

FOR LEASE

±19,125 SF BUILDING W/ DOCK & GRADE LOADING



CRAIG CORPORATE PARK

4464 CALIMESA STREET

LAS VEGAS, NV 89115

MIKE DE LEW, SIOR®

(702) 469-6496

MDelew@rcadvs.com

NV-RE License: S.0025952

PAUL HOYT, SIOR®

(702) 782-3306

PHoyt@rcadvs.com

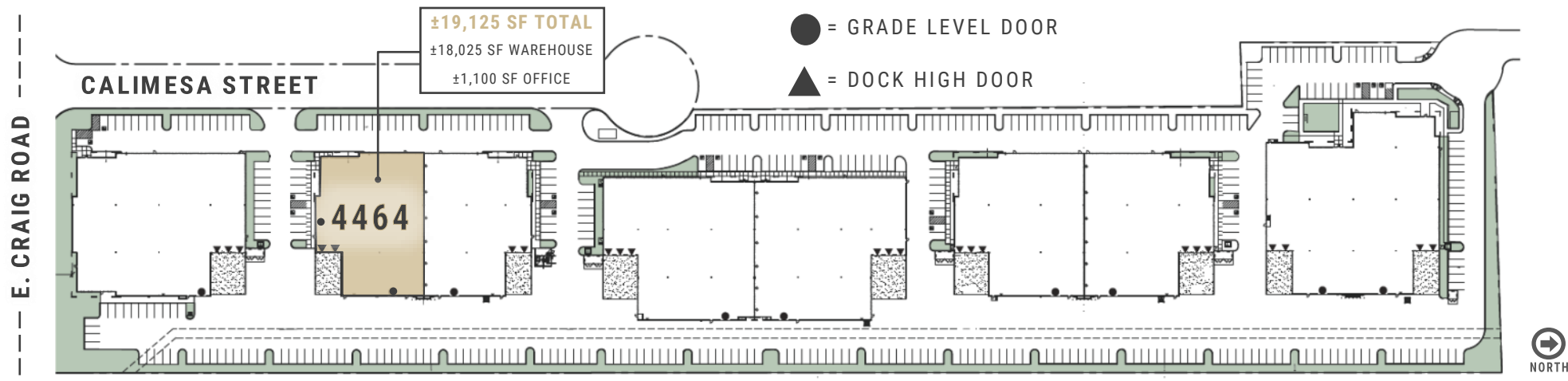
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CRAIG CORPORATE PARK

is located just North of E. Craig Road & East of N. Nellis Boulevard, in the North Las Vegas submarket. Craig Corporate Park consists of five (5) free-standing, concrete tilt up buildings. These industrial buildings can be easily accessed from the I-15 via the Craig Road & Lamb Boulevard interchanges and is in close proximity to the I-15 & I-215 freeways, the Las Vegas Strip, and Harry Reid International Airport.



