



CLARION PARTNERS

For Lease

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

±6,370 - 21,765 SF Available



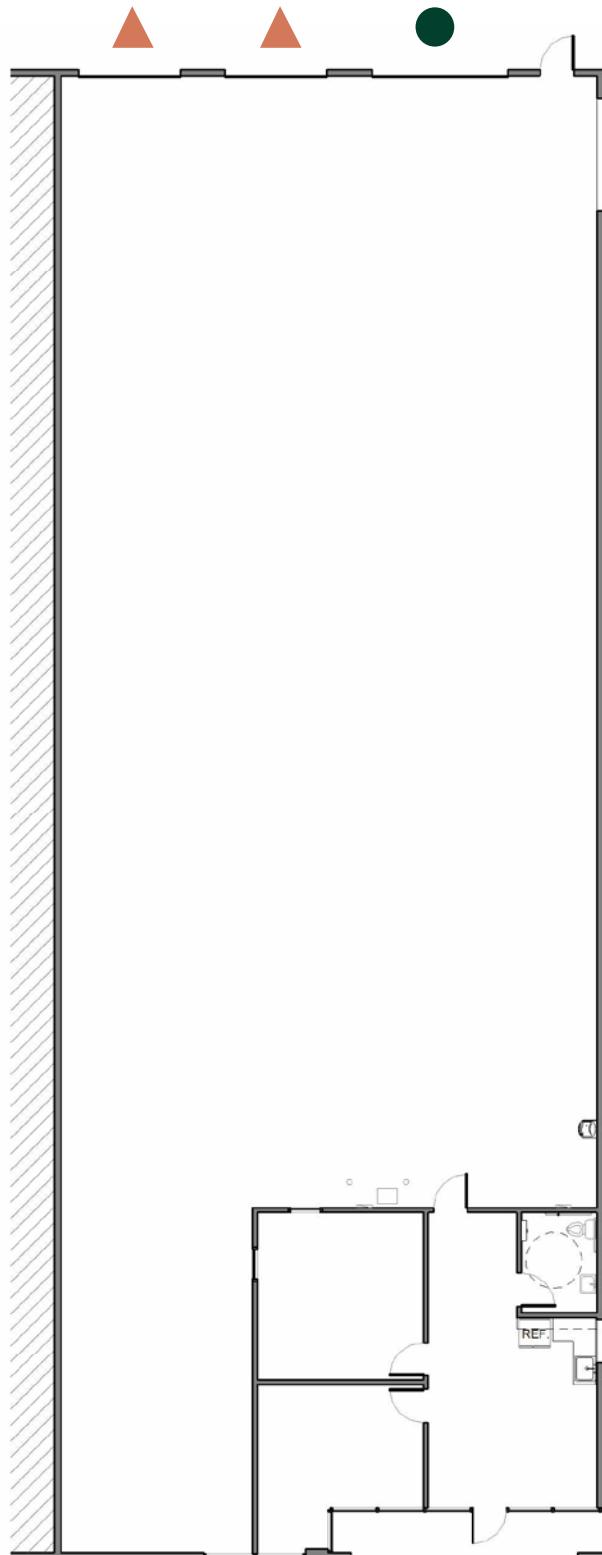
LOCATION HIGHLIGHTS

- 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

- $\pm 6,370$ 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

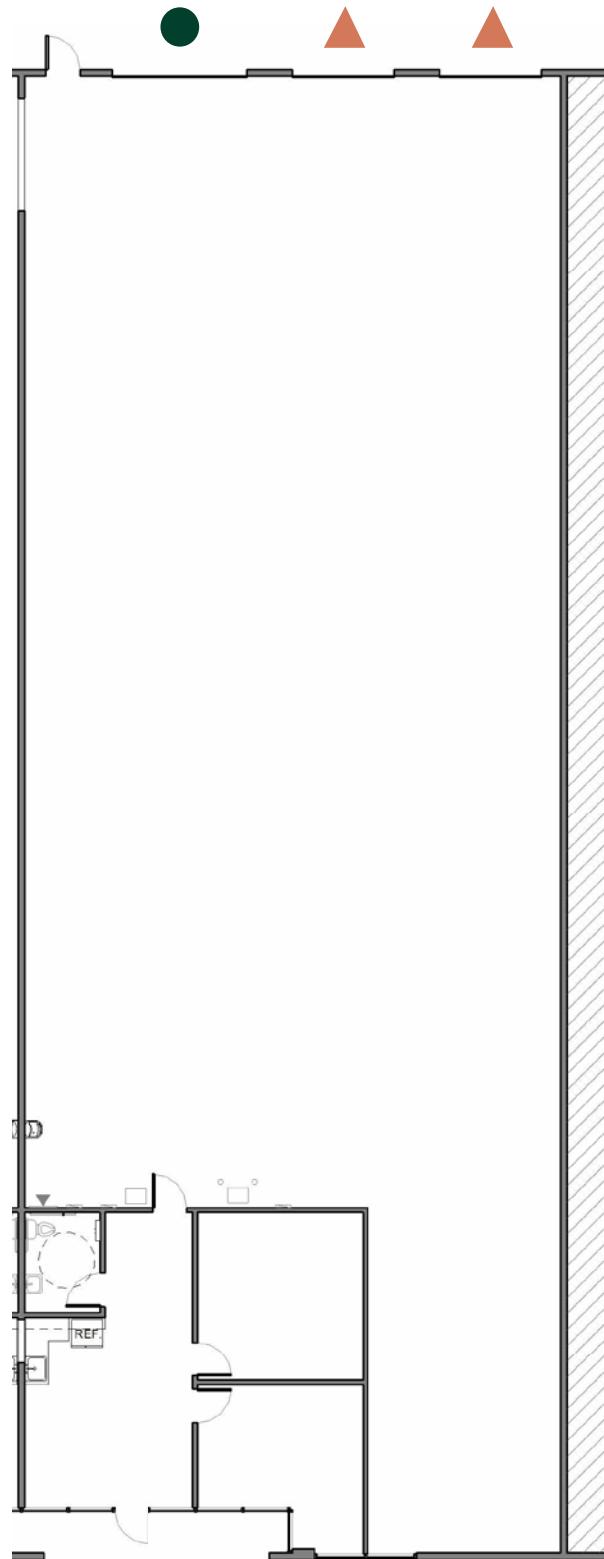
RATE: Call for pricing

CAM: \$0.288 PSF/Mo/NNN

