

FOR SUBLEASE | ±22,990 SF | M-2 ZONING



LEASE RATE: \$0.78 PSF

3940 E Craig Rd #105 | North Las Vegas , NV 89081



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LARKIN
INDUSTRIAL GROUP

NAIExcel

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Property Summary

NNN LEASE RATE/MO	\$0.78 PSF
OPEX	TBD
TOTAL SF AVAILABLE	±22,990 SF
ZONING	M-2 (North Las Vegas)
AVAILABLE	August 1, 2026
SUBLEASE EXP	March 31, 2027

- **±22,990 Total SF**
 - ±1,339 SF HVAC Office
- Two (2) 9' x 10' Dock High Loading Doors
 - Two (2) Mechanical Pit Levelers
- One (1) 12' x 14' Grade Door
- 24' Clear Height*
- 3 Phase, 277/480V, 225 Amps*
- Fully Sprinklered
- Skylights
- 0.5 miles to I-15/Craig Interchange

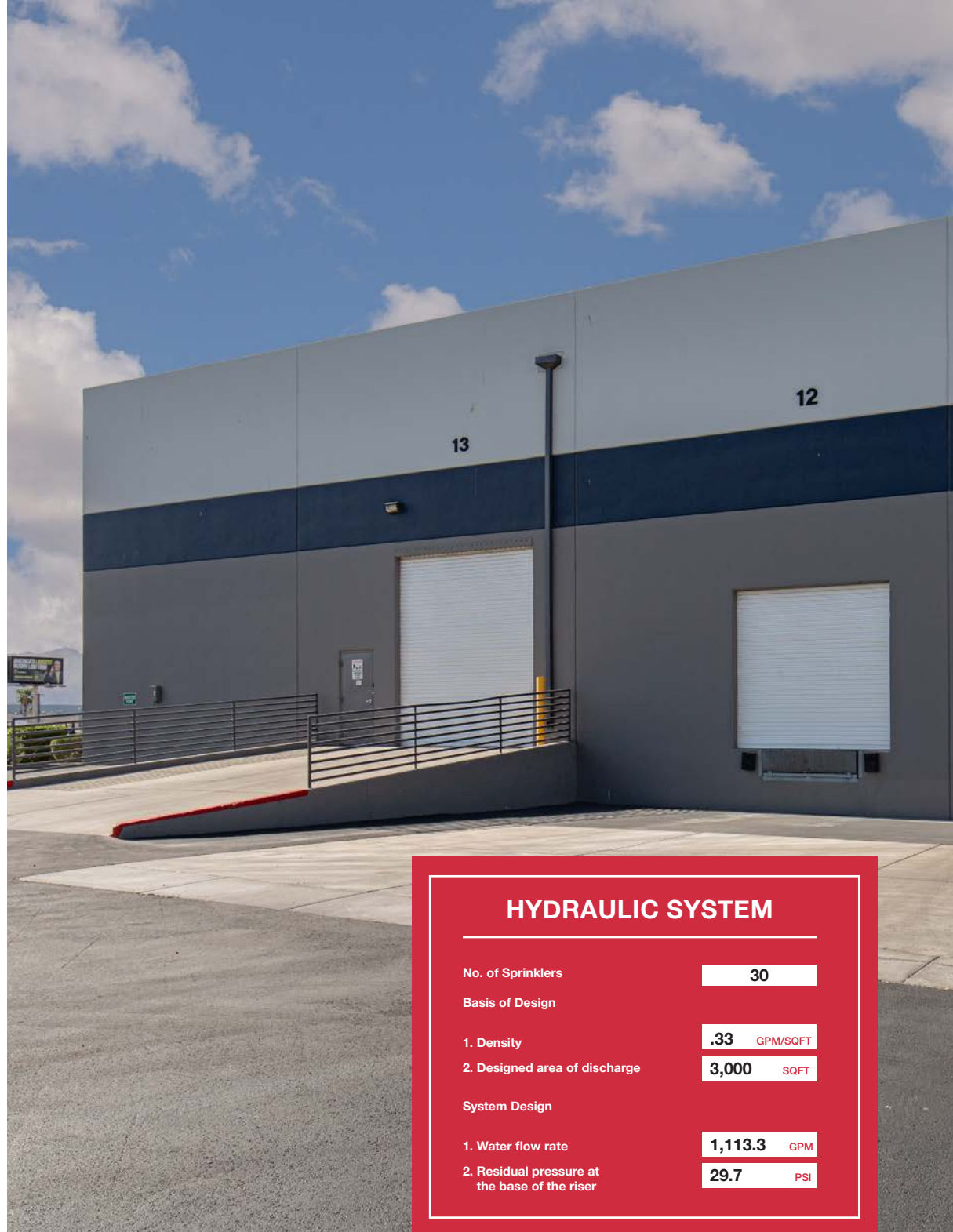
*Sublessee to verify.



