



FOR LEASE

Losee Business Park

±5,000 SF

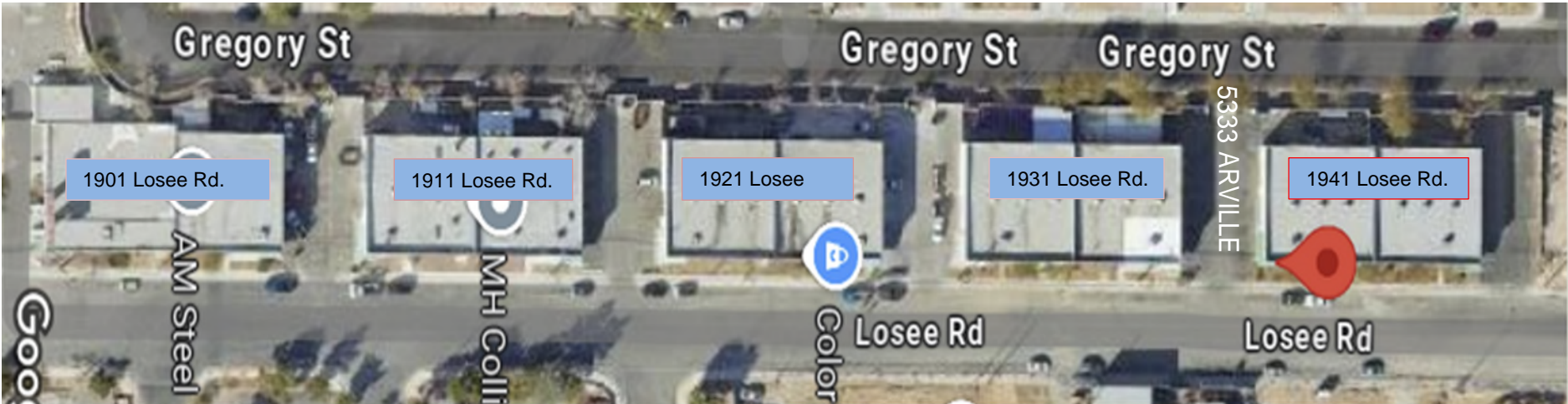
**1941 Losee Road, North Las Vegas, NV
89030**

Property Summary

TOTAL SF AVAILABLE	±5,000 SF
OFFICE LEASE RATES	\$1.00 PSF NNN
CAMS	\$0.20 PSF
YEAR BUILT	2003
ZONING	M-1 (Light Manufacturing) Clark County

- Industrial space situated in the highly sought-after North Las Vegas submarket.
- Fully built-out and move-in ready.
- Single Phase Power.
- Located in close proximity to both Interstate 15 and Lake Mead.

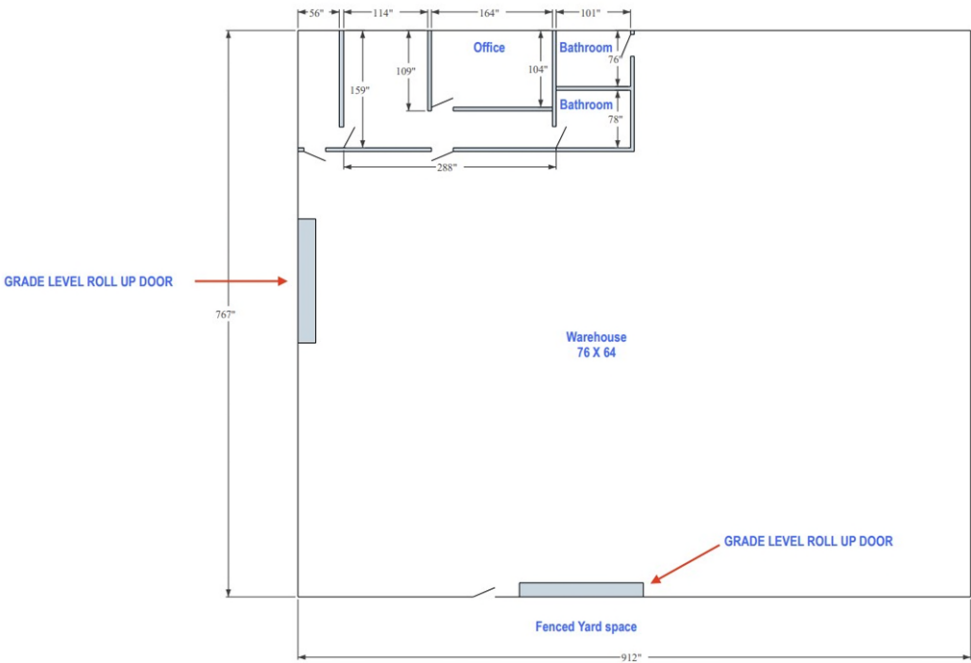
Site Plan



Property Details

Address	Total SF	Lease Rate	CAM	Total Monthly	Availability
1941 Losee Road, Suite 150	±5,000 SF	\$1.00/SF NNN	\$0.20	\$6,000.00	April 2025

