



# For lease

## Westland Center

4339, 4345, 4351 & 4357 Corporate Center Drive  
North Las Vegas, NV



# Project & location

## Highlights

Conveniently located in the heart of the North Las Vegas Speedway submarket with immediate access to I-15. Proximate to Harry Reid International Airport, I-15 & 215 freeways & less than a 15-minute drive to the Las Vegas Strip!



10.9 miles to the  
**Las Vegas Strip**



Less than a 15-minute drive to  
the Las Vegas Strip



14.5 miles to Harry Reid  
International Airport



13.7 miles to the  
New Allegiant Stadium



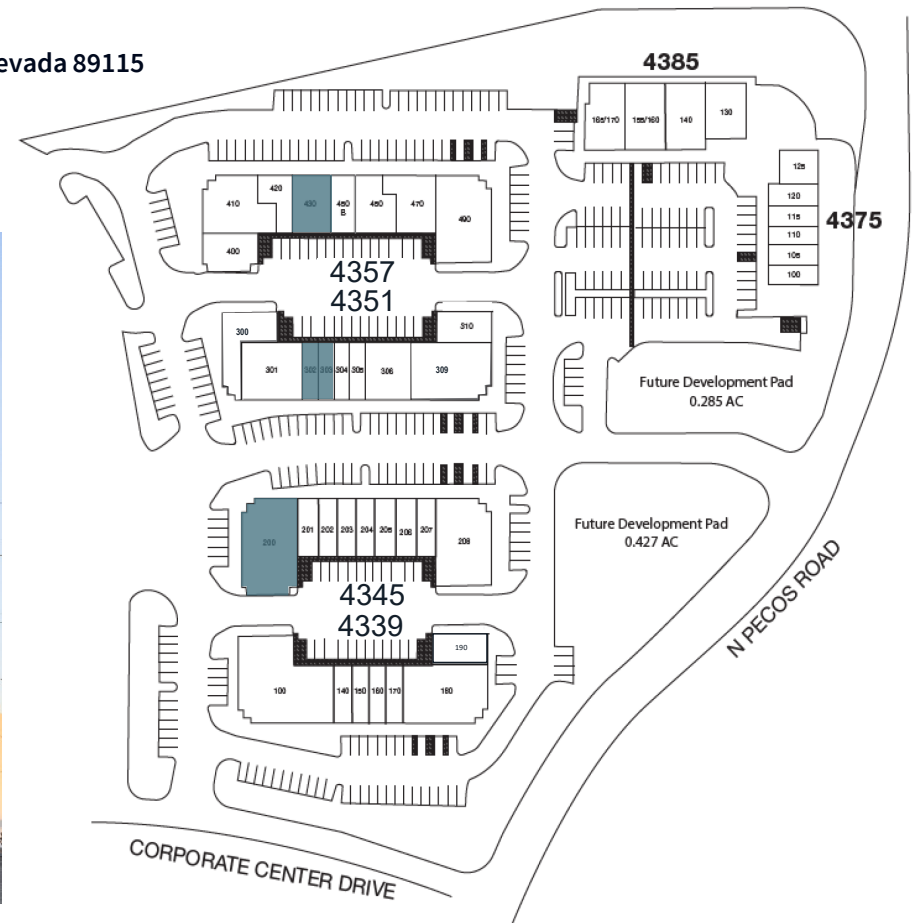




## Property Highlights

Westland Center is conveniently located in the high growth Craig Road corridor in North Las Vegas. The park is comprised of 6 buildings, totaling ±95,213 SF of office and warehouse, and 2 retail pads. It is located off of the I-15 freeway off-ramp, with high traffic location at the corner of North Pecos Road and East Craig Road.

- Rates from \$0.90/s.f.
- Excellent access to the I-15 freeway
- Frontage on North Pecos Road
- Second largest landlord in Southern Nevada
- Zoning: M-2
- 6 buildings, totaling ±95,213 SF of office and warehouse, and 2 retail pads
- CAM includes HVAC/evaporative cooler maintenance



