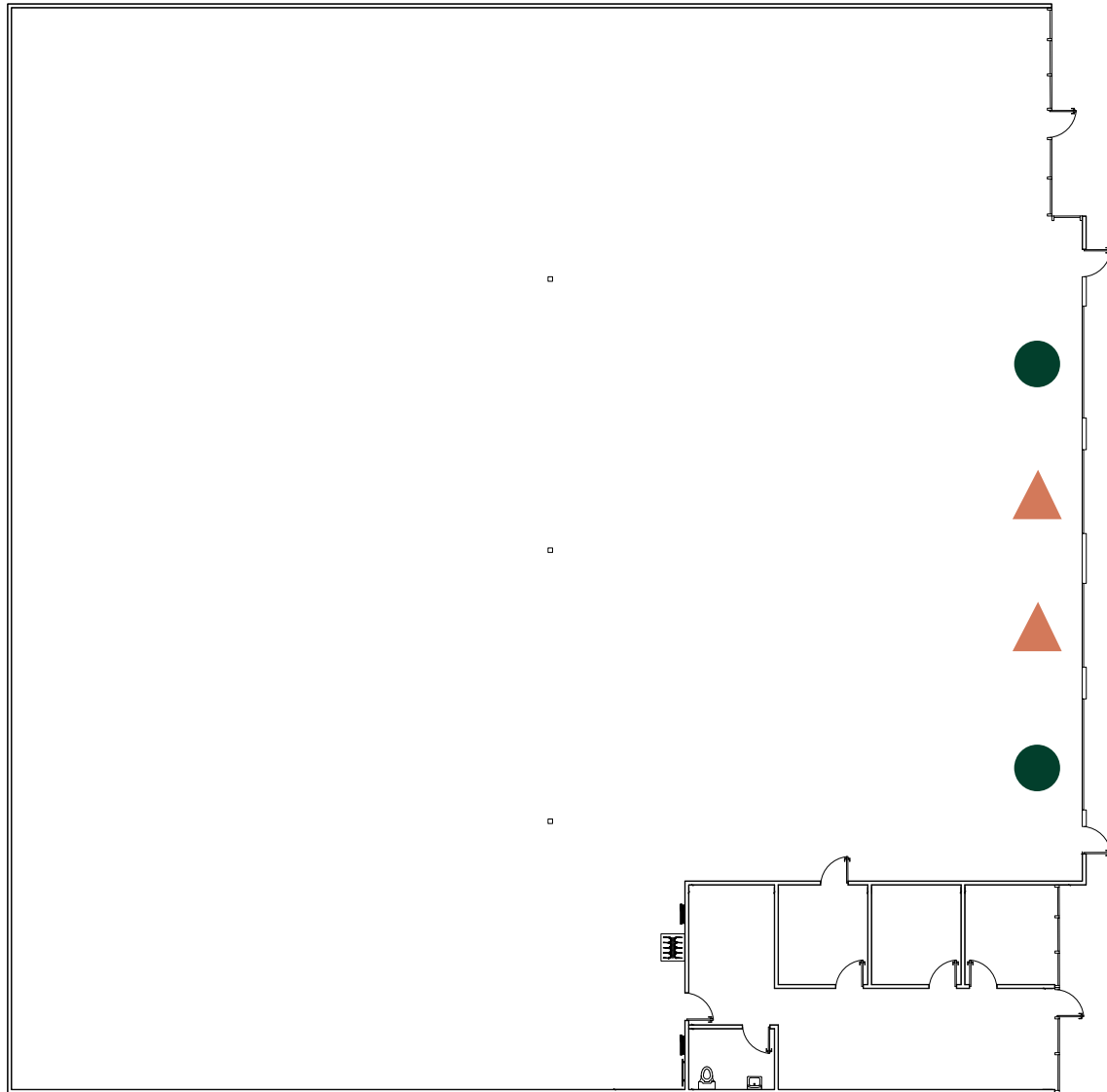
CAM: \$0.288 PSF/Mo/NNN





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## Silverado Business Park



● GRADE DOOR

▲ DOCK DOOR

▲  
NORTH

### 4168 N. Pecos Rd. Suite 107/108

- ±14,510 SF total
- ±TBD SF office
- ±TBD SF warehouse
- 24' clear height
- 2 dock doors
- 2 grade level doors
- ESFR Fire sprinklers

