

FOR LEASE

RETAIL | OFFICE | WAREHOUSE SUITES

CRAIG BUSINESS CENTER



3853 & 3873 E. CRAIG ROAD

NORTH LAS VEGAS, NV 89030

JENNIFER LEVINE, CCIM

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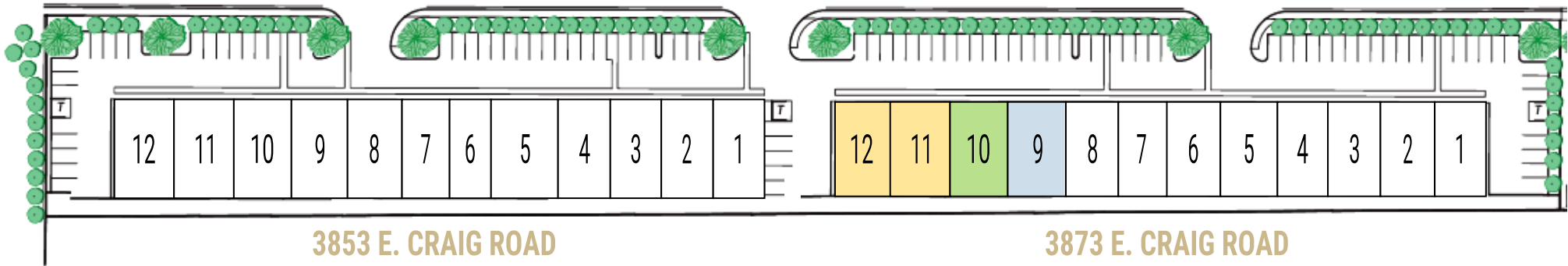
CRAIG
BUSINESS
CENTER

FOR LEASE

TO I-15 & PECOS ROAD

TO LAMB BOULEVARD

E. CRAIG ROAD



3853 E. CRAIG ROAD

3873 E. CRAIG ROAD

SUITE #	SF	SUITE #	SF
1	±2,499	7	±2,457
2	±2,499	8	±2,537
3	±2,499	9	±2,575
4	±2,499	10	±2,575
5	±2,950	11	±2,575
6	±2,084	12	±2,575

SUITE #	SF	SUITE #	SF
1	±2,385	7	±2,384
2	±2,385	8	±2,423
3	±2,385	9	±2,461
4	±2,385	10	±2,461
5	±2,423	11 & 12	±4,922
6	±2,343		

±9,844 OF COMBINED SF



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CRAIG BUSINESS CENTER

is conveniently located ¼ mile East of the I-15 with direct Craig Road exposure and is surrounded by numerous restaurants & retail businesses. Averaging ±94,500 cars per day, witnessing the prominent signage for all units, Craig Business Center lends itself to a variety of industrial & retail uses.



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3873 E. CRAIG ROAD SUITE 9

- ±2,461 SF Total (Up to ±9,844 of Combined SF Available)
 - ◇ ±360 SF Office
Open Office Area & One (1) Restroom
 - ◇ ±2,101 SF Evaporative Cooled Warehouse
- 120/208 Volt, 3-Phase Power
- ±14' Clear Height
- One (1) - 12' x 14' Grade Level Loading Door
- Skylights in Warehouse
- Fire Sprinklers (0.20 / ±2,000 SF)
- M-2 Zoning - North Las Vegas
- **TOTAL MONTHLY RENT: \$3,741**
 - ◇ **BASE RENT (NNN): \$1.15/SF**
 - ◇ **NNN FEE: \$0.37/SF ***

**NNN Fee Includes HVAC Maintenance & Trash Disposal*



*Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it.
It is your responsibility to independently confirm its accuracy. You & your advisors should conduct a careful, independent investigation of the property to determine your satisfaction & suitability of the property for your needs.*

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CRAIG
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FOR LEASE

3873 E. CRAIG ROAD SUITE 10

- ±2,461 SF Total (Up to ±9,844 of Combined SF Available)
 - ◇ ±360 SF Office
Reception, One (1) Private Office & One (1) Restroom
 - ◇ ±2,101 SF Evaporative Cooled Warehouse
- 120/208 Volt, 3-Phase Power
- ±14' Clear Height
- One (1) - 12' x 14' Grade Level Loading Door
- Skylights in Warehouse
- Fire Sprinklers (0.20 / ±2,000 SF)
- M-2 Zoning - North Las Vegas
- **TOTAL MONTHLY RENT: \$3,741**
 - ◇ **BASE RENT (NNN): \$1.15/SF**
 - ◇ **NNN FEE: \$0.37/SF***