Suite	Total s.f.	Office s.f.	Warehouse s.f.	Clear height	Grade	Rate	Cam	Monthly	Date Available
4345-200	5,119	775	4,344	TBD	(1) 10 x 12	\$0.90	\$0.403	\$6,670.06	Now
4351-302&303	2,418	600	1,818	TBD	(2) 10 x 12	\$1.15	\$0.403	\$3,755.15	3/1/25
4351-302	1,209	300	909	TBD	(1) 10 x 12	\$1.15	\$0.403	\$1,877.58	3/1/25
4351-303	1,209	300	909	TBD	(1) 10 x 12	\$1.15	\$0.403	\$1,877.58	3/1/25
4357-430	2,491	TBD	TBD	TBD	(2) 10 x 12	\$1.15	\$0.403	\$3,868.52	4/1/25

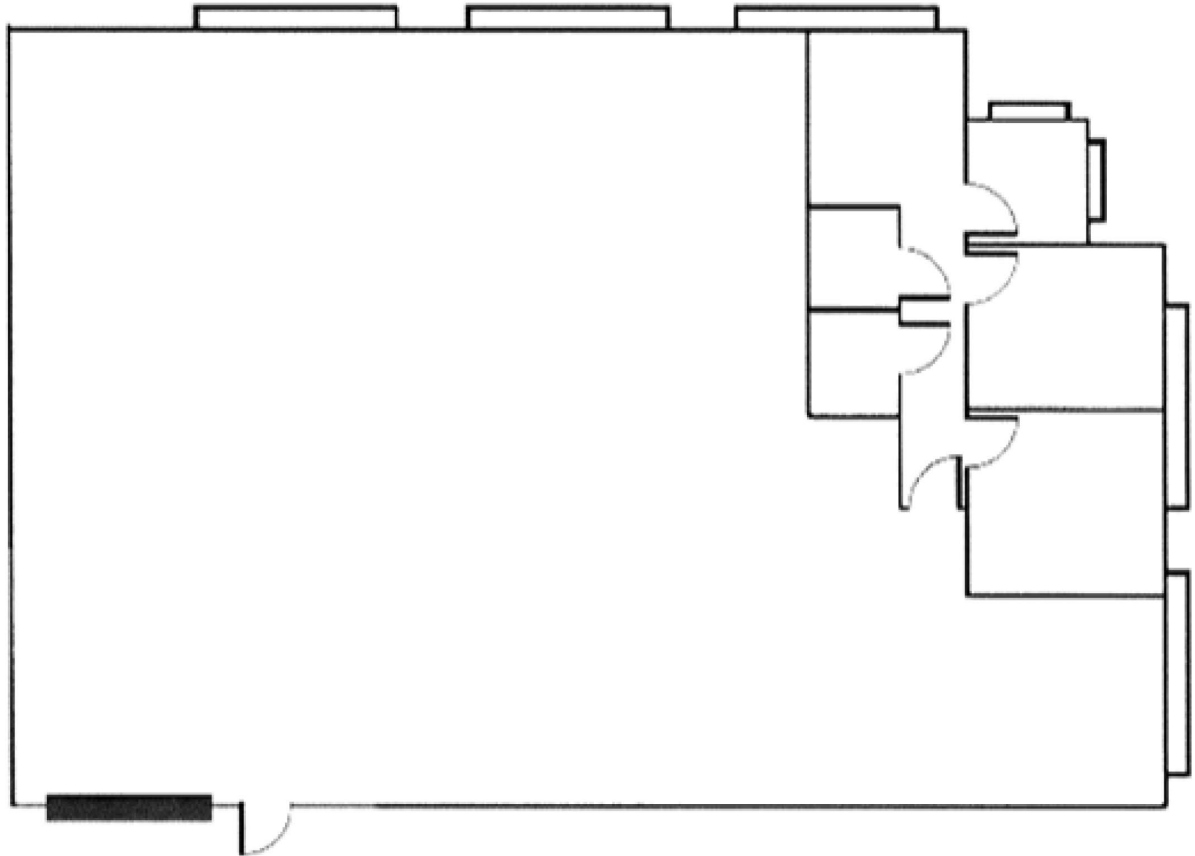


# Floorplans

## 4345 Corporate Center Dr. Suite 200

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- 5,119 total s.f.
- 775 s.f. office
- 4,344 s.f. warehouse
- One (1) grade door
- \$0.90 / s.f. NNN
- CAM's \$0.403
- \$6,670.06 monthly
- Available Now

