

# WAREHOUSE/ OFFICE SPACE

NORTH LAS VEGAS SUBMARKET

4171 Distribution Circle  
North Las Vegas, NV 89030



Excellent access to I-15 Freeway

FOR LEASE

±23,304 SF – ±46,611 SF

\$1.00 PSF Broker Bonus

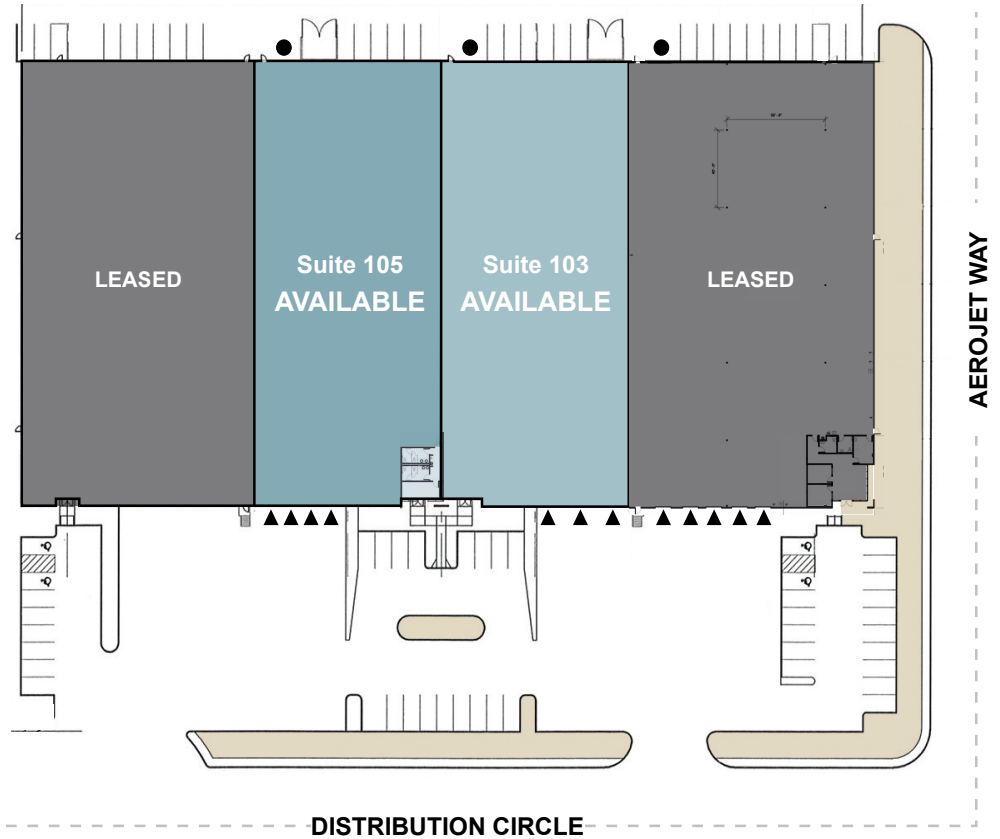
Lease to be signed on or June 30, 2026 | Minimum 3-Year Deal



LEASED BY



- = AVAILABLE
- = LEASED
- = DOCK LOADING DOOR
- = GRADE LOADING DOOR



**FOR LEASE**

## LOCATED IN NORTH LAS VEGAS

Distribution Circle is located just west of the I-15 Freeway off of Craig Road and Losee Road. This front-loaded, ±104,880 SF concrete tilt-up building has ±23,307 square feet available.

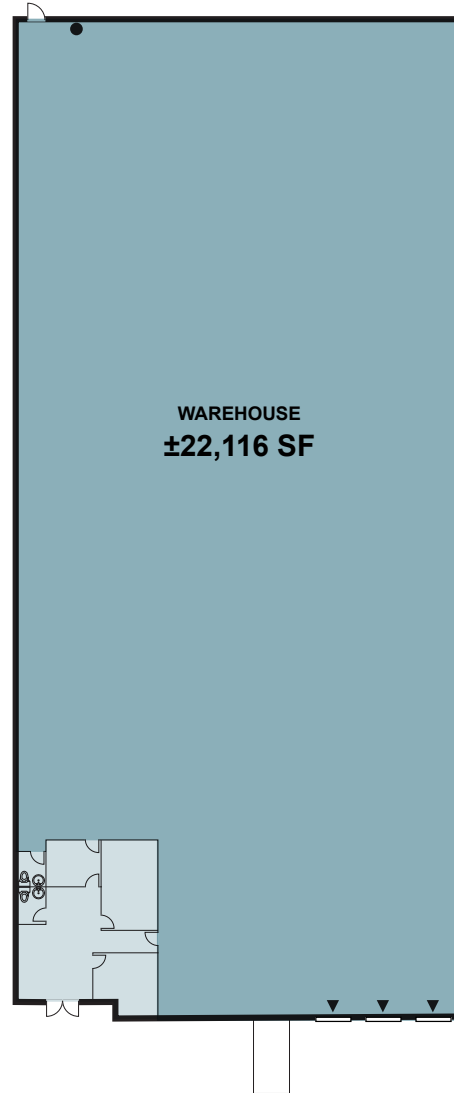
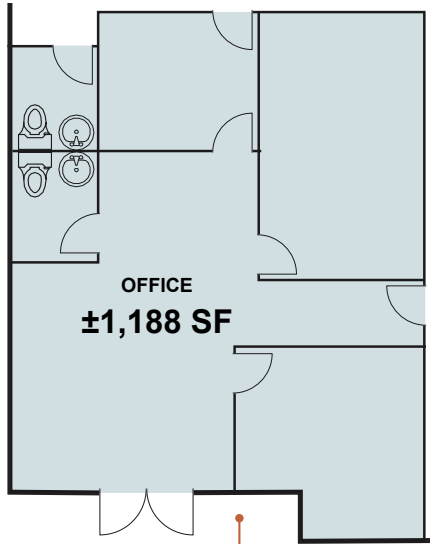
### PROPERTY HIGHLIGHTS

