

FOR LEASE

**±51,182 SF FREESTANDING
INDUSTRIAL BUILDING**

**15,000 SF
PAVED AND
SECURED YARD**

**3908 N 5TH STREET
NORTH LAS VEGAS, NV 89032**

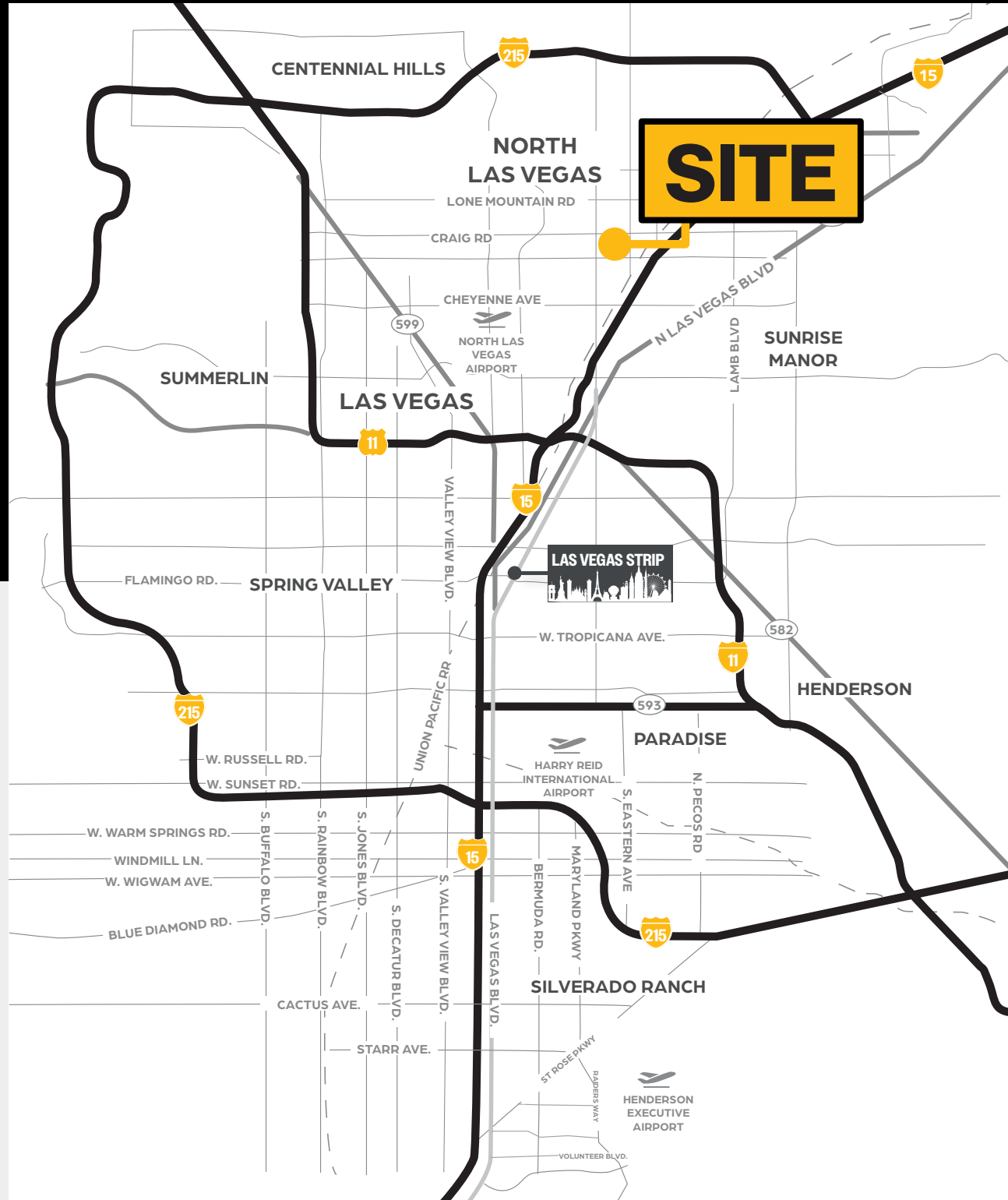
CBRE

LOCATION HIGHLIGHTS

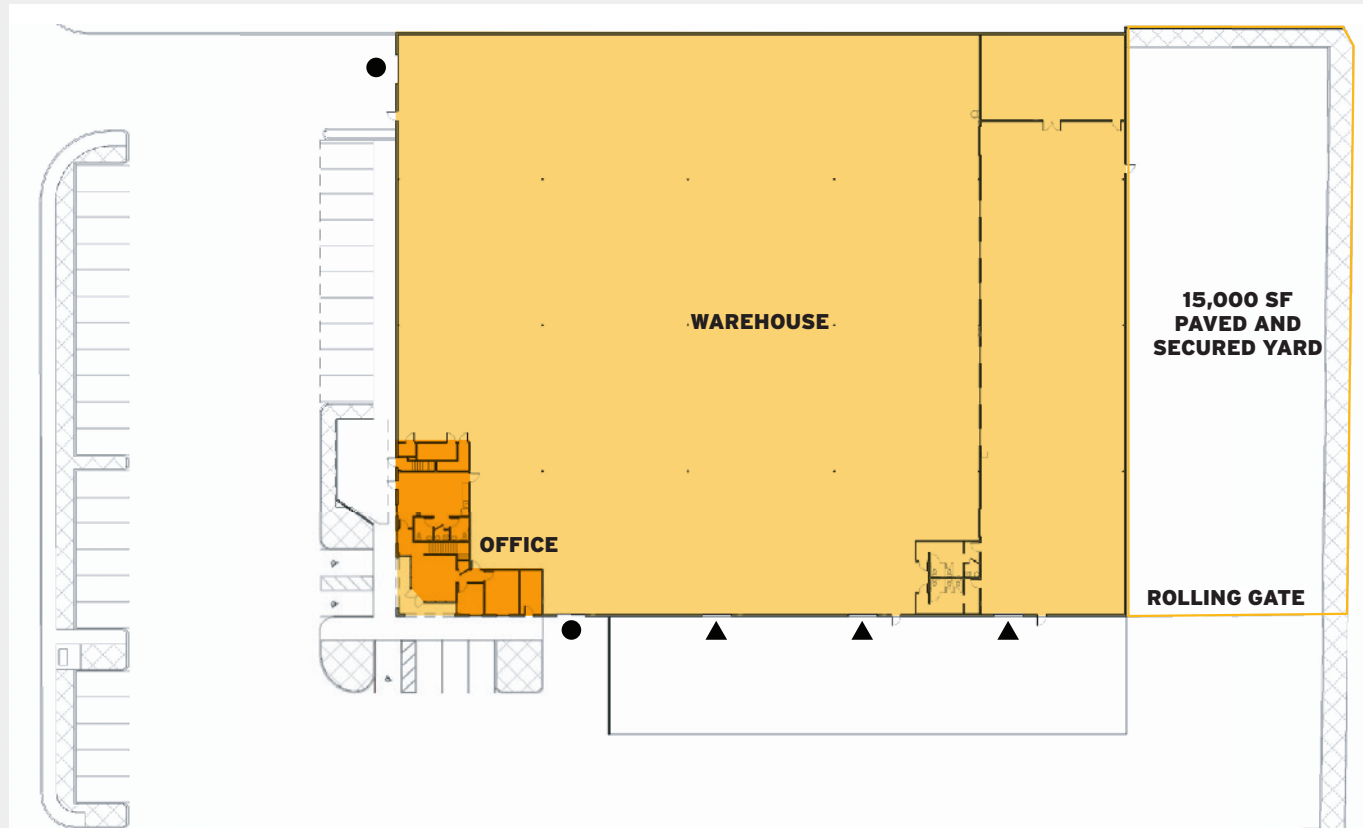
- Located in the heart of the highly desired North Las Vegas submarket
- ±2.4 mi to I-15 freeway via Craig Rd Interchange
- ±10.1 mi to Las Vegas Strip
- ±12.3 mi to Harry Reid International Airport

BUILDING HIGHLIGHTS

- ±51,182 SF Freestanding Industrial Building
- ±15,391 SF Fully Secured Yard
- Zoned I-L (Industrial Light)
- Recently resurfaced/paved parking lot



