

FOR LEASE | ±3.12 ACRES | M-2 ZONING



LOSEE RD



SCAN & SUBSCRIBE!
LARKIN
INDUSTRIAL GROUP

3850 Losee Rd | North Las Vegas, NV 89030

NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naiexcel.com

Eric J. Larkin, MBA, CCIM, SIOR
LIC#BS.0073906
702.279.2479
elarkin@naiexcel.com

Leslie Houston
Member Associate, Society of
Industrial and Office Realtors
LIC#S.01879121
660.287.2253
lhouston@naiexcel.com

Michael Kenny, SIOR
LIC#S.0178188
702.408.0963
mkenny@naiexcel.com

LISTING LEAD

Zach M. McClenahan
LIC#S.0198177
702.580.7055
zmcclenahan@naiexcel.com

Seth Wright
LIC#S.0202229
949.531.8369
swright@naiexcel.com

Property Summary

NNN LEASE RATE **Negotiable**

TOTAL BUILDING SQFT **±4,400 SF**

ACRES **±3.12**

AVAILABLE **Immediately**

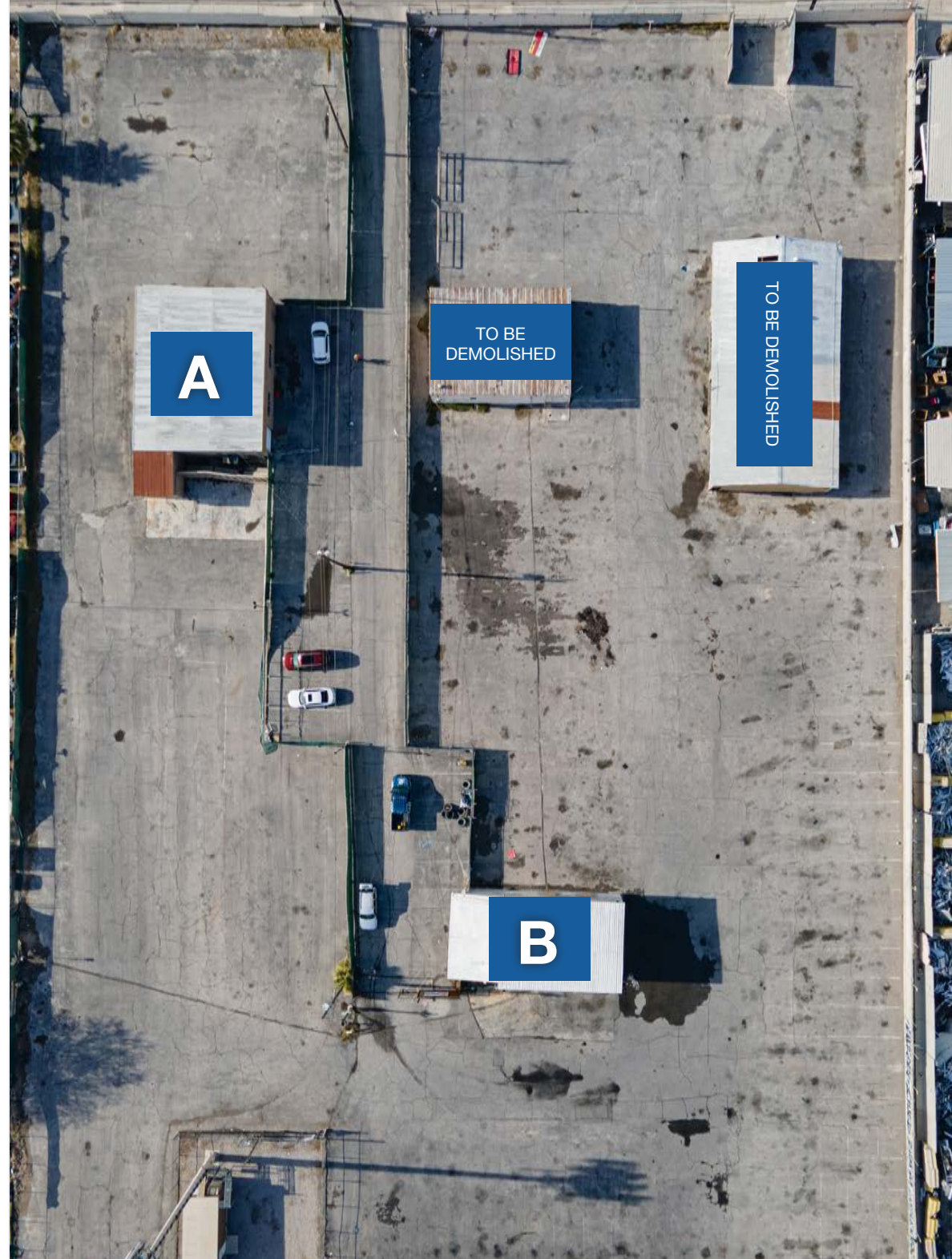
- ±4,400 Total SF
 - ±3,083 SF Building A
 - ±1,317 SF Building B
- ± 3.12 AC (3% Building Coverage)
- M-2 Zoning
- Three (3) Total Grade Level Doors
- North Las Vegas Submarket
- Complete Off-sites
- Fully Paved
- Secure Yard



