



FOR SALE

4429 Losee Rd,
North Las Vegas, NV 89081

- Office Total: 4,816 SF
- Warehouse total: 5,070 SF
- Outside Storage Yard
- Three (3) 12'x14' Grade Level Loading Door
- Clear Height: 18'
- Power: 600 Amp, 120/240 V, 1-Phase, 3 wire

± 9,899 SF | INDUSTRIAL

Property Specs

This 9,899 SF concrete tilt-up industrial building offers prime frontage on Losee Road, situated just north of one of North Las Vegas's highest traffic intersections. The property is ideally positioned, with quick access to the I-15 freeway, making it convenient for transportation and distribution.

The building features a well-maintained, high-end build-out, including a two-story office space that totals 4,816 SF. The first-floor spans 2,855 SF, with multiple private offices providing a professional environment. The second floor, at 1,961 SF, offers a versatile bullpen area, a conference room, and a full bathroom with a shower for added convenience.

The warehouse portion of the property offers 5,070 SF of open storage space, efficiently serviced by three (3) 12' x 14' grade-level roll-up doors. Additionally, the property includes secured outdoor storage, enhancing its functionality for various industrial uses. This is an ideal setup for businesses seeking a strategically located, well-equipped industrial space in North Las Vegas.

LIST PRICE

PRICE REDUCED

\$3,300,00.00
~~\$3,400,000.00~~

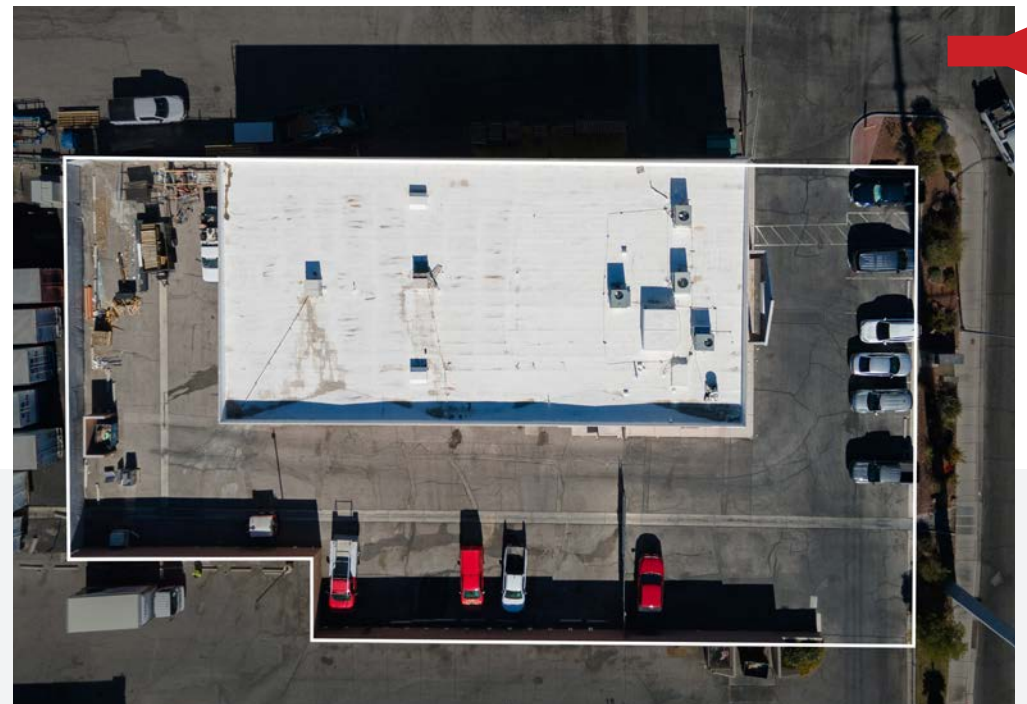
- Total Building Square footage: ±9,899 SF
- Total 2 Story office: ±4,816 SF
 - First Floor: 2,855 SF
 - Second Floor: ±1,961 SF
- Warehouse Storage: ±5,070 SF
- Grade Level Doors: Three (3) 12'x14'
- Clear Height: 18 ft
- Sprinklered
- Power: 600 amps 120/240v 1 phase 3 wire
- Evaporative Cooled Warehouse
- HVAC Office Component
- Secured Outside Yard Storage ±0.214 acres or ±9,322 SF
- Zoning: M-2 (General Industrial)
- Daily Traffic Count at Losee & Craig Rd 47,000 Cars Per Day