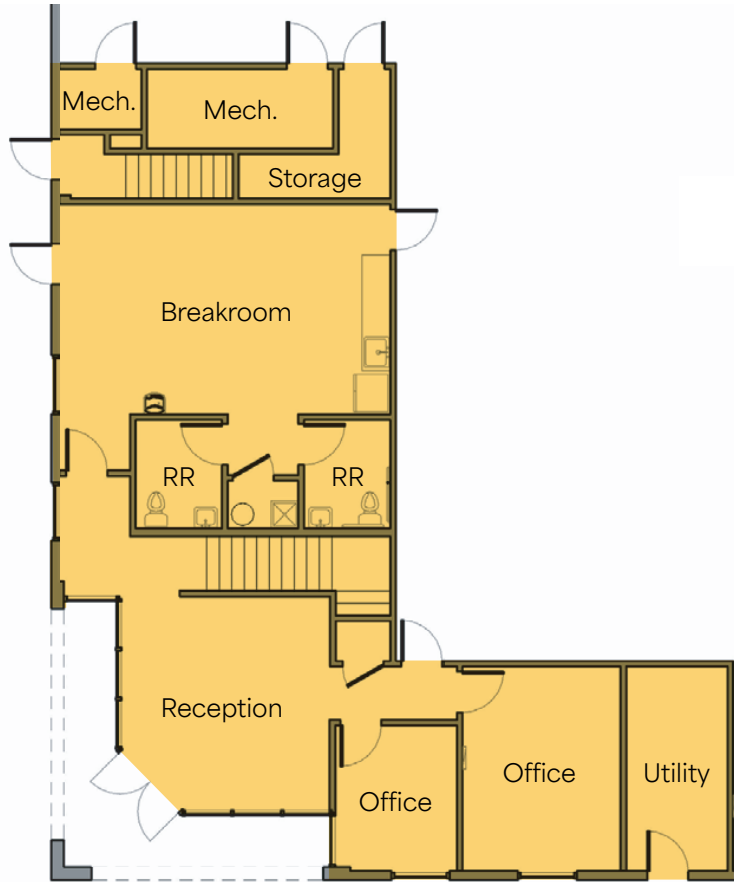
SITE PLAN



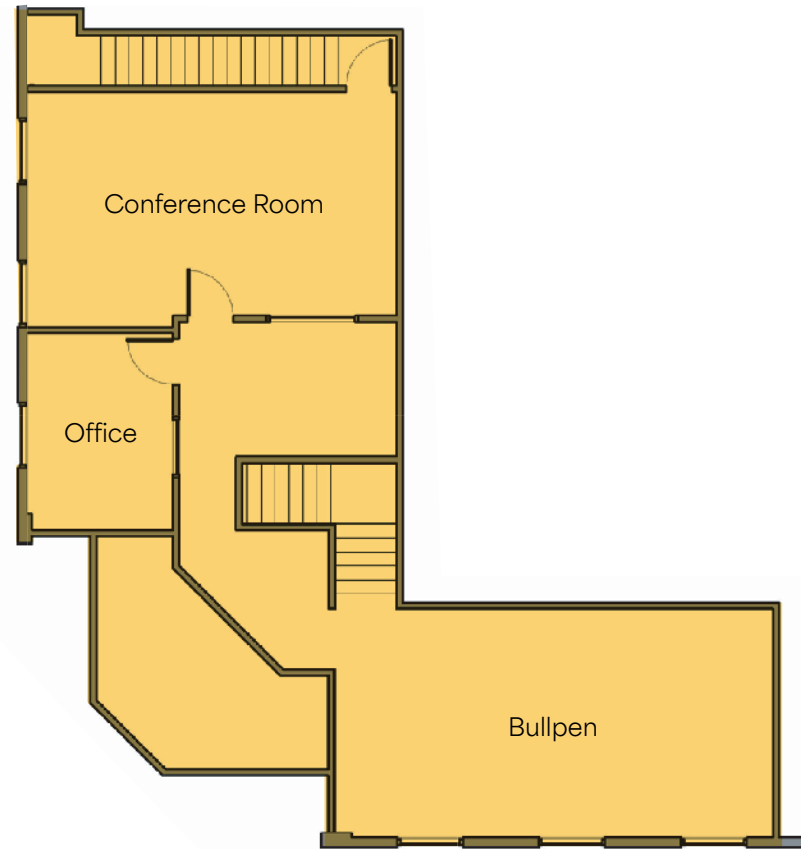
BUILDING SPECIFICATIONS

- + ±51,182 SF total
- + ±3,083 SF two-story office
- + ±48,099 SF warehouse
- + ±15,391 SF fully secured yard
- + 21.6' clear height
- + Three (3) 10' x 12' dock doors
- + Two (2) 10' x 12' grade doors
- + 38 parking stalls
- + 1,200 A, 120/20 V, 3-Phase power
- + Evaporative cooled warehouse

OFFICE PLAN



FIRST FLOOR



SECOND FLOOR



AMENITY MAP



3908 N 5TH STREET

NORTH LAS VEGAS, NV 89032

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