

For Lease

Craig-Losee Business Park

4310 Losee Road

North Las Vegas, NV 89030
www.cbre.com/lasvegas

Contact Us

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±5,985 SF Industrial Unit Available

Lincoln CBRE

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LOCATION HIGHLIGHTS

- + Numerous Retail and Lodging Opportunities within walking distance
- + Prime Central North Las Vegas Location situated off of the Main Intersections of Craig Rd and Losee Rd
- + Excellent access to I-15 Freeway



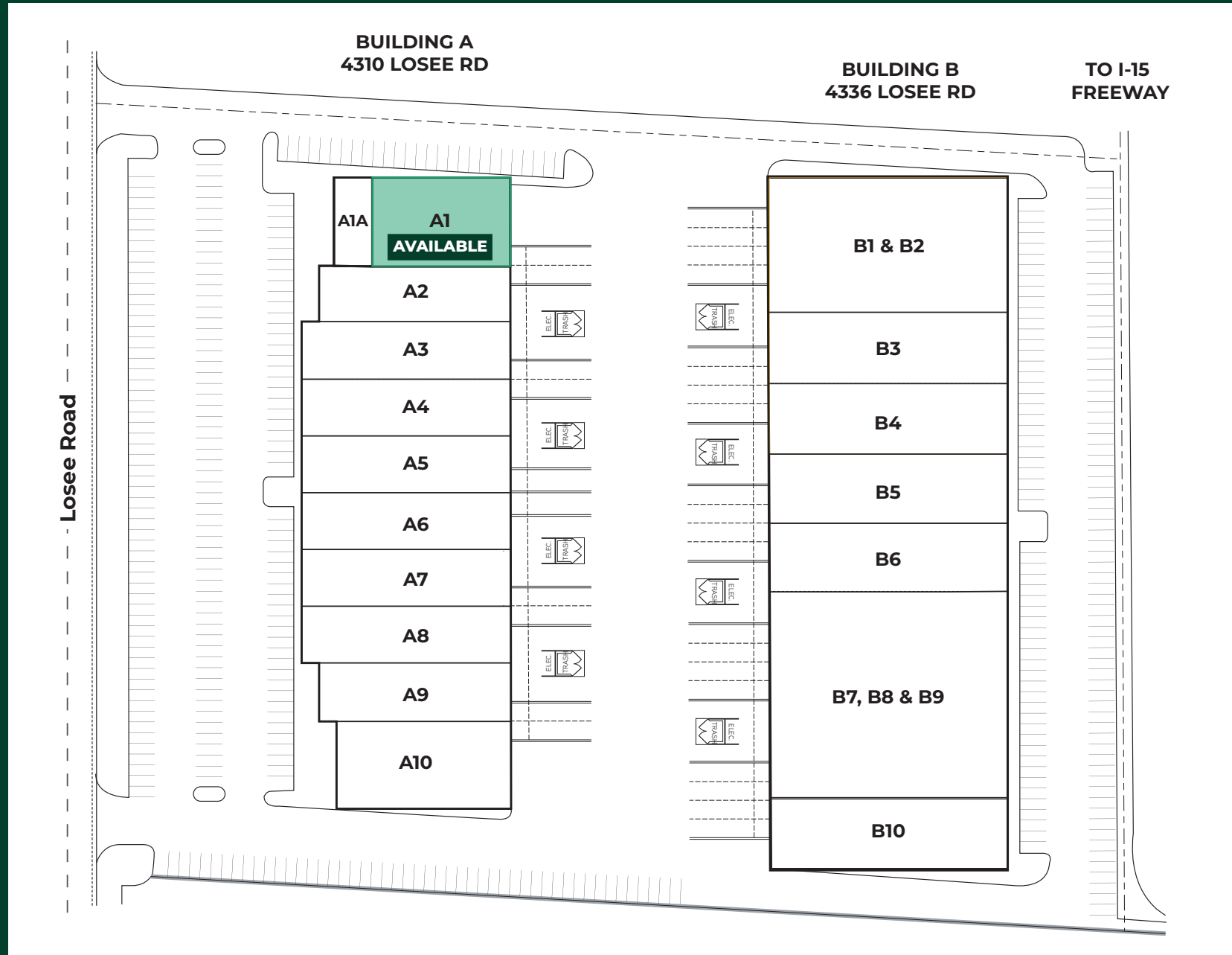
PROPERTY HIGHLIGHTS

- + 124,236 SF Project consisting of 2 rear loaded buildings
- + ± 5,985 SF Unit Available for Lease
- + Abundant parking/Extra large truck court
- + 24' Clear height
- + Dock and grade level loading
- + Fire sprinklers
- + Zoning: M-2 (City of North Las Vegas)