● GRADE DOOR

▲ DOCK DOOR

▲
NORTH



4114 N. Pecos Rd. Suite 105

- $\pm 6,370$ 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

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Silverado Business Park

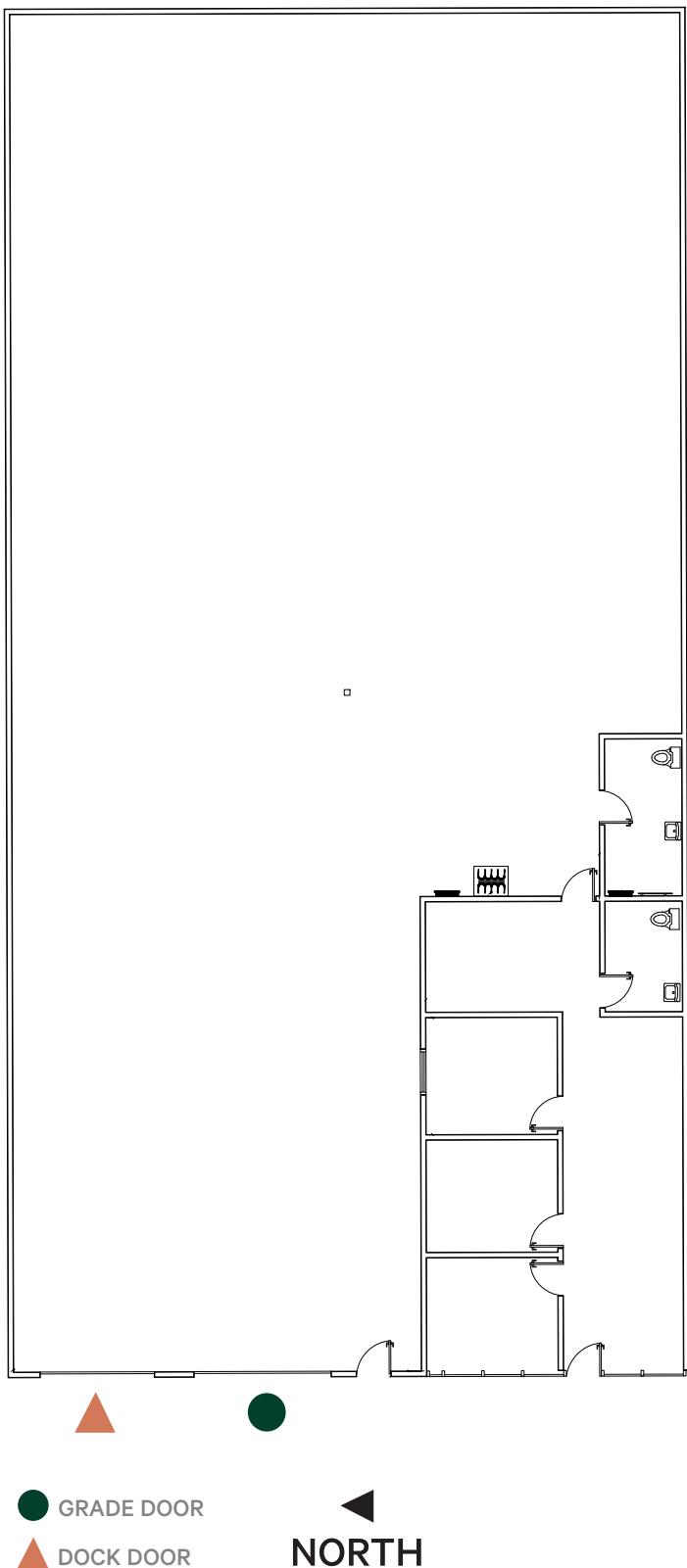
4168 N. Pecos Rd. Suite 103

- $\pm 7,255$ SF total
- ± 943 SF office
- $\pm 6,312$ 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