OR TEXT 22330 TO 39200

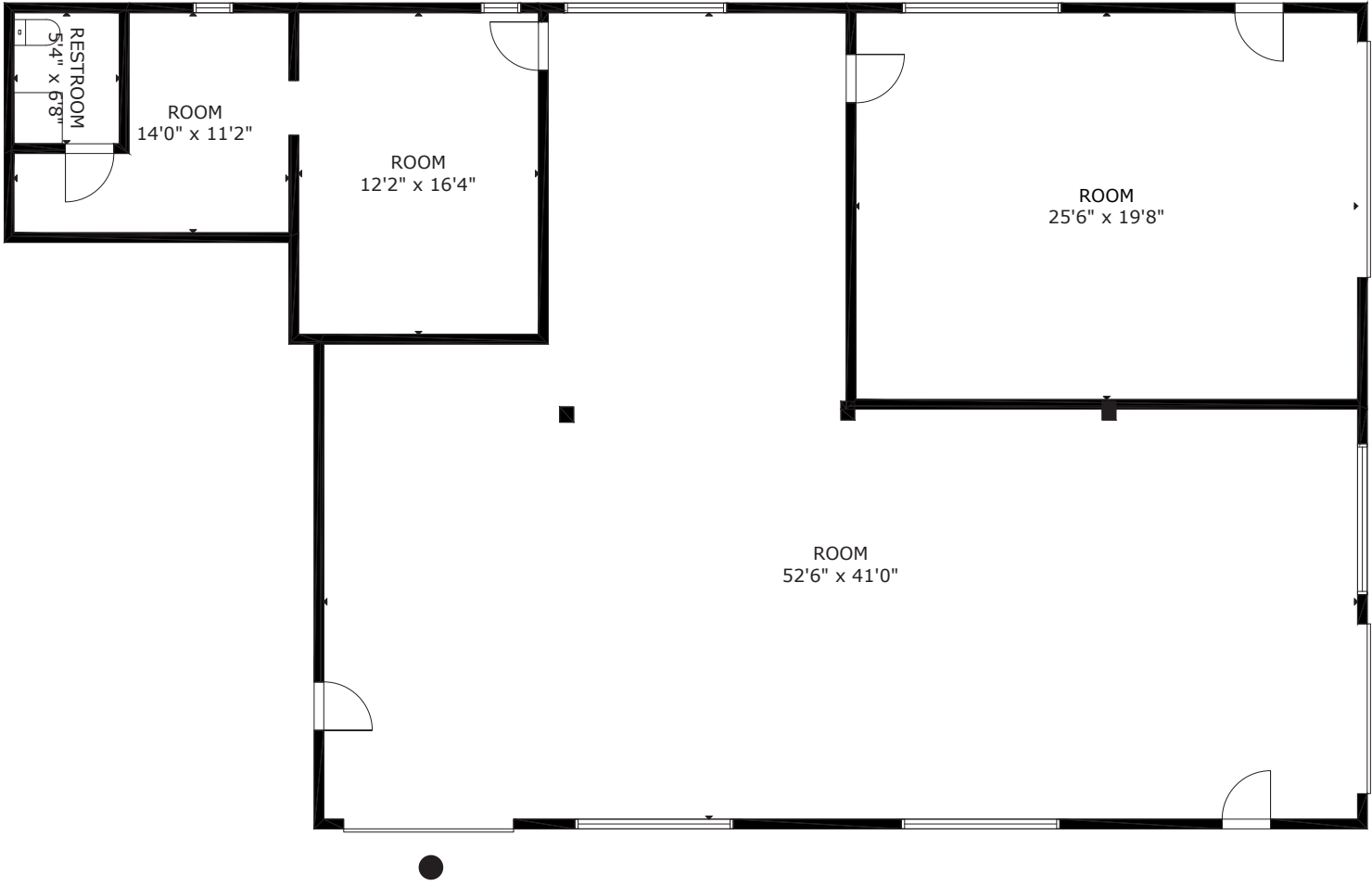
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)



