

# FOR LEASE

RETAIL | OFFICE | WAREHOUSE SUITES

CRAIG BUSINESS CENTER



## 3853 & 3873 E. CRAIG ROAD

### NORTH LAS VEGAS, NV 89030

**JENNIFER LEVINE, CCIM**

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

**ELIZABETH MOORE**

(702) 506-2586

EMoore@rcadvs.com

NV-RE License: S.0062500



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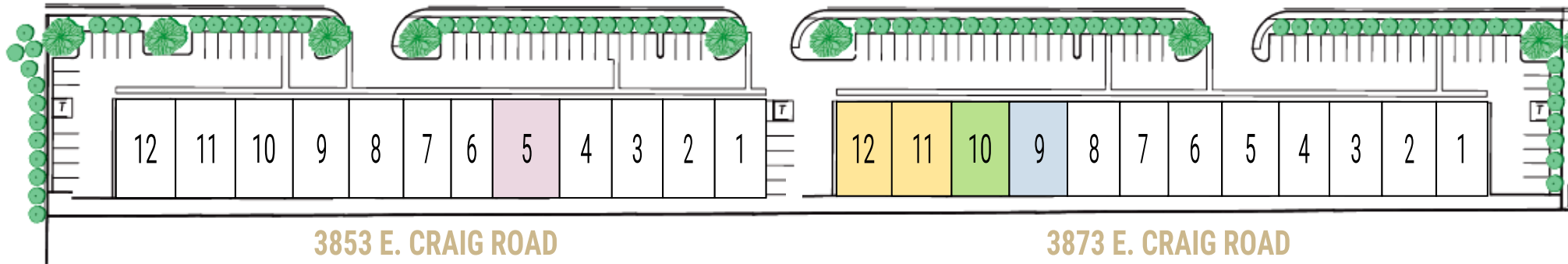
CRAIG  
BUSINESS  
CENTER

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



NORTH

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REALCOMM ADVISORS

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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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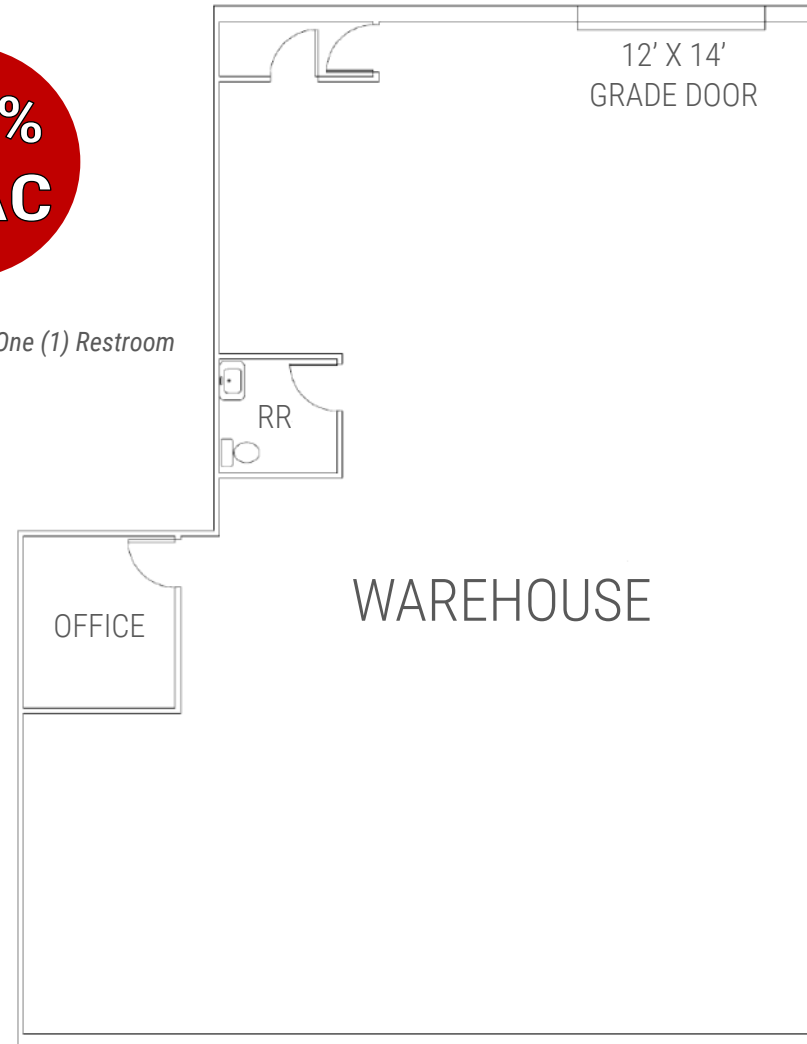
## 3853 E. CRAIG ROAD SUITE 5