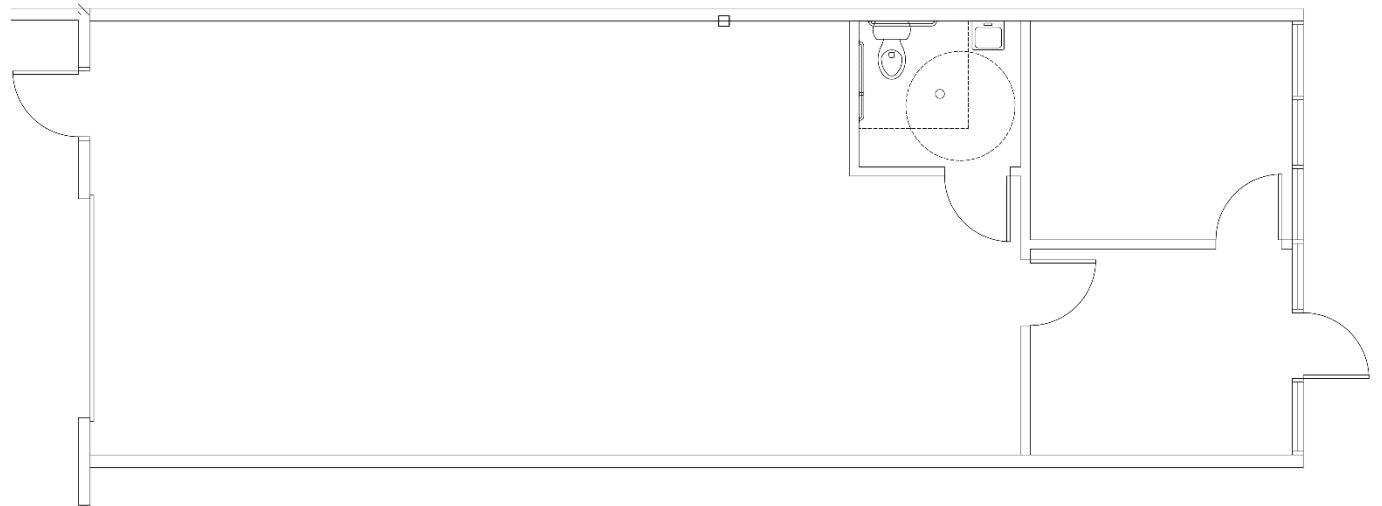


# Floorplans

## 4351 Corporate Center Dr. Suite 302

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- 1,209 total s.f.
- 300 s.f. office
- 909 s.f. warehouse
- One (1) grade door
- \$1.15 / s.f. NNN
- CAM's \$0.403
- \$1,877.58 monthly
- Available 3/1/25