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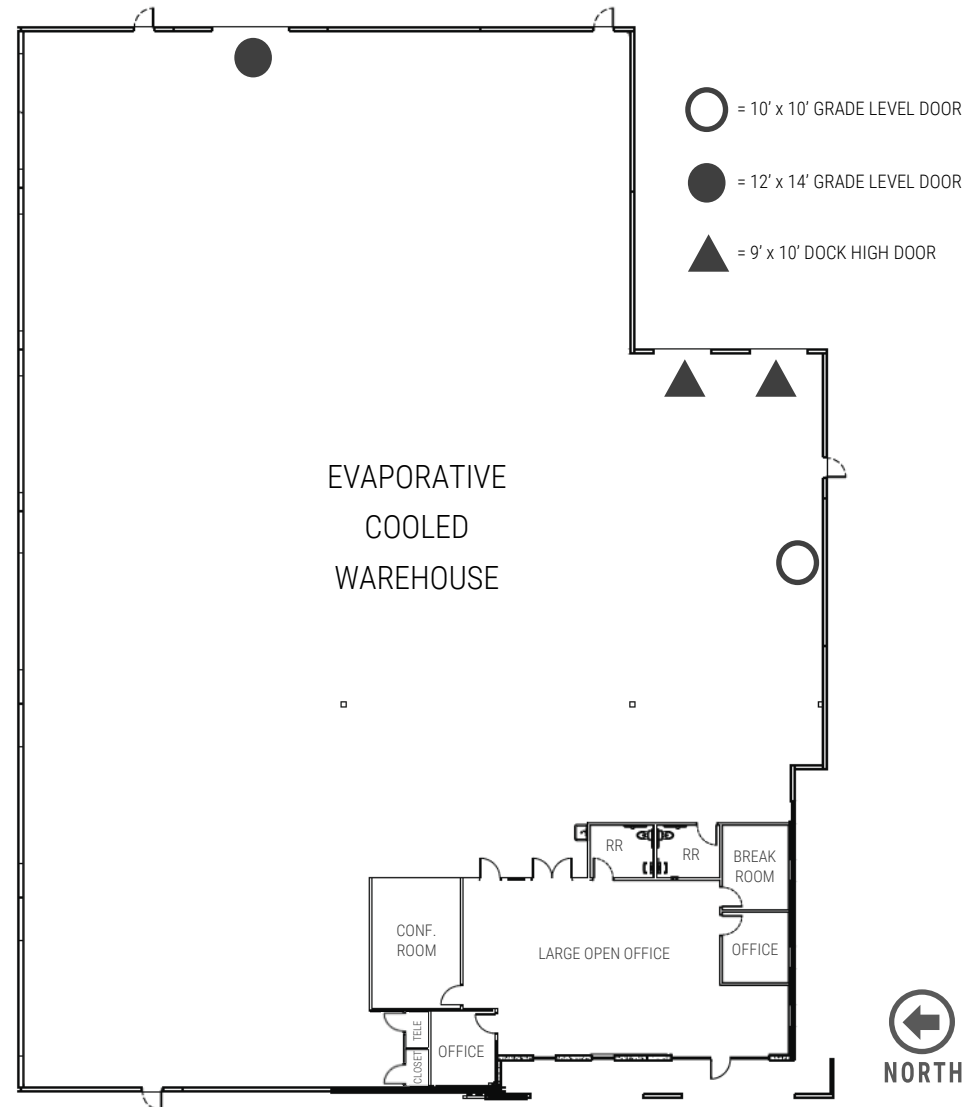
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±19,125 SF TOTAL

- ±1,100 SF Office
Large Open Office / Reception / Showroom,
Two (2) Private Offices, Conference Room,
Break Room w/ Sink & Two (2) Restrooms
- ±18,025 SF Warehouse w/ Skylights & Insulation
- ±24' Clear Height
- One (1) - 10' x 10' Grade Level Loading Door
- One (1) - 12' x 14' Grade Level Loading Door
- Two (2) - 9' x 10' Dock High Loading Doors
- ESFR Fire Sprinkler System
- 277/480 Volt, 3-Phase Power

Monthly Base Rent: \$1.00/SF (NNN)

Monthly NNN Fee: \$0.23/SF



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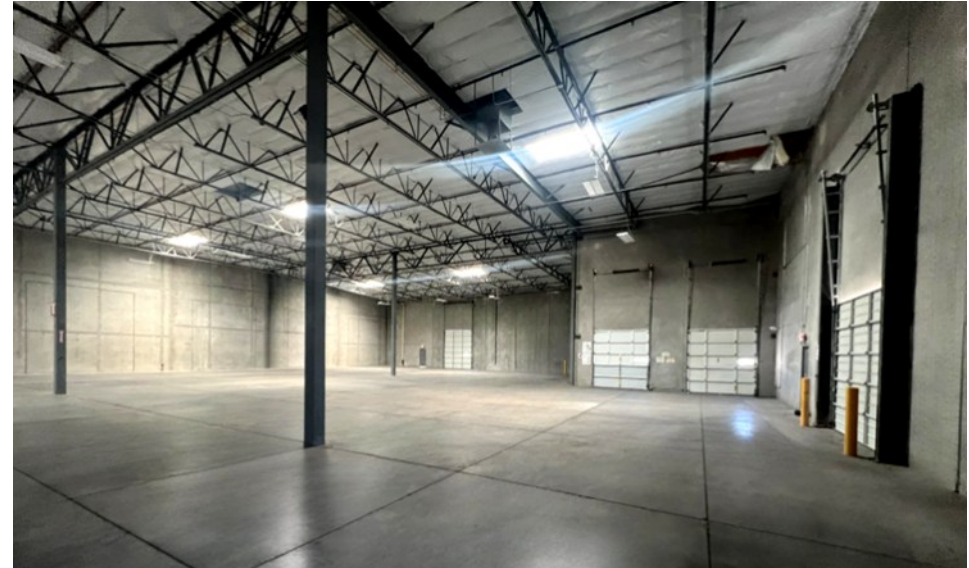
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