<b>Cross Streets</b>	Aerojet Way and Distribution Circle	<b>Clear Height</b>	±26'
<b>County</b>	North Las Vegas	<b>Cooling</b>	Evaporative Cooled Warehouse
<b>Zoning</b>	M-2 (General Industrial)	<b>Power</b>	277/480 Volt 3-Phase Power
<b>APN</b>	139-02-703-006	<b>Sprinklers</b>	0.33 GPM/ 3,000 SF
<b>Year Built</b>	1995	<b>Parking</b>	0.74 Parking Stalls/per 1,000 SF

# SUITE 103

## ±23,304 SF

 Drawings not to scale. For illustration purposes only.



FOR LEASE

AVAILABLE AUGUST 1, 2026

Suite 103

Total SF ±23,304 SF

Office SF ±1,188 SF

Warehouse SF ±22,116 SF

Dock Loading Three (3) ±9' x ±10'

Grade Loading One (1) ±12' x ±14'

Power ±400 Amps, 277/480V,  
3-Phase Power  
(Tenant's electrician to confirm power)

NNN Fees (PSF) \$0.17

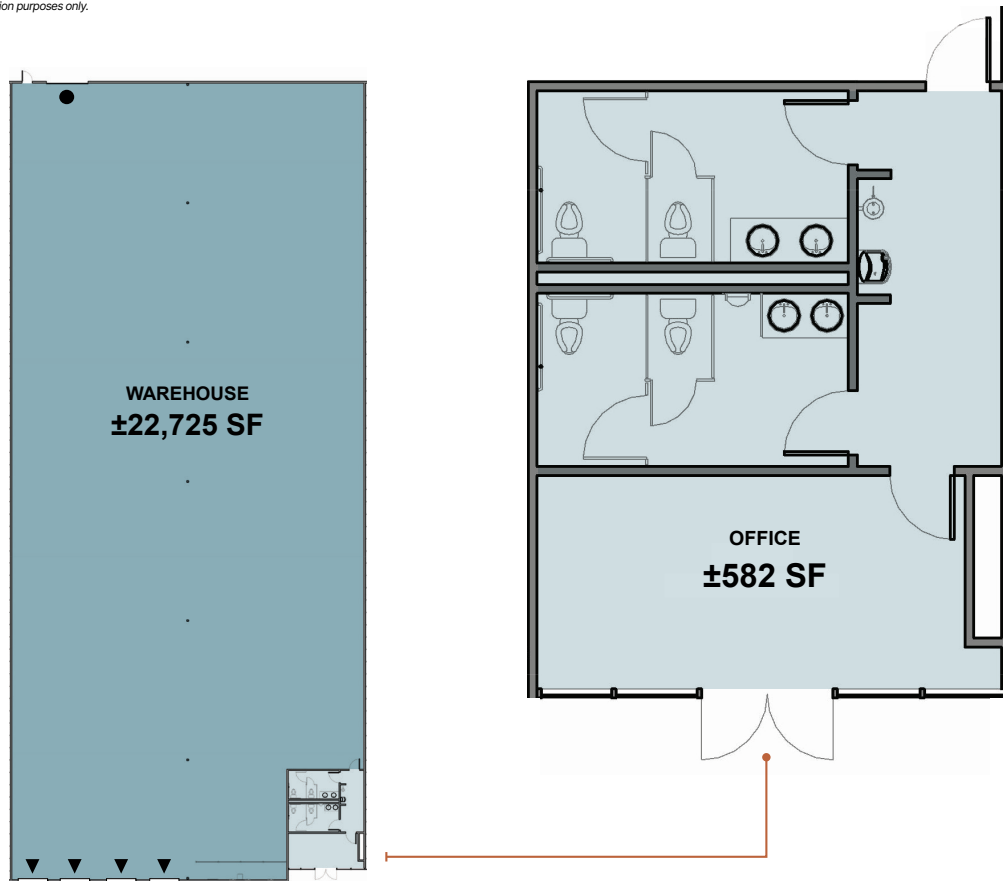


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# SUITE 105

## ±23,307 SF

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**FOR LEASE**

- = GRADE LOADING DOOR
- ▲ = DOCK LOADING DOOR

### AVAILABLE NOW

<b>Suite</b>	105
<b>Total SF</b>	±23,307 SF
<b>Office SF</b>	±582 SF
<b>Warehouse SF</b>	±22,725 SF