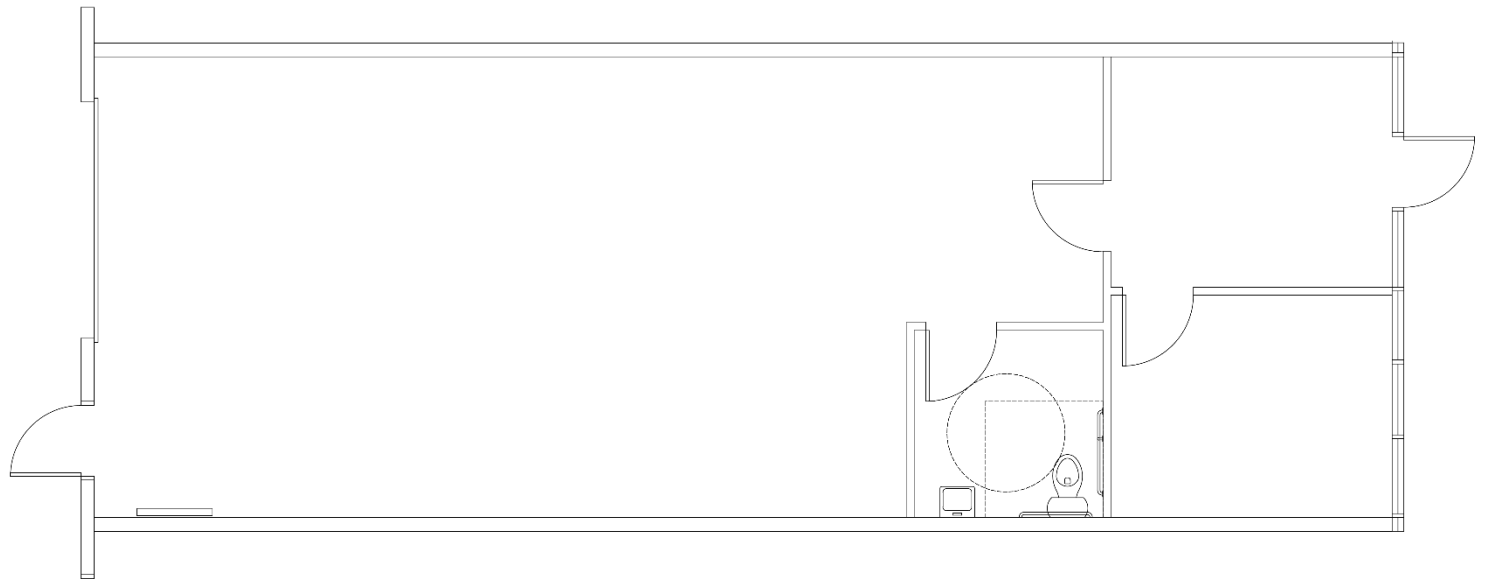


# Floorplans

## 4351 Corporate Center Dr. Suite 303

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- 1,209 total s.f.
- 300 s.f. office
- 909 s.f. warehouse
- One (1) grade door
- \$1.15 / s.f. NNN
- CAM's \$0.403
- \$1,877.58 monthly
- Available 3/1/25