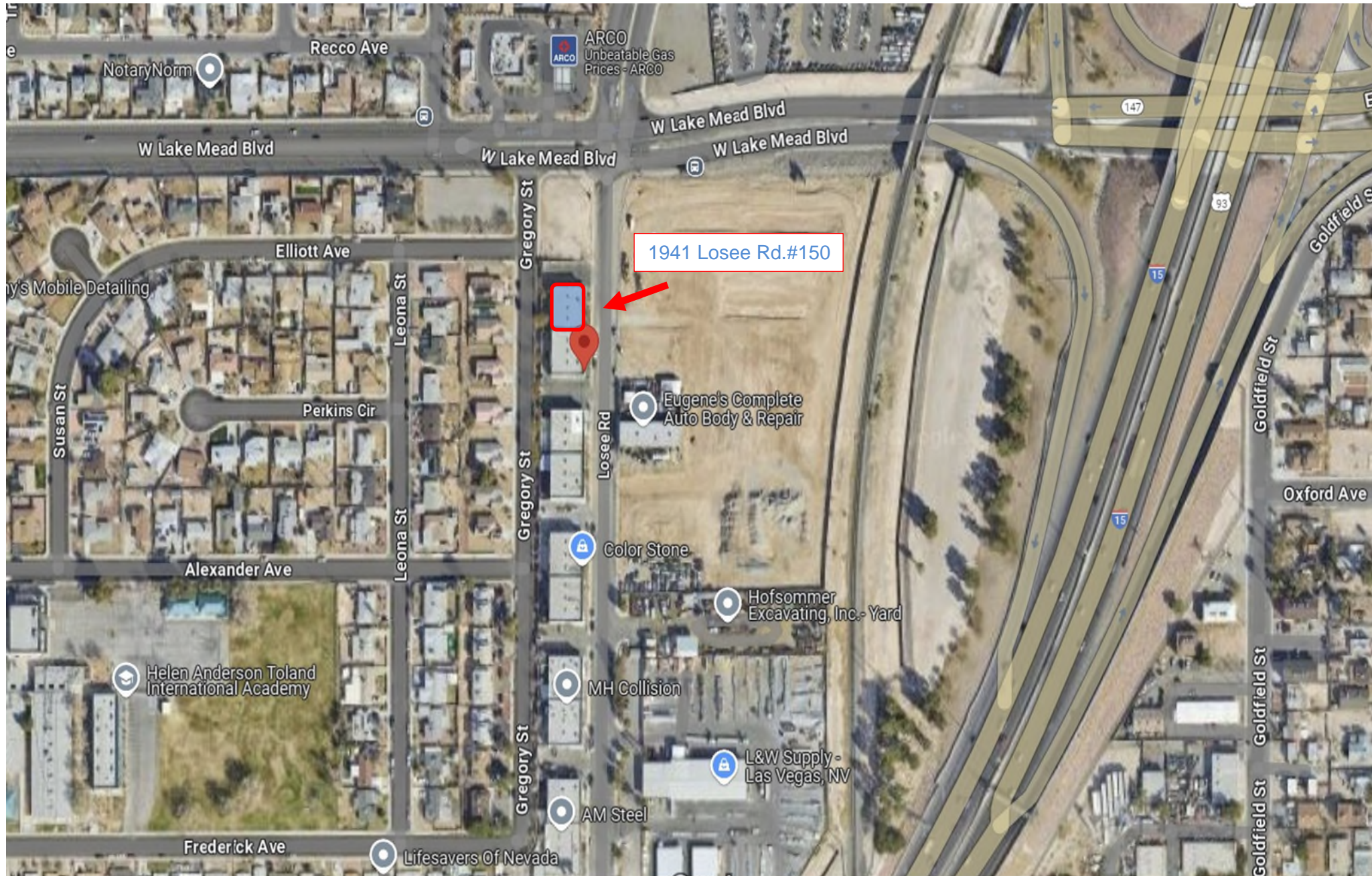
Floor Plan - 150



TOTAL SF AVAILABLE	±5,000 SF
LEASE RATES	\$1.00/SF NNN
CAM	\$0.20
TOTAL MONTHLY	\$6,000.00
POWER	Single Phase
GRADE DOOR	2 Grade doors, 14' x 14' opening.
CLEAR HEIGHT	±18'
ADDITIONAL FEATURES	±4700 SF warehouse ±300 SF office area. 2 offices, 2 bathrooms.
AVAILABLE	April, 2025

DRAWINGS AND PLANS ARE NOT TO SCALE. ANY MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PU

Area Map





Distance to Major Cities

Phoenix, Arizona	302 miles
Los Angeles, California	263 miles
Salt Lake City, Utah	427 miles
San Diego, California	330 miles
Denver, Colorado	754 miles