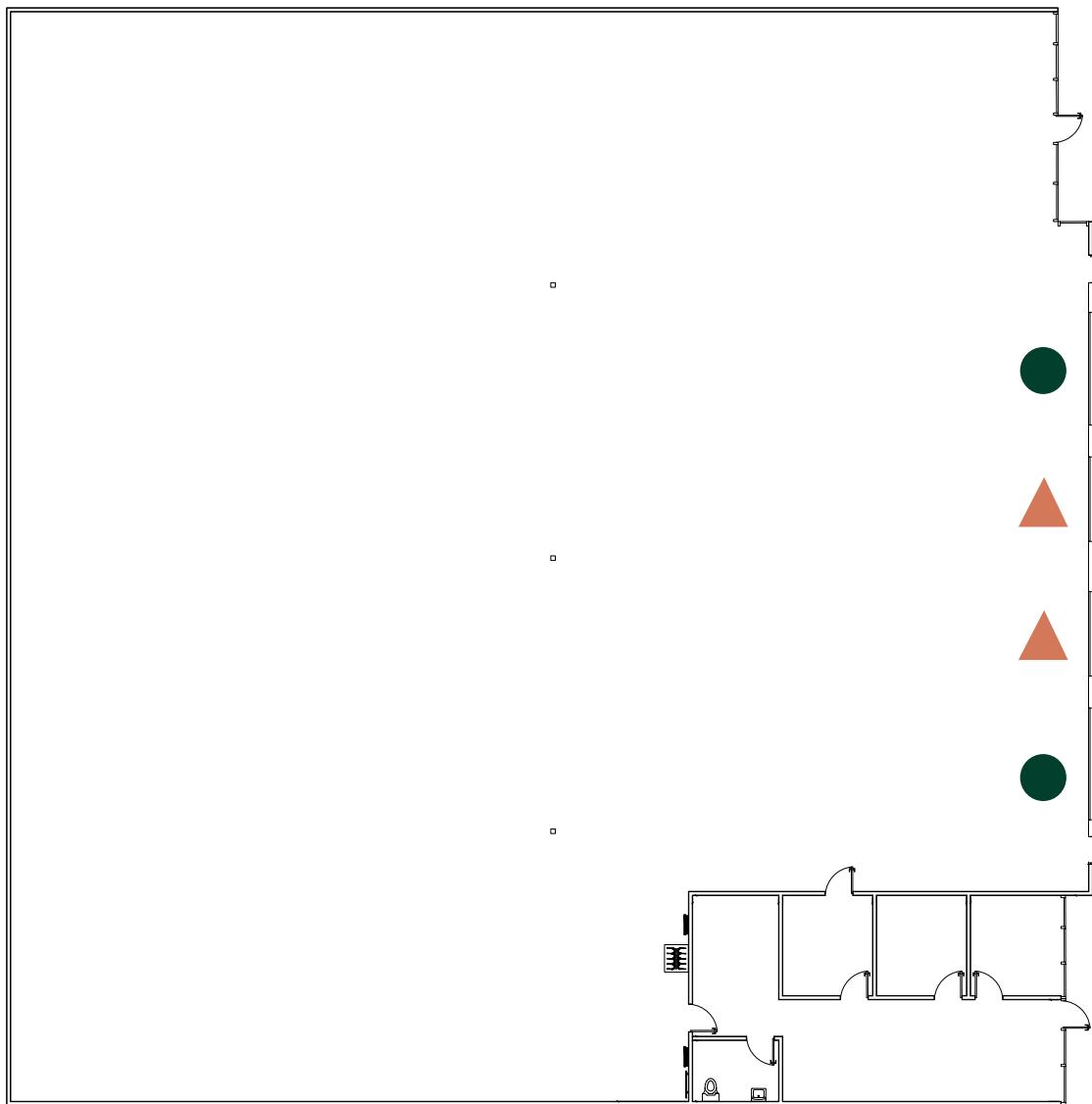
CAM: \$0.288 PSF/Mo/NNN





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Silverado Business Park



● GRADE DOOR

▲ DOCK DOOR

◀
NORTH

4168 N. Pecos Rd. Suite 107/108

- $\pm 14,510$ SF total
- \pm TBD SF office
- \pm 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

RATE: Call for pricing

CAM: \$0.288 PSF/Mo/NNN



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Silverado Business Park



4168 N. Pecos Rd.

Suite 103/107/108

- $\pm 21,765$ SF total
- \pm TBD SF office
- \pm 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:

CBRE

Sean Zaher, SIOR
Executive Vice President
+1 702 369 4863
sean.zaher@cbre.com
Lic. S.0175473

Kelsey Higgins
Senior Associate
+1 702 369 4812
kelsey.higgins@cbre.com
Lic. S.0192524

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