

FOR SUBLEASE  
**±64,800 SF**



PROLOGIS LAS VEGAS CORPORATE CENTER  
DISTRIBUTION - BUILDING 7  
SUITE 700-703

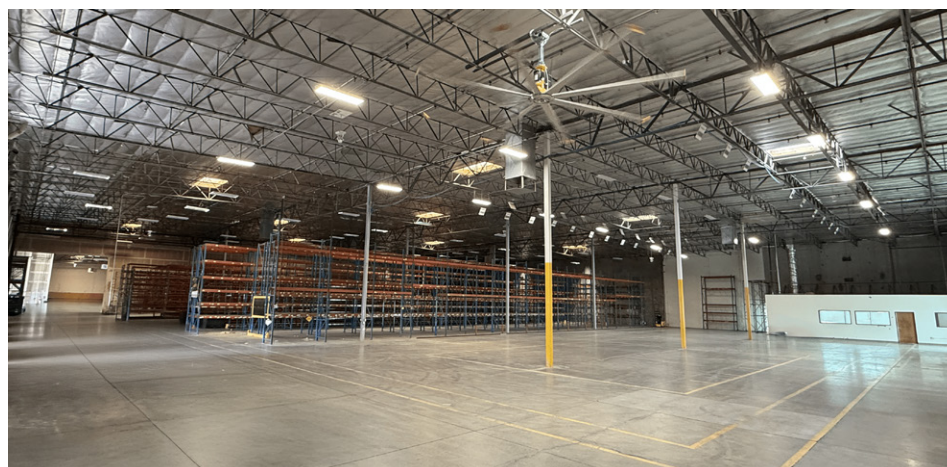
**4031 INDUSTRIAL CENTER DR., NORTH LAS VEGAS, NV 89030**

# PROPERTY DESCRIPTION

4031 Industrial Center Dr., Ste. 700-703 is a  $\pm 64,800$  SF rear-loaded, fully sprinklered office/warehouse suite. The space includes seventeen (17) dock-high doors, three (3) ramp-to-grade doors, and 277/480V 3-phase power (to be verified). The suite features multiple office pods totaling  $\pm 4,509$  SF, along with ample auto parking.

## HIGHLIGHTS

- Sublease through 12/31/2026
- $\pm 64,800$  SF rear-loaded distribution warehouse
- Four (4) office pods totaling  $\pm 4,509$  SF
- 24' minimum clear height
- ESFR sprinkler system
- Scrim insulation at roof deck
- 277/480V, 3-phase power (to be verified)
- Seventeen (17) dock-high doors
- Three (3) ramp-to-grade doors
- Situated on a  $\pm 5.32$ -acre parcel
- M-2 zoning (City of North Las Vegas)





## AREA DESCRIPTION

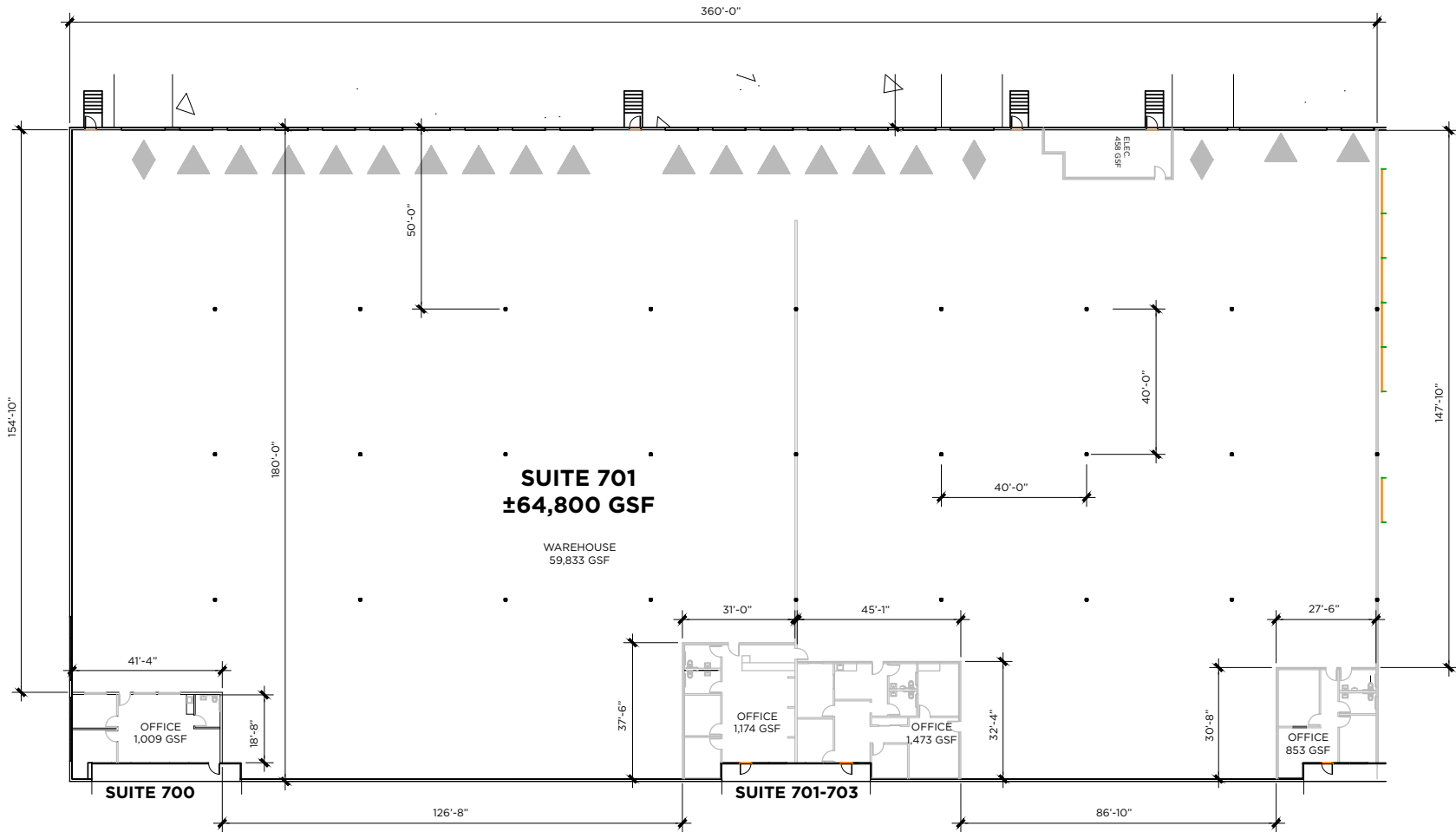
Strategically positioned in the heart of North Las Vegas within Prologis' Las Vegas Corporate Center #7, 4031 Industrial Center Dr. offers excellent access to the I-15/Craig Road interchange and is less than 30 minutes from the Las Vegas Strip and Harry Reid International Airport.



LOCATION MAP  
**±64,800 SF**

# SITE PLAN

## ±64,800 SF



# FOR MORE INFORMATION **PLEASE CONTACT**

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