**Available Immediately for a
Direct to Landlord lease*****

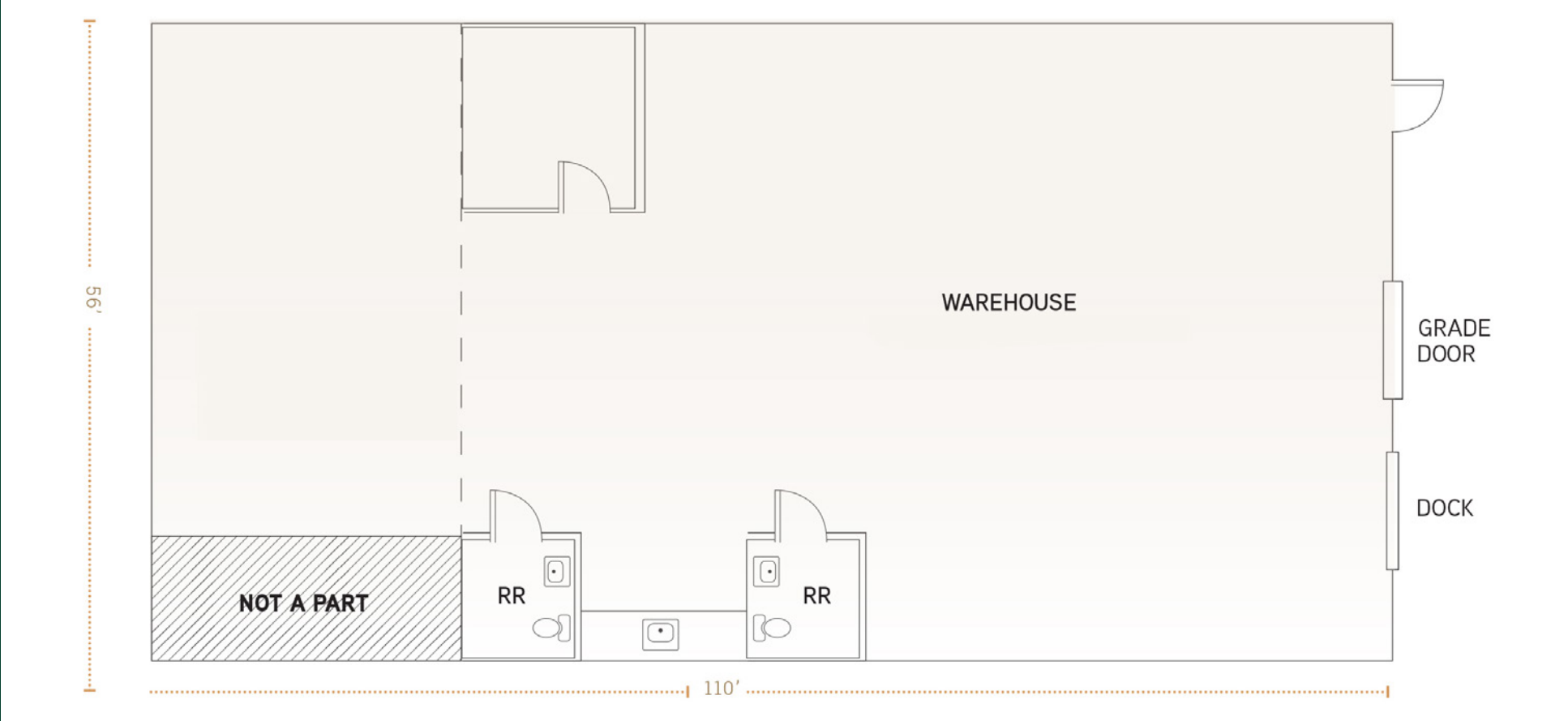
Lease Rate: Call Broker for pricing
Est. OPEX: \$0.22 PSF/Mo.





4310 Losee Rd., Ste. A1 Floor Plan

For Lease



Address	Suite	Total SF	Office SF	Clear Height	Dock Doors	Grade Doors	Base Rent PSF	Est. OPEX PSF
4310 Losee Rd	A1	5,985	-	24'	1	1	*Call For Pricing	\$0.22

4310 Losee Rd., Ste. A1 Overhead Aerial

For Lease



LAS VEGAS BUSINESS FACTS



Business Assistance Programs

- + Sales and Use Tax Abatement
- + Modified Business Tax Abatement
- + Personal Property Tax Abatement
- + Real Property Tax Abatement for Recycling
- + TRAIN Employees Now (TEN)
- + Silver State Works Employee Hiring Incentive



Nevada Tax Climate

- + No Corporate Income Tax
- + No Admissions Tax
- + No Personal Income Tax
- + No Unitary Tax
- + No Franchise Tax on Income
- + No Estate Tax



Labor

- + Nevada has one of the lowest labor costs in the region
- + According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- + Over 60,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- + According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.6% and transportation and warehousing by 0.8%
- + Year-end employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%



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