- HVAC maintained by landlord
- Trash and water bills included

**Available Q1 2026**

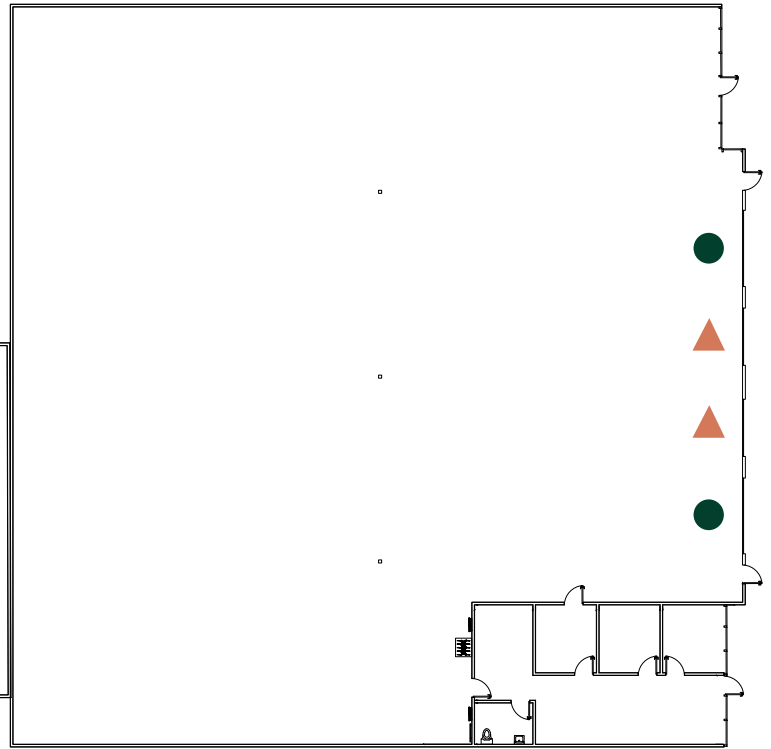
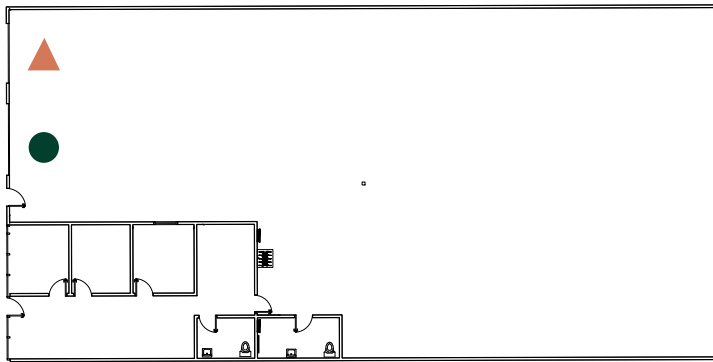
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Silverado Business Park



**4168 N. Pecos Rd.  
Suite 103/107/108**

- ±21,765 SF total
- ±TBD SF office
- ±TBD SF warehouse
- 24' clear height
- 3 dock doors
- 3 grade level doors
- ESFR Fire sprinklers
- HVAC maintained by landlord

**Available Q1 2026**

RATE: Call for pricing

CAM: \$0.288 PSF/Mo/NNN

For more information on this opportunity,  
please contact:



**CLARION  
PARTNERS**

A Franklin Templeton Company

[www.clarionpartners.com](http://www.clarionpartners.com)

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