OR TEXT 23532 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

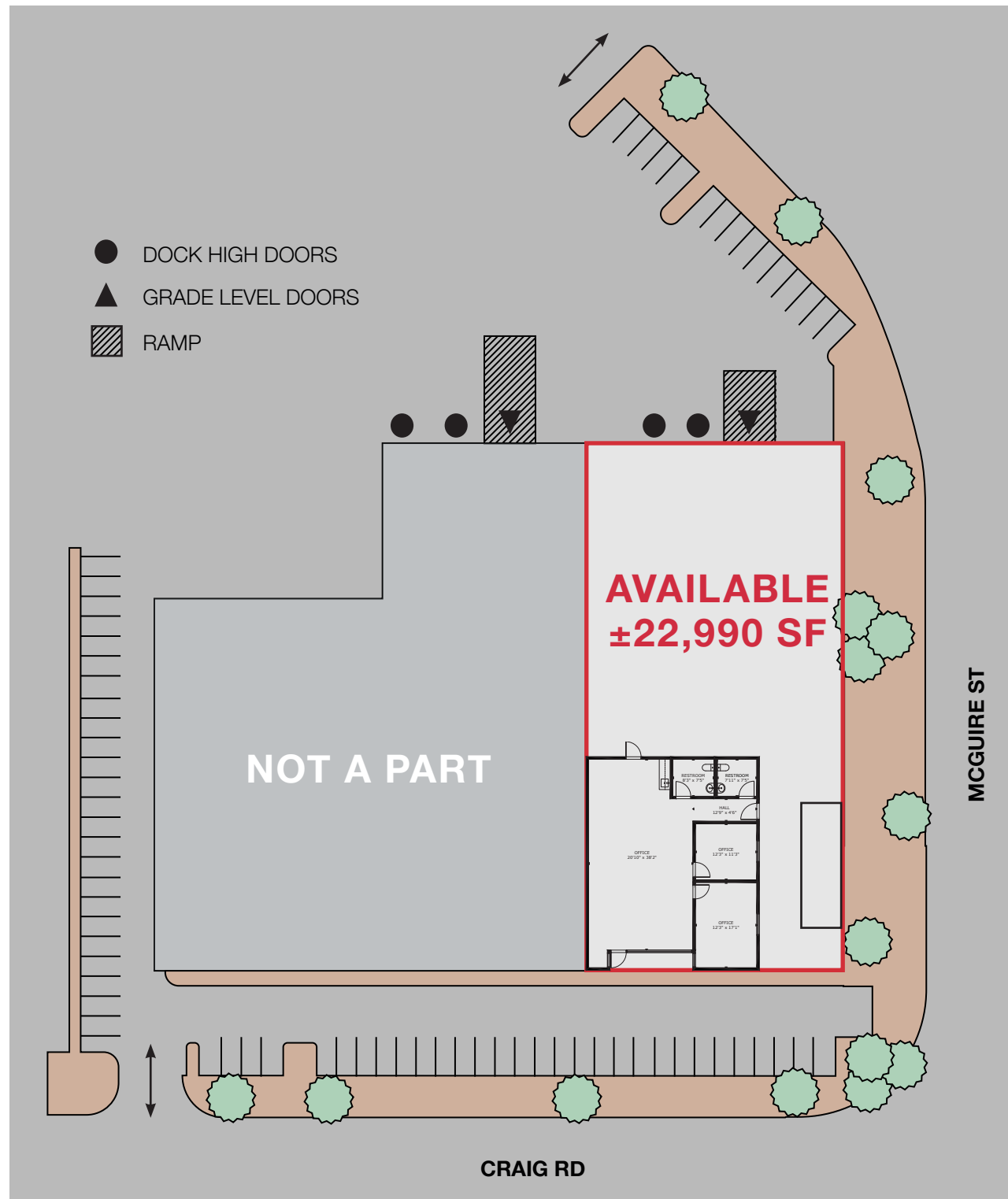
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HYDRAULIC SYSTEM