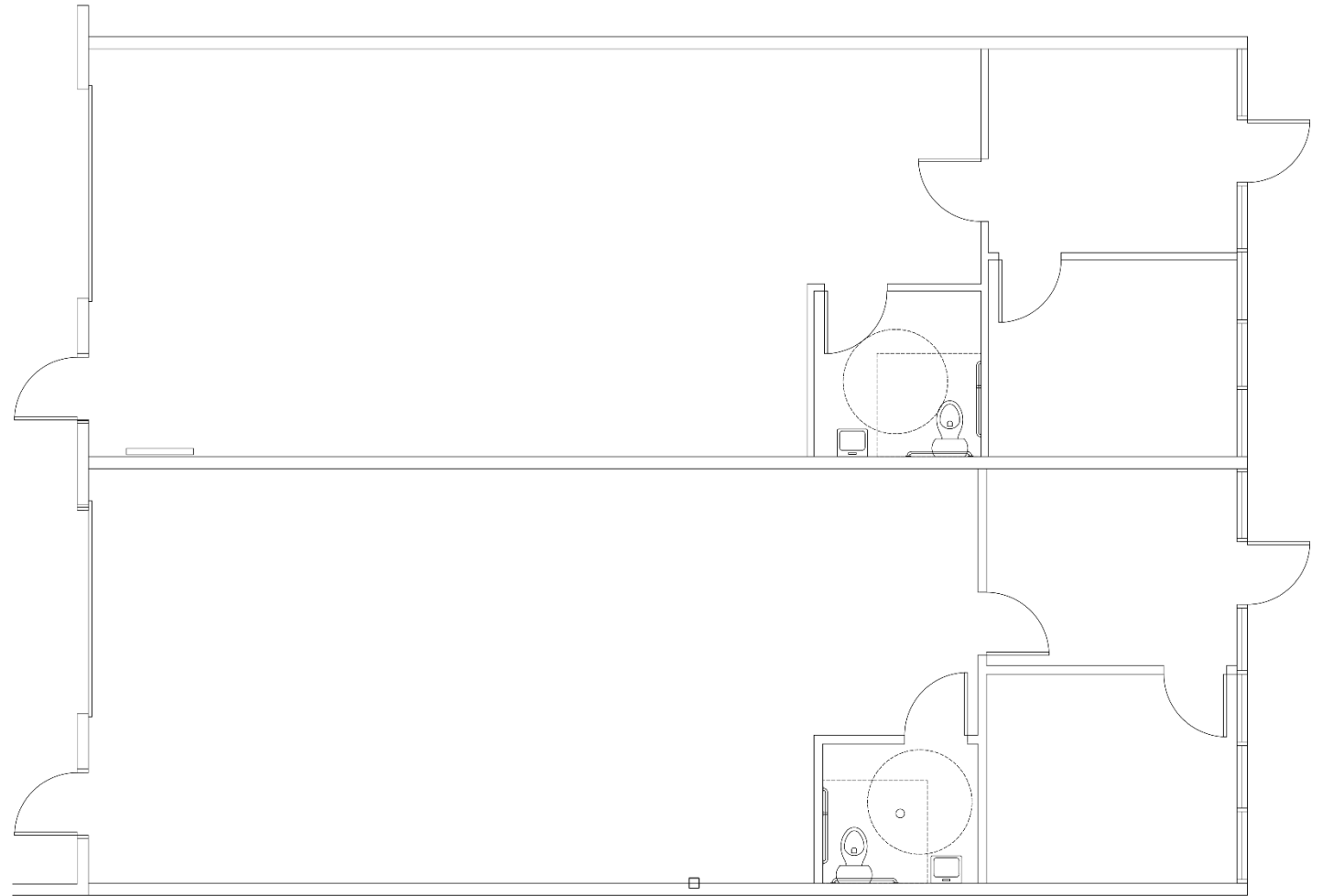


# Floorplans

## 4351 Corporate Center Dr. Suite 302 & 303

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- 2,418 total s.f.
- 600 s.f. office
- 1,818 s.f. warehouse
- Two (2) grade doors
- \$1.15 / s.f. NNN
- CAM's \$0.403
- \$3,755.15 monthly
- Available 3/1/25



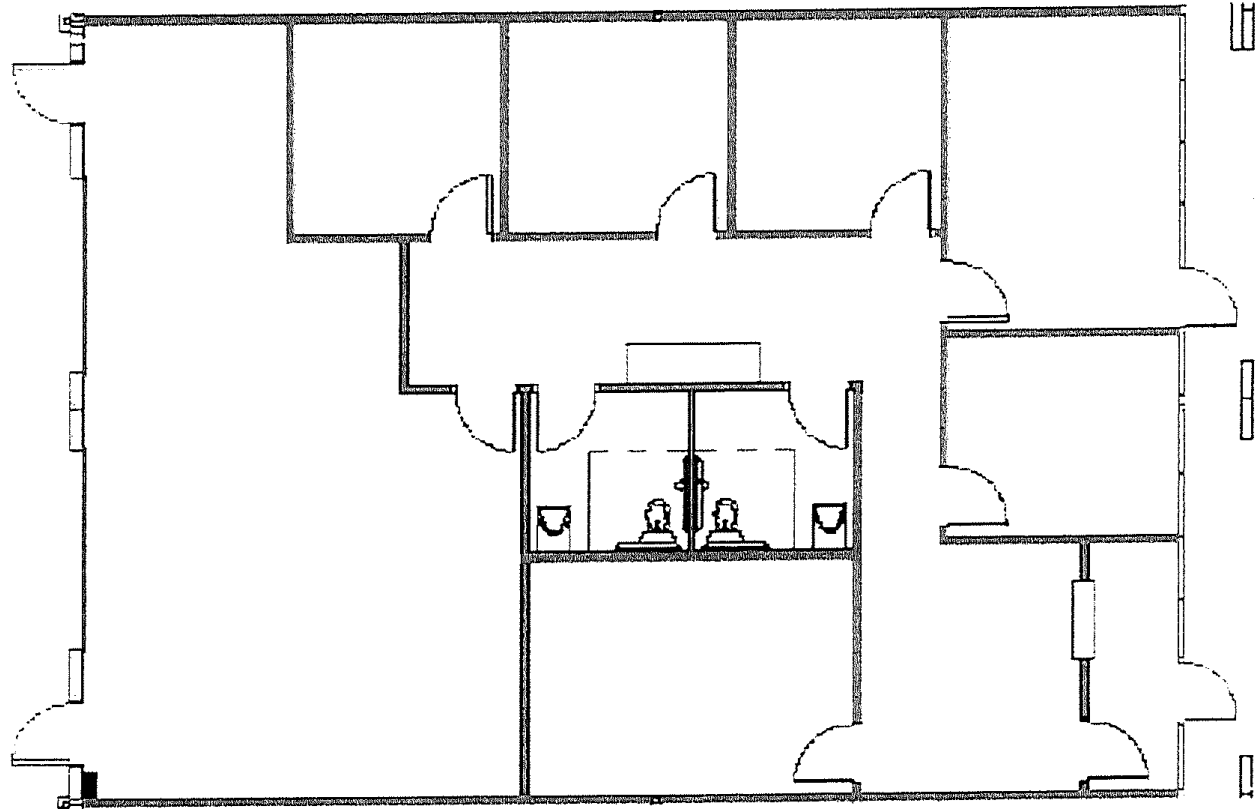


# Floorplans

## 4357 Corporate Center Dr. Suite 430

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- 2,491 total s.f.
- TBD s.f. office
- TBD s.f. warehouse
- Two (2) grade doors
- \$1.15 / s.f. NNN
- CAM's \$0.403
- \$3,868.52 monthly
- Available 4/1/25



# Las Vegas

## Business facts



2.3 Million residents



25<sup>th</sup> Largest metropolitan area in the U.S.



