



±100,000 - 225,937 SF
Available Q3 - Q4 2026

Distribution Circle Commerce Center

4141 Distribution Circle, North Las Vegas, NV 89030

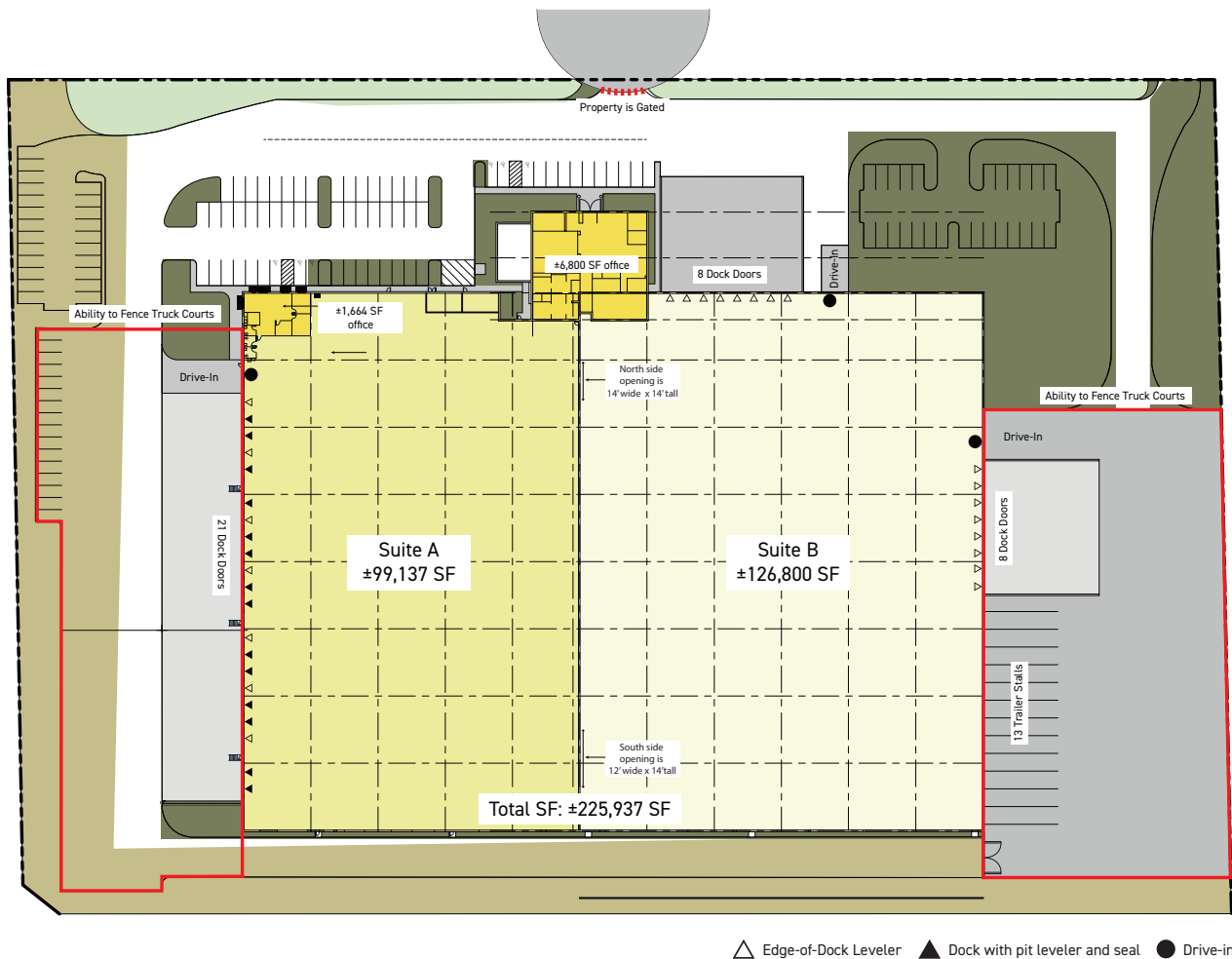


[Dermody.com](https://www.Dermody.com)

Building Specifications

Available Space $\pm 100,000$ – $\pm 225,937$ SF

SITE PLAN



Property Specifications

Building Footprint	225,937 SF (divisible to $\pm 100,000$ SF)
Clear Height	29' - 32'
Column Spacing	50' x 50' (typ)
Office Area	$\pm 8,464$ SF
Car Parking	± 127 Auto Stalls
Trailer Storage	13 Stalls
Yard Area	Fenced & Secured
Front or Rear Load	Both
Loading Docks	± 37 (9' x 10') - 16 have dock lights and motorized openers, 7 pit levelers with seals and 30 edge-of-dock levelers
Drive-in Doors	3 (12' x 14') - 2 have exterior RytecHigh Speed doors
Fire Protection	ESFR with K-17 heads
Warehouse Cooling	Evaporative Cooled
Lighting	LED Warehouse Lighting
Power	2,800 Amps, 277/480V, 3-phase
Slab Thickness	6" reinforced (expansion side), 7" reinforced (original side)

Available for Lease

Available Space $\pm 100,000$ – $\pm 225,937$ SF



Transit Map

Distribution Circle Commerce Center

	Distance	Travel time
Los Angeles	270 mi	4 hrs
Phoenix	298 mi	4 hrs, 38 min
Salt Lake City	421 mi	5 hrs, 51 min
Reno	448 mi	7 hrs, 1 min
Albuquerque	574 mi	8 hrs, 20 min
San Francisco	568 mi	8 hrs, 29 min
Boise	630 mi	9 hrs, 32 min
Denver	748 mi	10 hrs, 50 min
Cheyenne	833 mi	12 hrs, 8 min
Helena	901 mi	12 hrs, 35 min
Portland	974 mi	15 hrs, 29 min
Seattle	1,125 mi	15 hrs, 29 min

Why Las Vegas, Nevada?

LABOR

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries





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About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

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