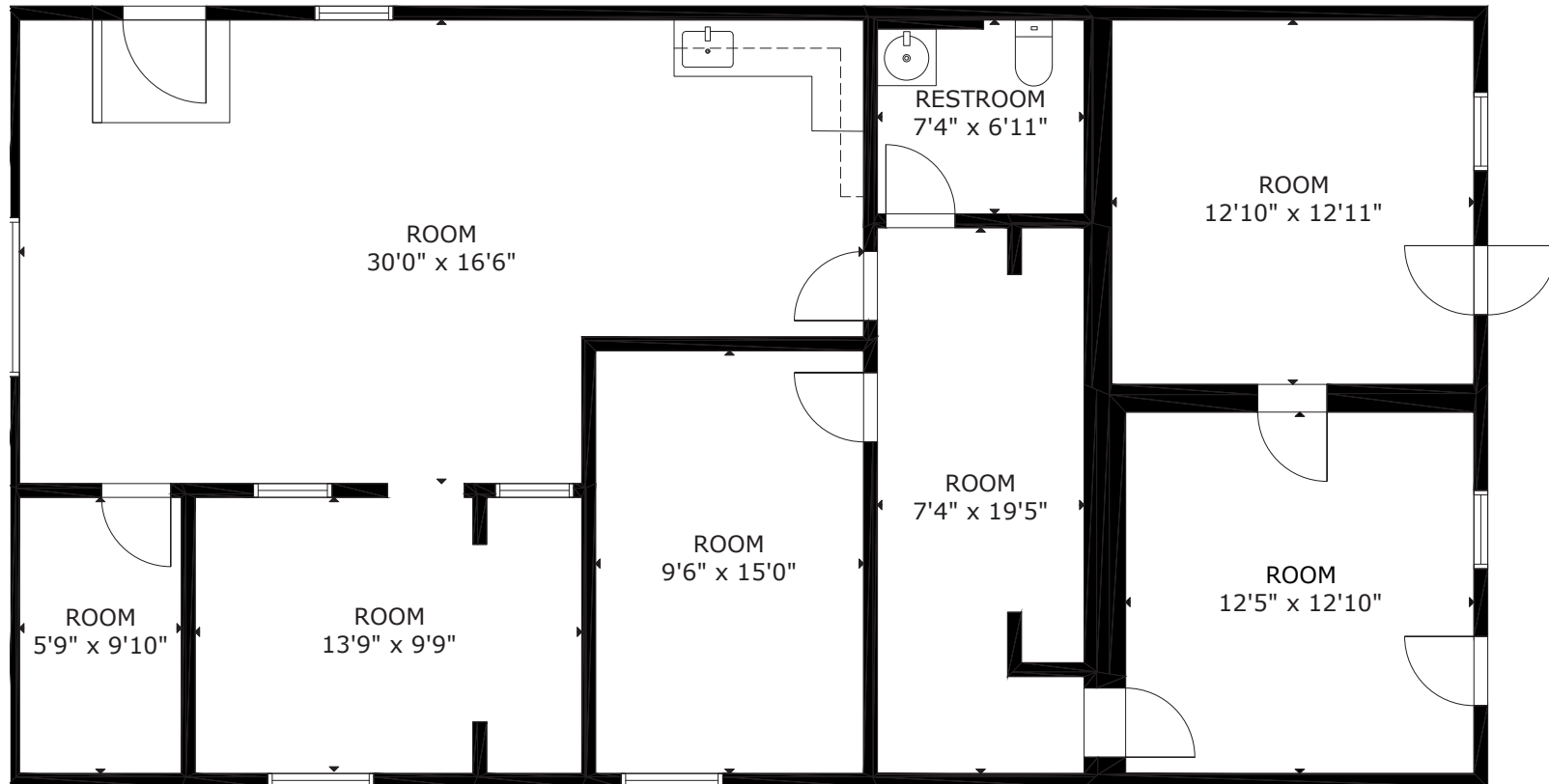
Floorplan - A

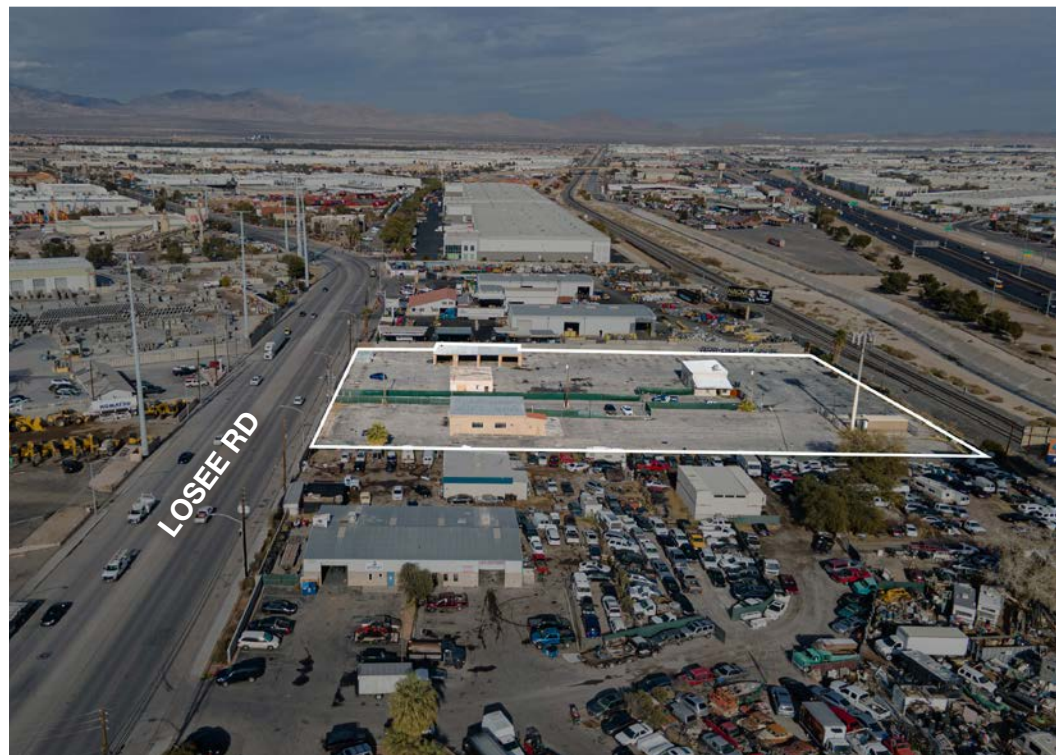
 [CLICK HERE](#)
FOR A 3D TOUR



 Grade Level Doors

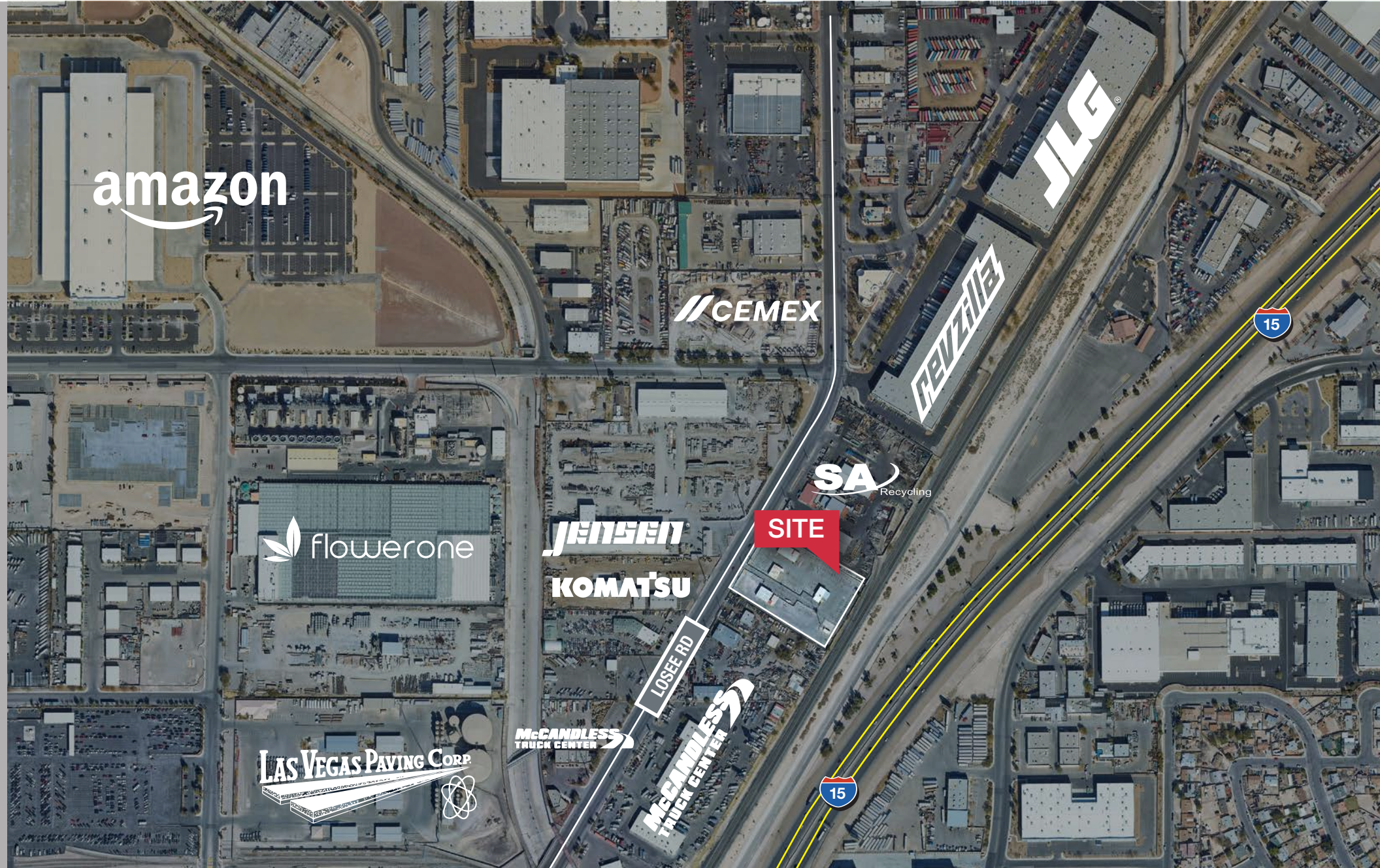
