



# GBS

## INDUSTRIAL CENTER

4724 MITCHELL STREET,  
3917 E. LONE MOUNTAIN & 4751 VANDENBURG DRIVE  
NORTH LAS VEGAS, NV 89081

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GBS Industrial Center is located in the Nellis Industrial Park, which is just North of Craig Road, with access to the I-15 via Craig road and Lamb Blvd. The project is comprised of the following buildings:

|                       |            |            |
|-----------------------|------------|------------|
| 4724 MITCHELL STREET  | BUILDING A | ±60,800 SF |
| 3917 E. LONE MOUNTAIN | BUILDING B | ±46,470 SF |
| 3917 E. LONE MOUNTAIN | BUILDING D | ±60,800 SF |
| 4751 VANDENBURG DRIVE | BUILDING C | ±54,880 SF |

- ±6,400 SF available
- ±22 - ±24' clear height
- Minimal office build-outs
- Dock high loading
- Grade level loading
- 120/208v, 3-phase power
- Evaporative Cooled Warehouse
- Fire sprinklers
- Skylights
- Large Open Truck Court
- Concrete tilt-up construction
- Built in 1997
- Zoned M-2, City of North Las Vegas



# SITE PLAN

- = LEASED
- = AVAILABLE



*\*not to scale*

*\*all measurements are approximate*

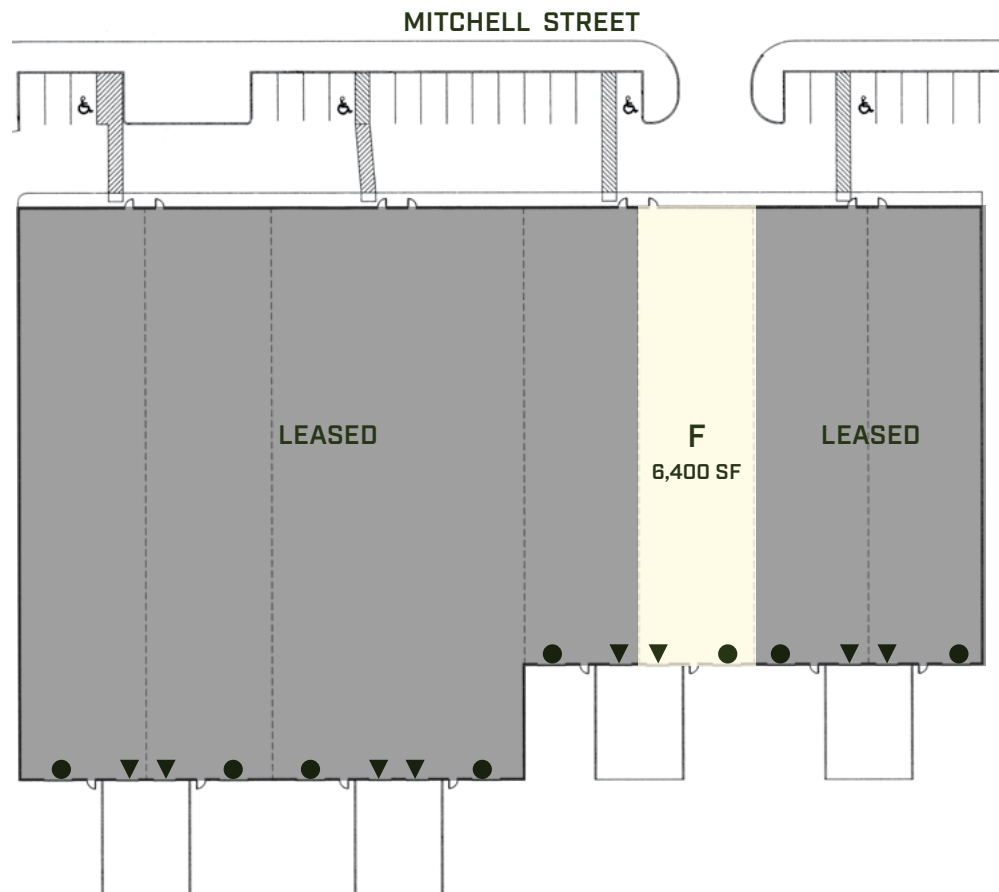
# 4724 MITCHELL STREET

**LEASE RATE:** \$1.15/SF (NNN)

**CAMS:** \$0.21/SF

**AVAILABILITY:** JUNE 30, 2025

| SUITE | TOTAL SF | OFFICE SF | GRADE LEVEL LOADING | DOCK-HI LOADING |
|-------|----------|-----------|---------------------|-----------------|
| F     | 6,400 SF | TBD       | 1                   | 1               |



\*not to scale

\*all measurements are approximate





# AERIAL MAP







# GBS

## INDUSTRIAL CENTER

### CONTACTS

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**FOR LEASE**

**±6,400 SF - ±45,600 SF  
INDUSTRIAL UNITS**

**CBRE**