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SUMMARY

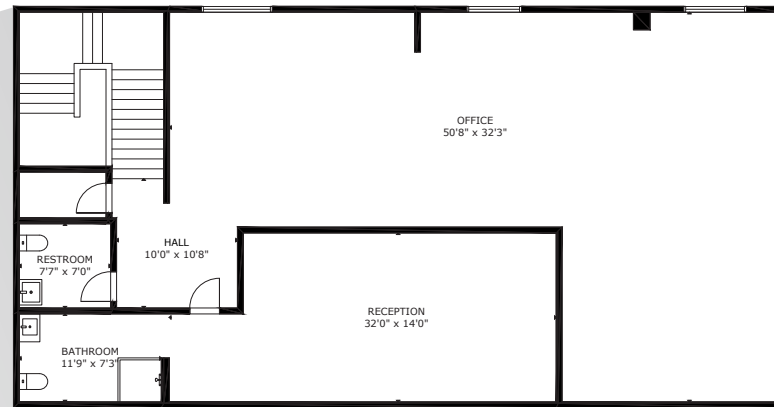
FIRST FLOOR



CLICK HERE
FOR A 3D TOUR

FLOOR PLANS ARE NOT TO SCALE.

SECOND FLOOR



FLOOR PLAN



PHOTOS





PHOTOS

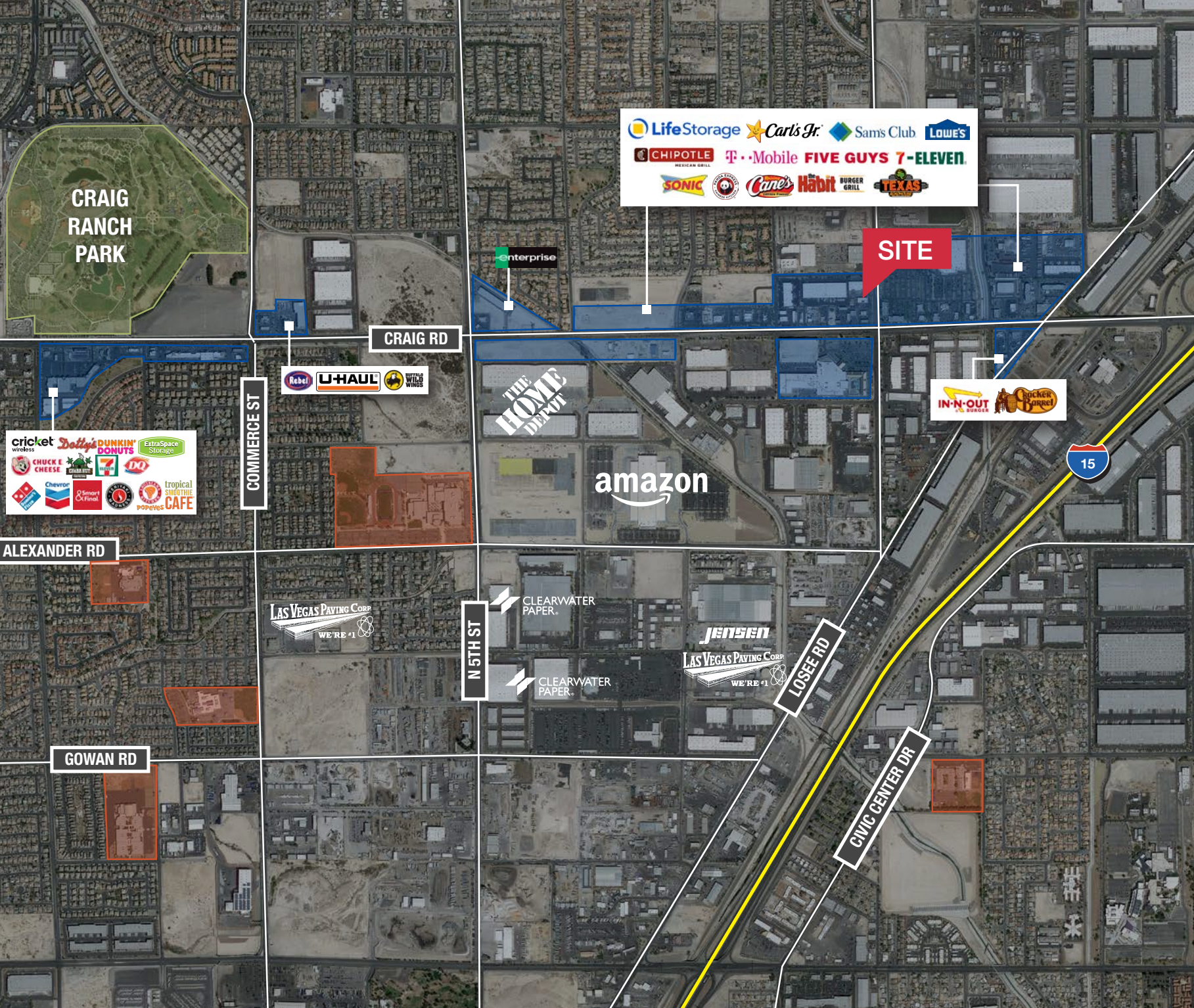




PHOTOS

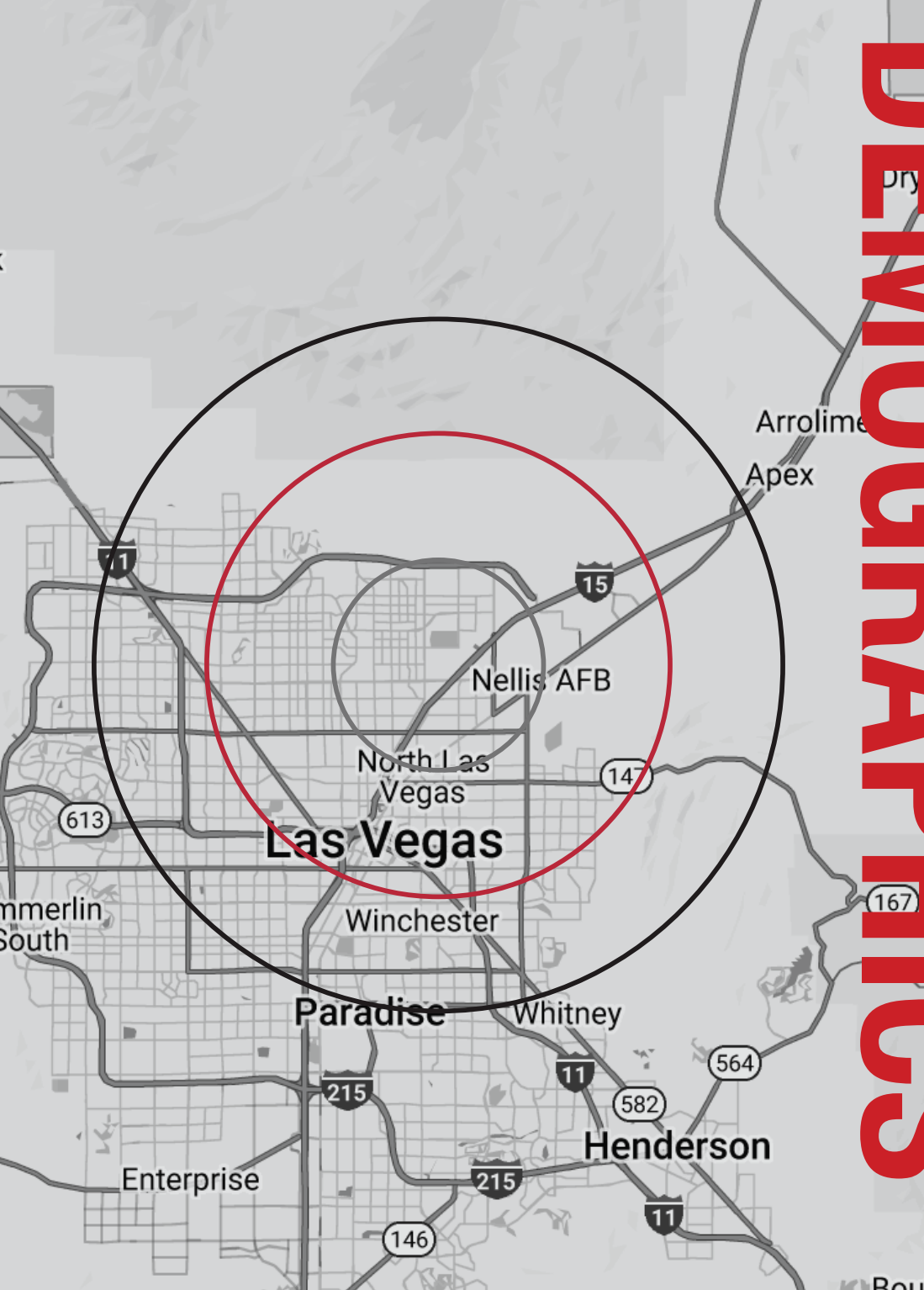


AREA MAP



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

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	7,724	176,654	393,628
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,505	53,979	125,089
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$95,738	\$84,391	\$79,674

Traffic Counts

STREET	AADT
Craig Rd / Losee Rd	44,500
Losee Rd / Lone Mountain Rd	11,300

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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