Population projected to grow almost 1.73% YOY

### 0% Tax

- Personal Income Tax
- Corporate Income Tax
- Gift tax
- Franchise tax
- Estate tax
- Inventory tax
- Employer payroll tax

## Labor

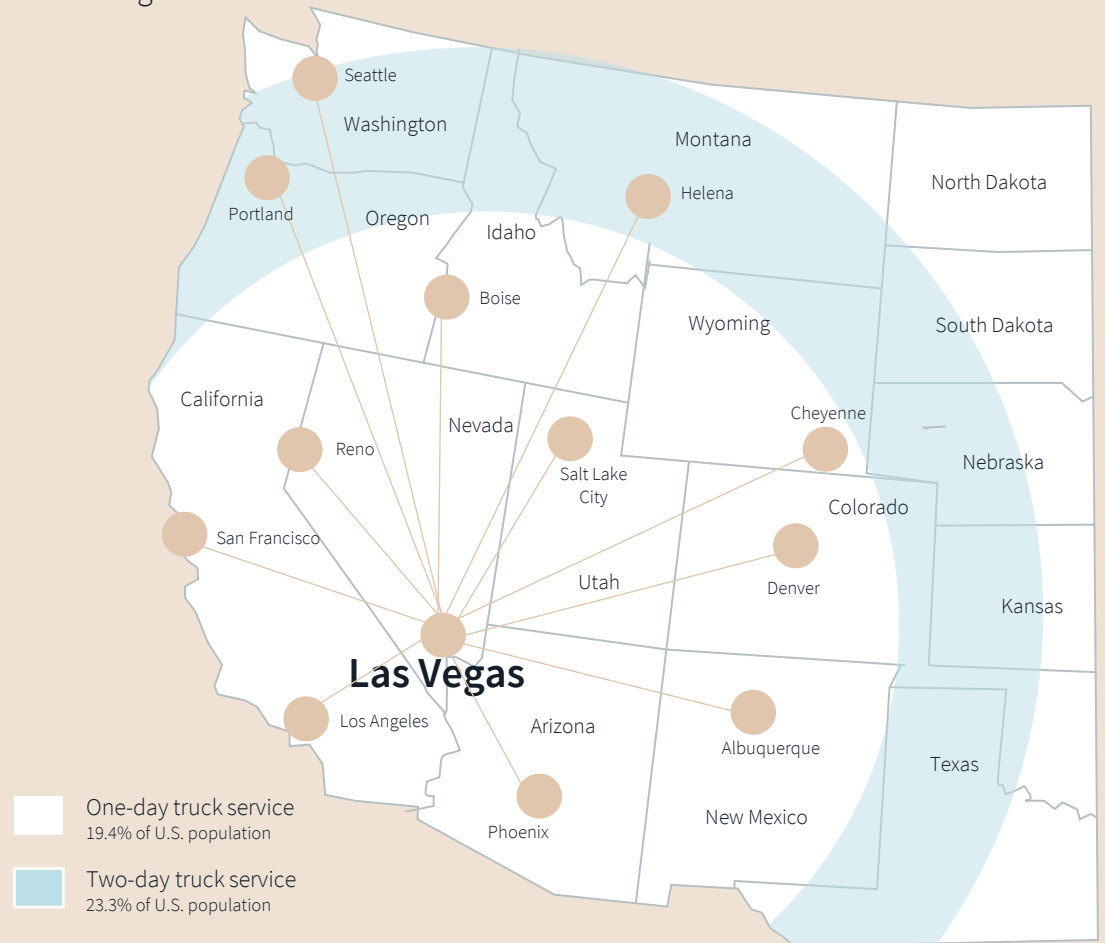
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