Floorplan - B







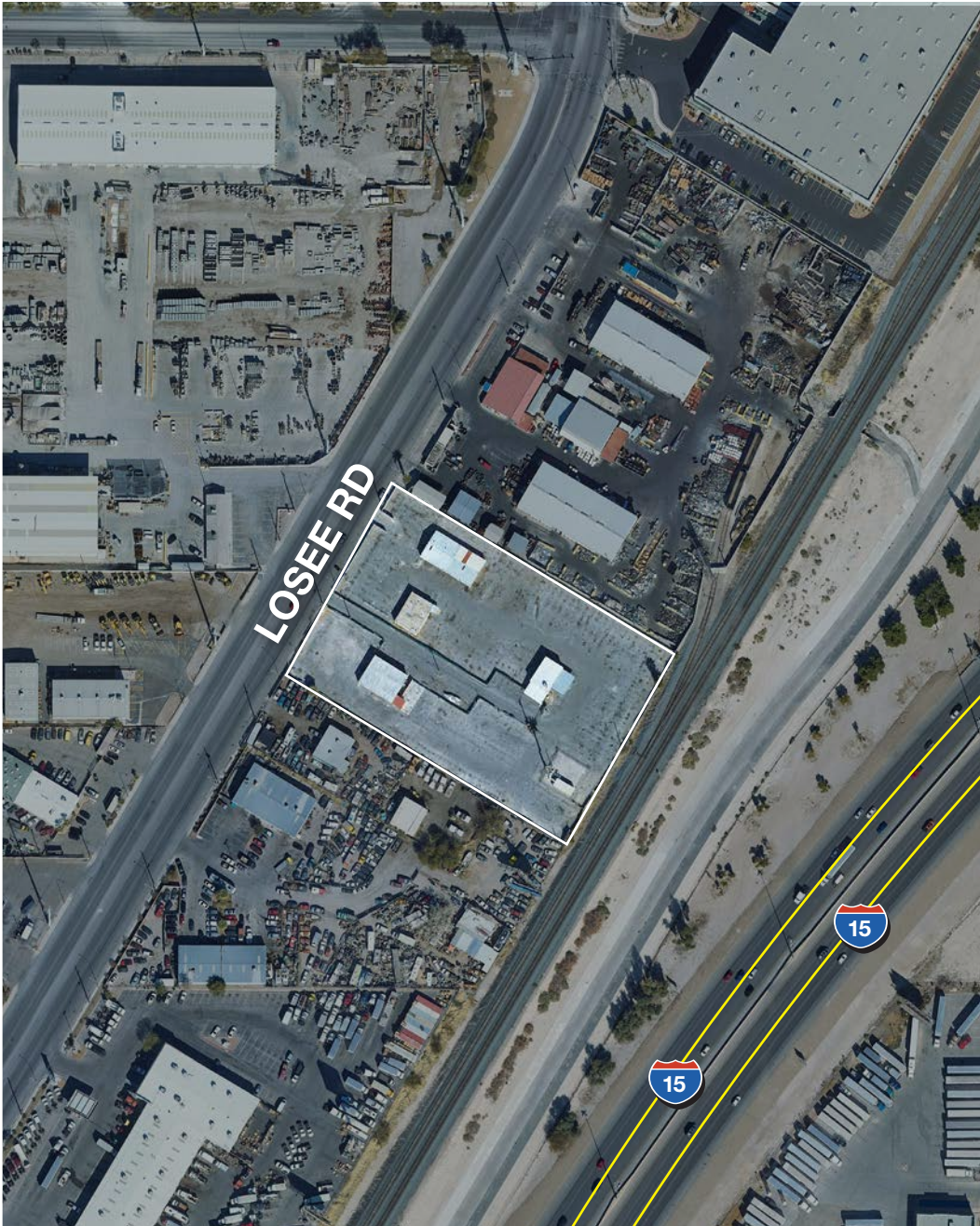
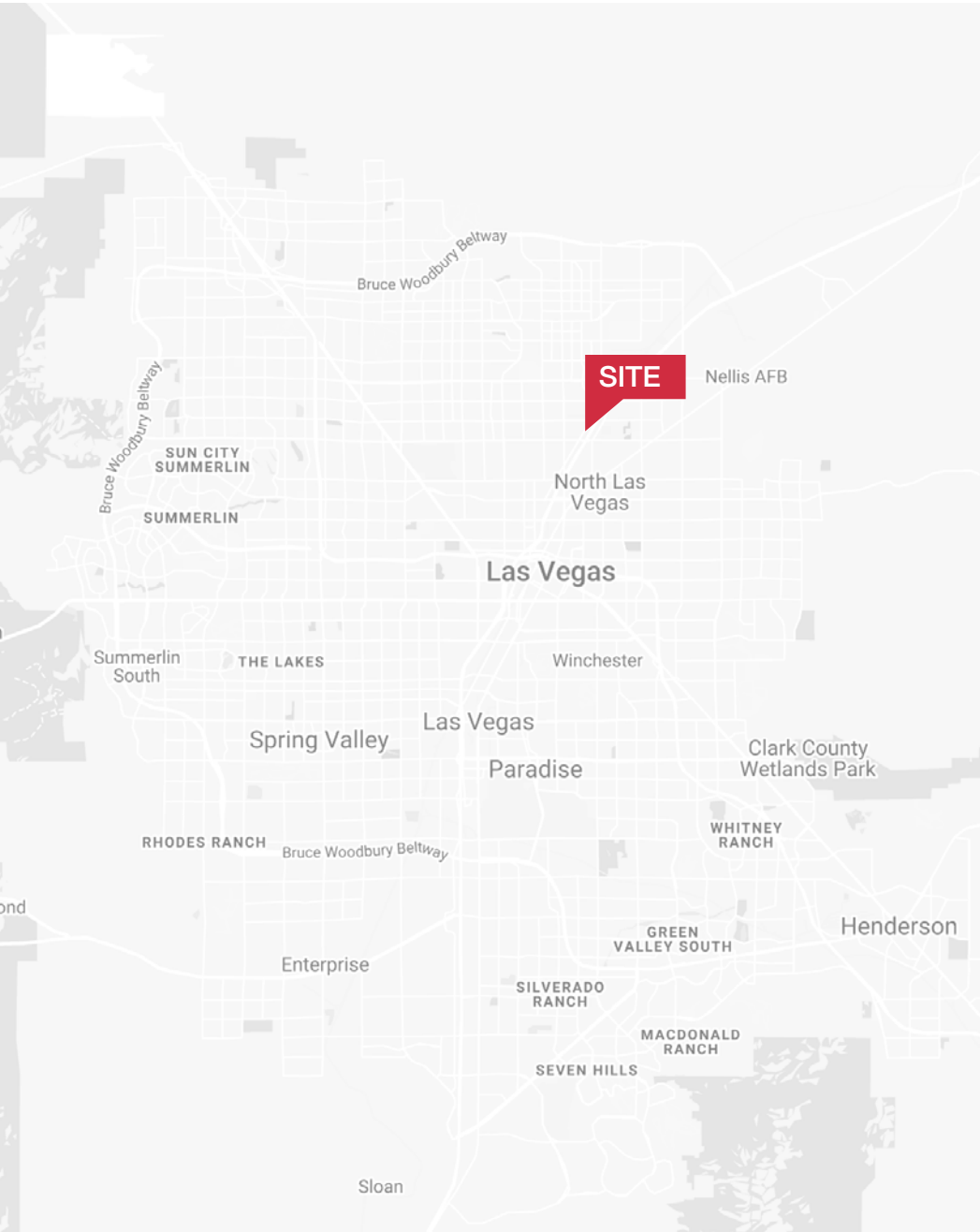
Area Map



Area Map



Area Map





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)
<https://brokerstechnology.com/terms-of-use/>
<https://brokerstechnology.com/privacy-policy/>

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naixel.com

Eric J. Larkin, MBA, CCIM, SIOR

LIC#BS.0073906
702.279.2479
elarkin@naixel.com

Leslie Houston

Member Associate, Society of
Industrial and Office Realtors
LIC#S.01879121
660.287.2253
lhouston@naixel.com

Michael Kenny, SIOR

LIC#S.0178188
702.408.0963
mkenny@naixel.com

LISTING LEAD

Zach M. McClenahan

LIC#S.0198177
702.580.7055
zmcclenahan@naixel.com

Seth Wright

LIC#S.0202229
949.531.8369
swright@naixel.com