

**FOR LEASE**

Owned and Operated by



# 4171 Distribution Circle

North Las Vegas, NV 89030

**WAREHOUSE/OFFICE SPACE**

**±23,307 SF Available**



**\$1.00 PSF  
BROKER BONUS**

Lease to be signed on or before  
June 30th, 2025

Minimum 3-Year Deal



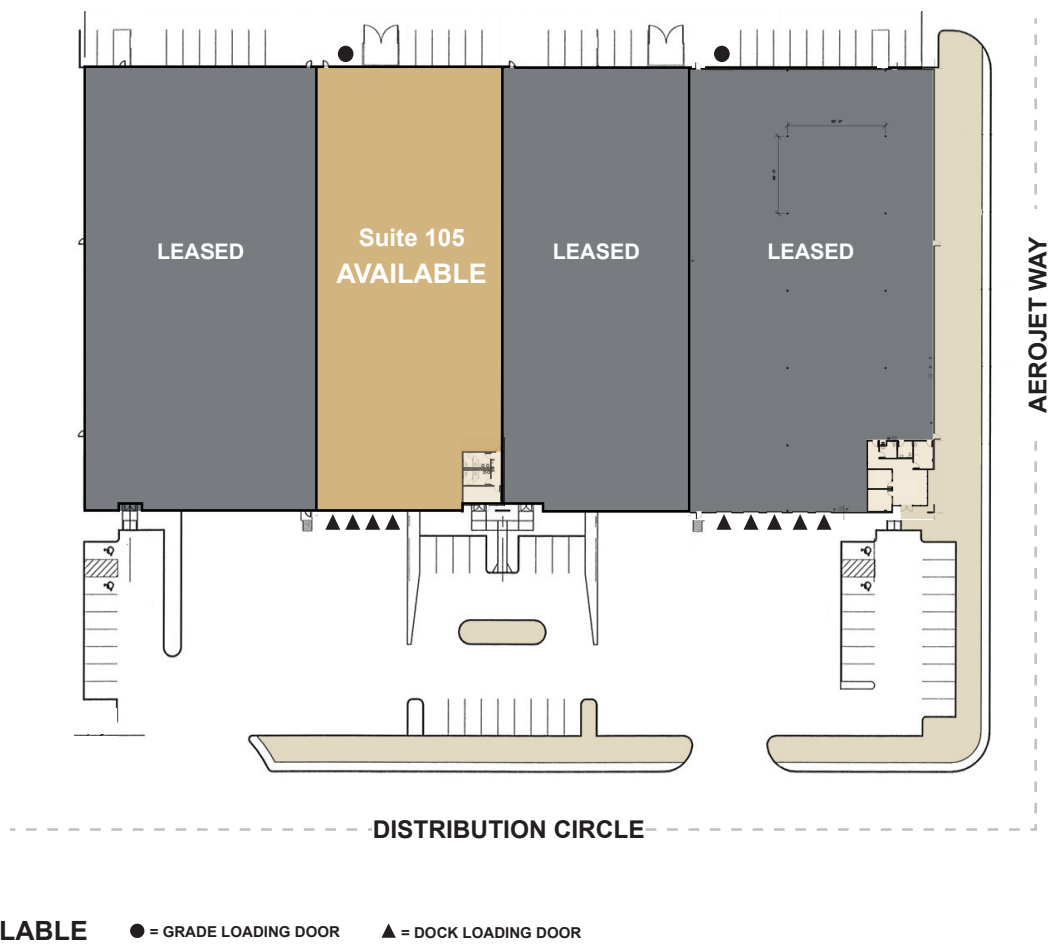
**LEASING INFO  
& CONTACT**

**Jerry Doty, SIOR** (702) 836 3735 / [jerry.doty@colliers.com](mailto:jerry.doty@colliers.com) / License # NV-S.0172045

**Morgan Elson** (702) 836 3710 / [morgan.elson@colliers.com](mailto:morgan.elson@colliers.com) / License # NV-S.0184877



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.



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.