No. of Sprinklers	30
Basis of Design	
1. Density	.33 GPM/SQFT
2. Designed area of discharge	3,000 SQFT
System Design	
1. Water flow rate	1,113.3 GPM
2. Residual pressure at the base of the riser	29.7 PSI

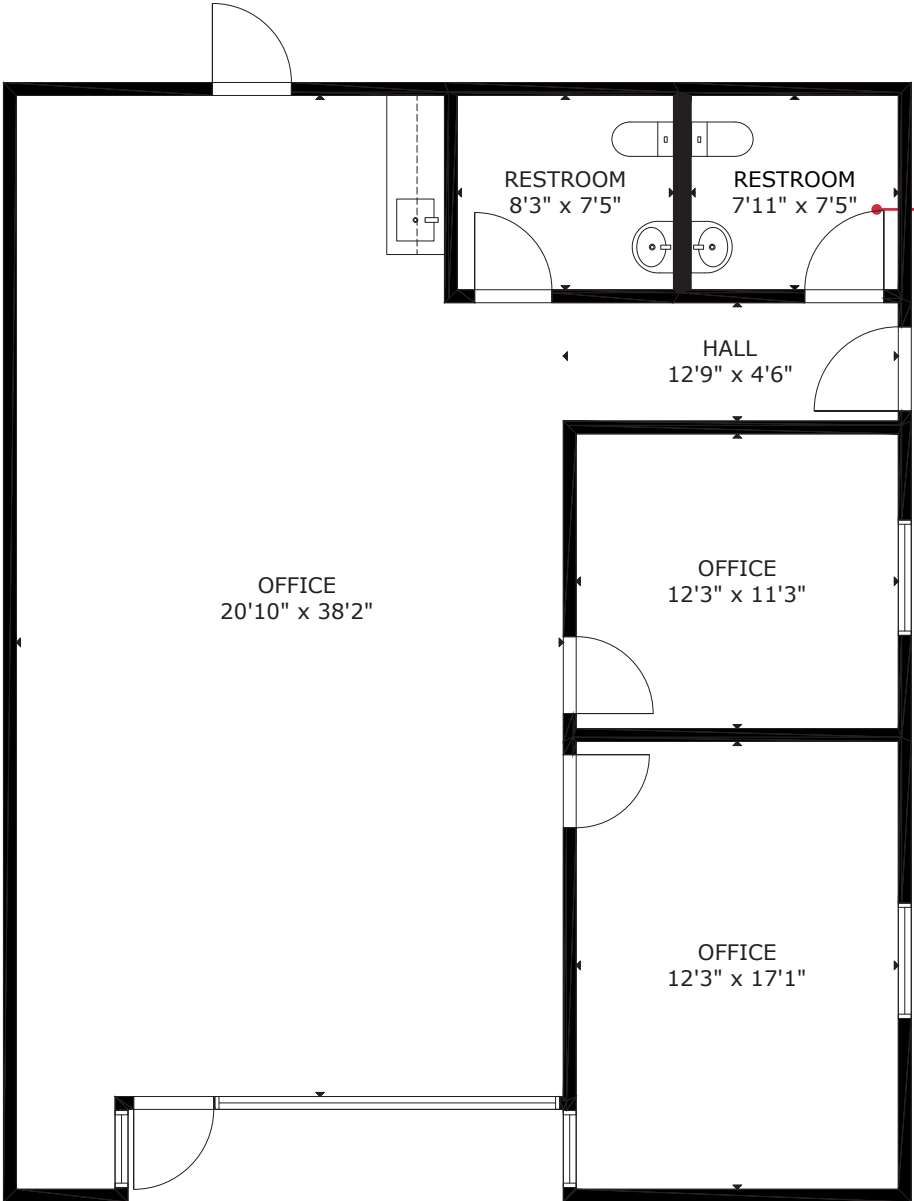
Site Plan



Office Floor Plan



[CLICK HERE](#)
FOR A 3D TOUR









Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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