**NNN Fee Includes HVAC Maintenance & Trash Disposal*



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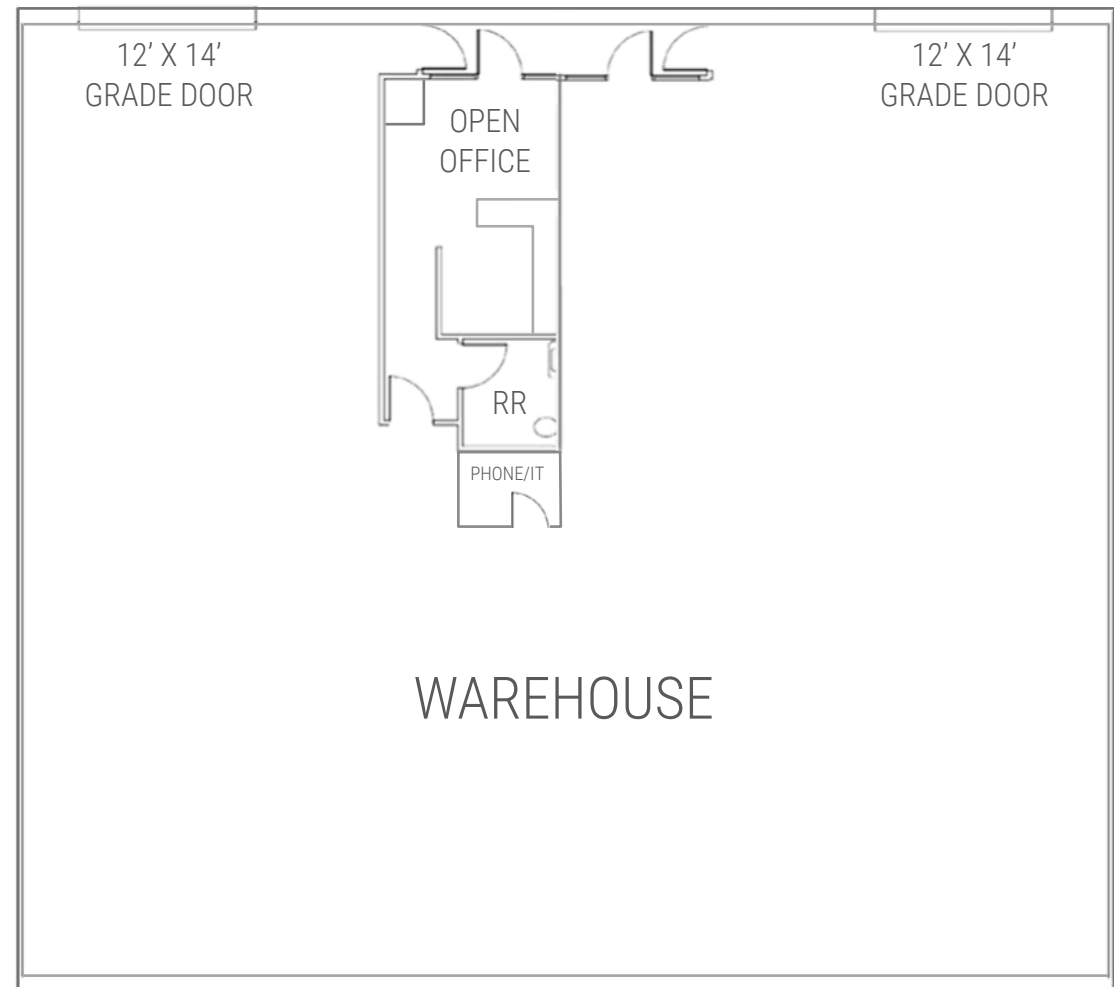
FOR LEASE

3873 E. CRAIG ROAD

SUITE 11 & 12

- ±4,922 SF Total (Up to ±9,844 of Combined SF Available)
 - ◇ ±360 SF Office
Open Office Area w/ Built-In's, IT Room & One (1) Restroom
 - ◇ ±4,562 SF Evaporative Cooled Warehouse
- 120/208 Volt, 3-Phase Power
- ±14' Clear Height
- Two (2) - 12' x 14' Grade Level Loading Doors
- Skylights in Warehouse
- Fire Sprinklers (0.20 / ±2,000 SF)
- M-2 Zoning - North Las Vegas
- **TOTAL MONTHLY RENT: \$7,235**
 - ◇ **BASE RENT (NNN): \$1.10/SF**
 - ◇ **NNN FEE: \$0.37/SF***

**NNN Fee Includes HVAC, Evaporative Cooled Maintenance & Trash Disposal*



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DRIVE TIMES

Interstate 15	3 Minutes
Interstate 215	6 Minutes
Nellis AFB	6 Minutes
North Vista Hospital	14 Minutes
The Las Vegas Strip	17 Minutes
Harry Reid International Airport	21 Minutes



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