## Assistance programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

## Transit analysis

from Las Vegas



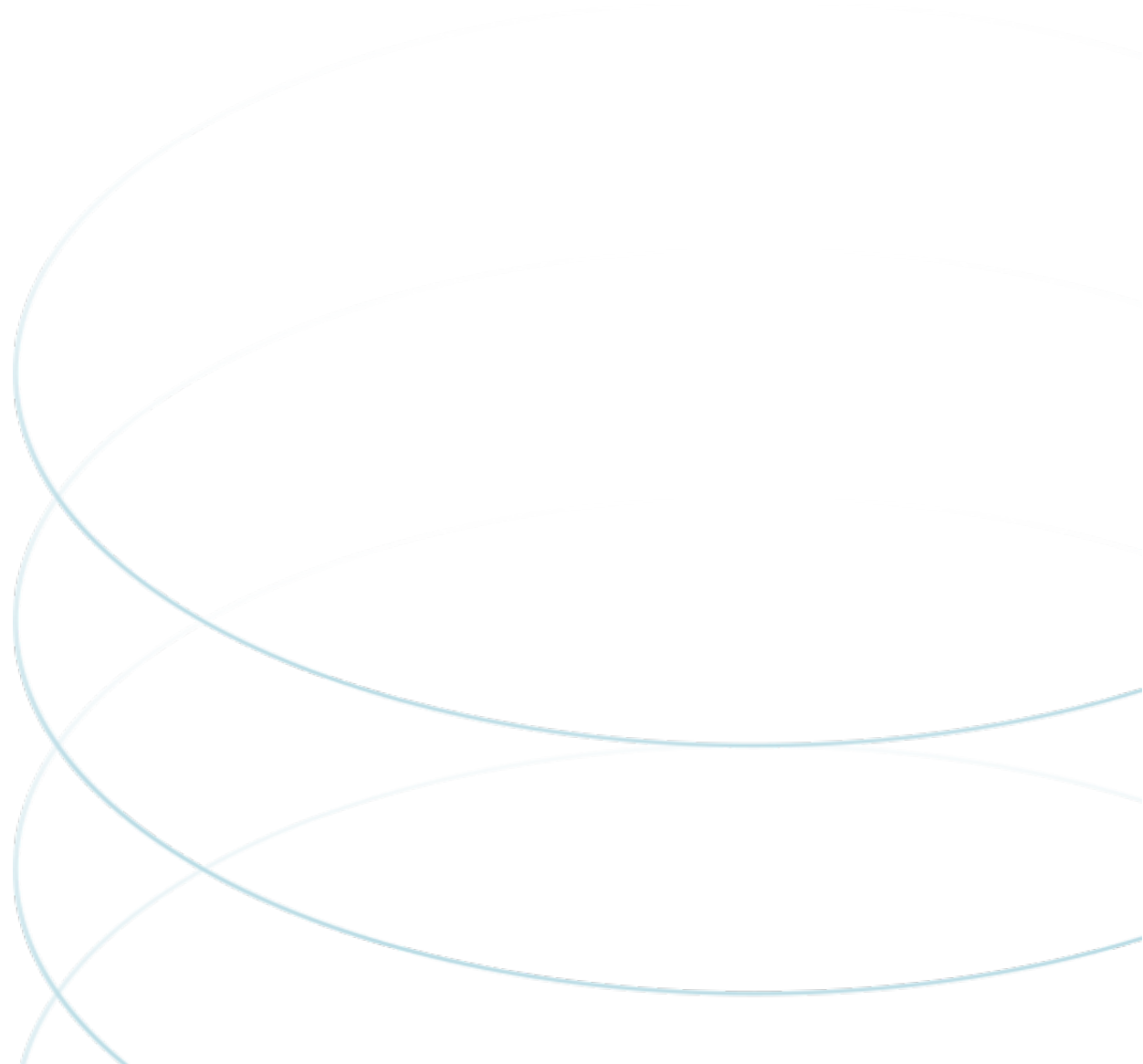
One-day truck service  
19.4% of U.S. population

Two-day truck service  
23.3% of U.S. population

	Distance	Travel time
Los Angeles	270 mi	4 hrs
Phoenix	298 mi	4 hrs, 38 min
Salt Lake City	421 mi	5 hrs, 51 min
Reno	448 mi	7 hrs, 1 min
Albuquerque	574 mi	8 hrs, 20 min
San Francisco	568 mi	8 hrs, 29 min

	Distance	Travel time
Boise	630 mi	9 hrs, 32
Denver	748 mi	10 hrs, 50 min
Cheyenne	833 mi	12 hrs, 8 min
Helena	901 mi	12 hrs, 35 min
Portland	974 mi	15 hrs, 29 min
Seattle	1,125 mi	15 hrs, 29 min





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