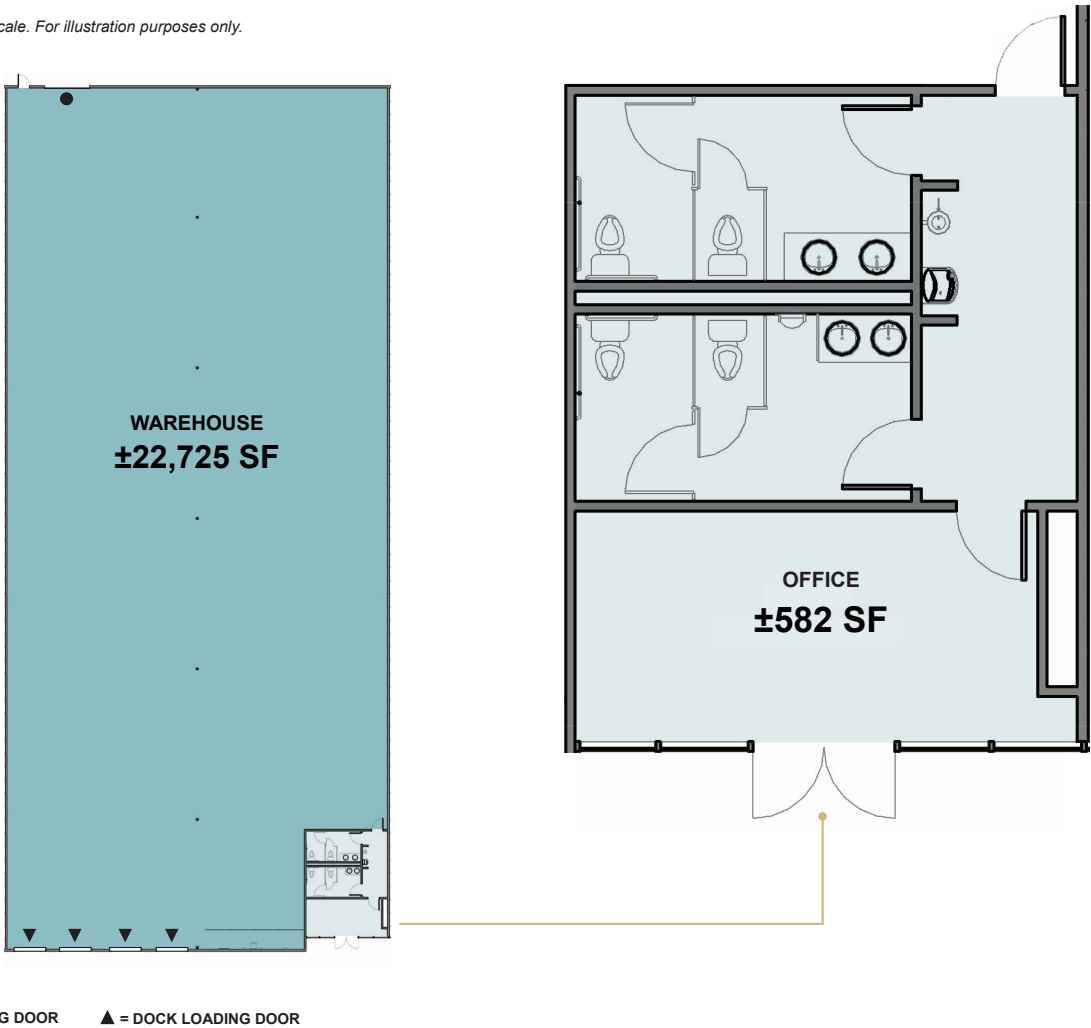
PROPERTY HIGHLIGHTS

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

Suite 105

±23,307 SF

 Drawings not to scale. For illustration purposes only.



AVAILABLE NOW

Suite	105
Total SF	±23,307 SF
Office SF	±582 SF
Warehouse SF	±22,725 SF

Dock Loading	Four (4) ±9' x ±10' One (1) Pit Leveler
Grade Loading	One (1) ±12' x ±14'
Power	±400 Amps, 277/480V, 3-Phase Power (Tenant's electrician to confirm power)
NNN Fees (PSF)	\$0.15





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