

**For Lease**

4837 LINCOLN RD. UNIT C & D  
NORTH LAS VEGAS, NV 89081



# Lincoln Industrial Park

**±6,400 SF  
Industrial Unit**

**\$0.90 PSF + \$0.27 \*NNN**

**\*NNN Fees include HVAC and Evaporative Cooler maintenance**

**CBRE**

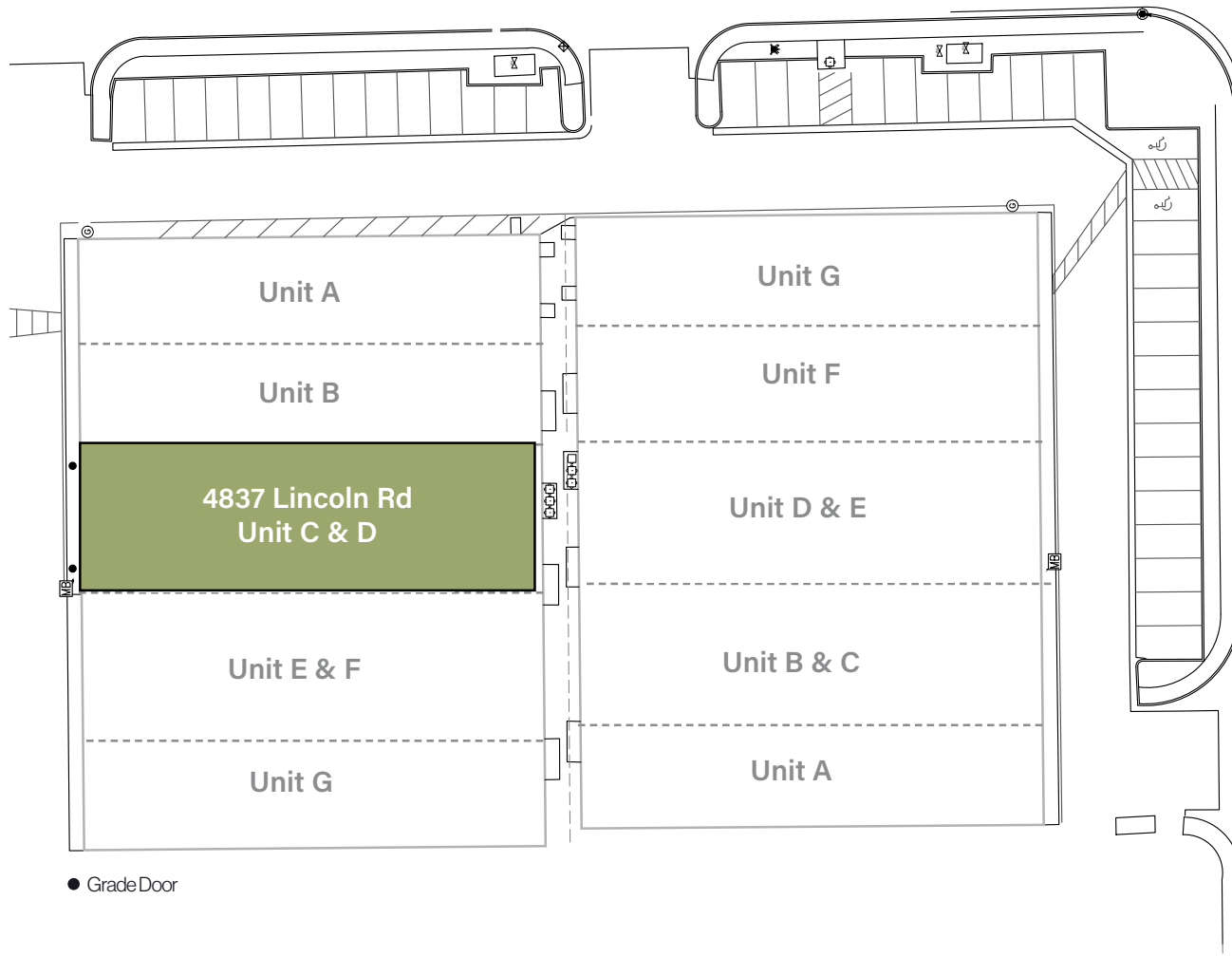


# Location Highlights

- + Excellent connectivity to the I-15 via Craig Rd. and Lamb Blvd.
- + North Las Vegas Jurisdiction
- + M-2 Zoning
- + Numerous retail amenities along Craig Rd.

# Overall Site Plan

4837 LINCOLN RD. UNIT C & D  
NORTH LAS VEGAS, NV 89081



## Property Highlights

- + ±6,400 SF total with 400 Amps of power
- + ±750 SF Office
- + (2) grade level doors
- + 24' clear height
- + LED lighting throughout
- + New HVAC units servicing the office
- + Fully Sprinklered
- + Power – Unit has Two (2) Panels @ 120/208 volts, 3-phase, 200 Amps = 400 Amps (Please verify)

**\$0.90 PSF + \$0.27 \*NNN**

**\*NNN Fees include HVAC and Evaporative Cooler maintenance**



# Location Map

4837 LINCOLN RD. UNIT C & D  
NORTH LAS VEGAS, NV 89081





# For Lease

4837 LINCOLN RD., UNIT C & D  
NORTH LAS VEGAS, NV 89081



## Lincoln Industrial Park ±6,400 SF Industrial Unit

### \$0.90 PSF + \$0.27 \*NNN

\*NNN Fees include HVAC and Evaporative Cooler maintenance

#### Tyce O'Neill

Associate  
+1702.369.4860  
tyce.oneill@cbre.com  
Lic. S.0199727

#### Collin Higgins

Associate  
+1702.369.4854  
collin.higgins@cbre.com  
Lic. S.0203241

#### Sean Zaher, SIOR

Executive Vice President  
+1702.369.4863  
sean.zaher@cbre.com  
Lic. S.0175473

#### CBRE Las Vegas

8548 Rozita Lee Ave., Suite 200  
Las Vegas, NV 89113  
www.cbre.us/lasvegas

# CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.