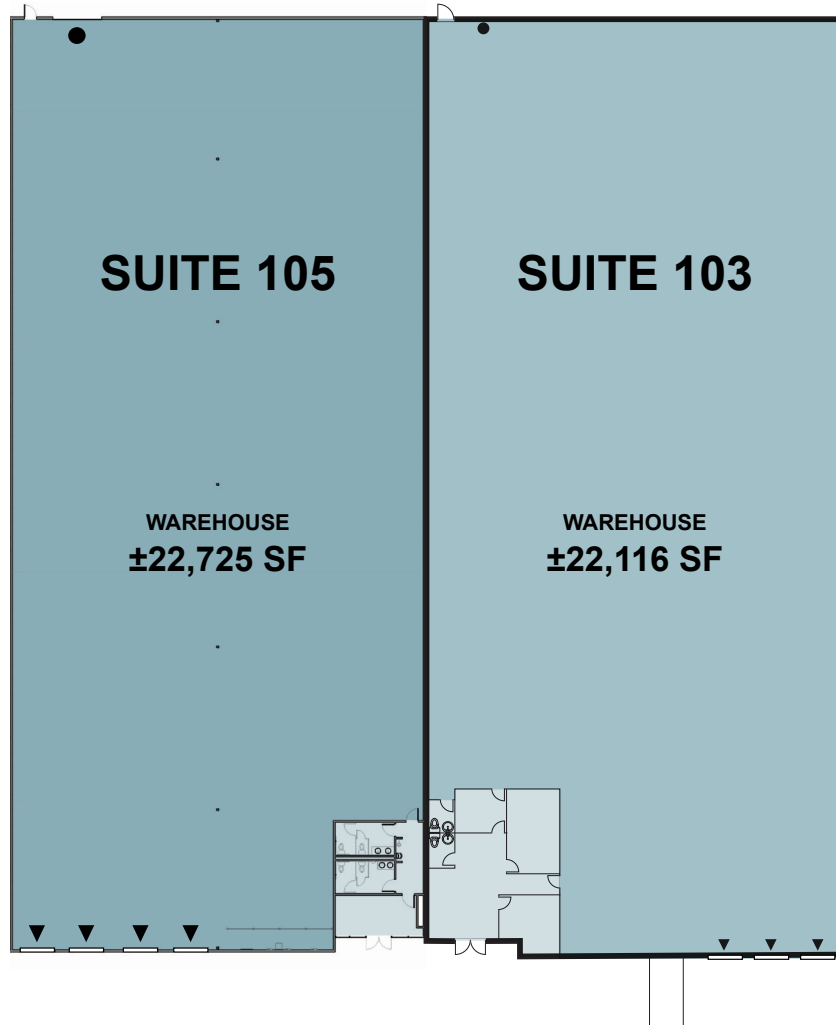
<b>Dock Loading</b>	Four (4) ±9' x ±10' One (1) Pit Leveler
<b>Grade Loading</b>	One (1) ±12' x ±14'
<b>Power</b>	±400 Amps, 277/480V, 3-Phase Power <i>(Tenant's electrician to confirm power)</i>
<b>NNN Fees (PSF)</b>	\$0.17



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# SUITE 103/105

## ±46,611 SF



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● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

**FOR LEASE**

AVAILABLE AUGUST 1, 2026

<b>Suite</b>	103/105	<b>Dock Loading</b>	Seven (7) ±9' x ±10' One (1) Pit Leveler
<b>Total SF</b>	±46,611 SF	<b>Grade Loading</b>	Two (2) ±12' x ±14'
<b>Office SF</b>	±1,770 SF	<b>Power</b>	±800 Amps, 277/480V, 3-Phase Power (Tenant's electrician to confirm power)
<b>Warehouse SF</b>	±44,841 SF	<b>NNN Fees (PSF)</b>	\$0.17



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# HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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# CONTACT INFORMATION

4171 Distribution Circle  
North Las Vegas, NV 89030

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



LEASED BY