100%  
HVAC

- ±2,950 SF Total
  - ◇ ±200 SF Office  
Reception, Open Office Area, One (1) Private Office & One (1) Restroom
  - ◇ ±2,750 SF 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:** **\$4,484**
  - ◇ **BASE RENT (NNN):** **\$1.15/SF**
  - ◇ **NNN FEE:** **\$0.37/SF\***

\*NNN Fee Includes HVAC Maintenance & Trash Disposal



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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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## 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*



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## 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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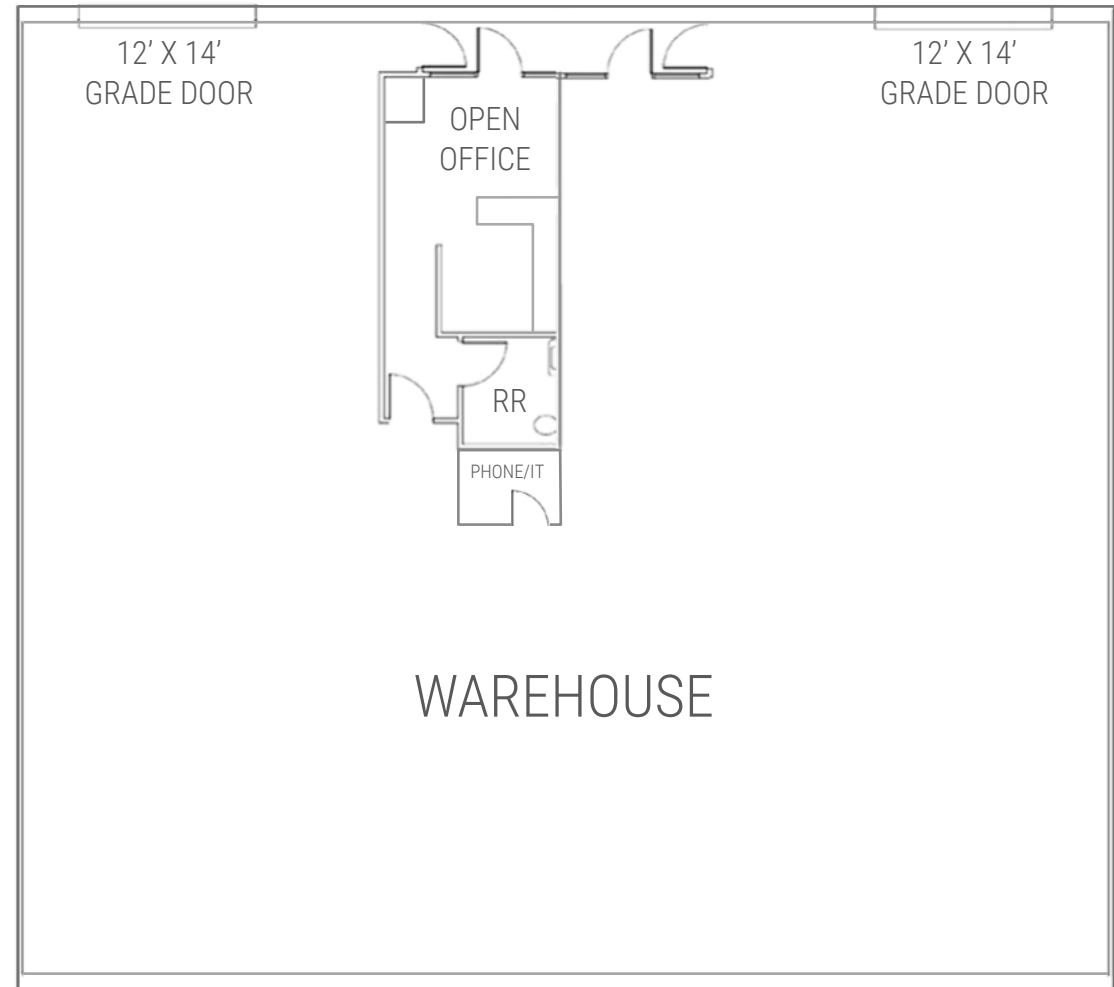
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## 3873 E. CRAIG ROAD SUITE 11 & 12

- ±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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