

For Sublease

# Craig-Losee Business Park

## 4336 Losee Rd - Suite B1 & B2

North Las Vegas, NV 89030  
[www.cbre.com/lasvegas](http://www.cbre.com/lasvegas)

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±13,350 SF Industrial Unit Available For Sublease

**CBRE**

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North Las Vegas, NV 89030



## 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

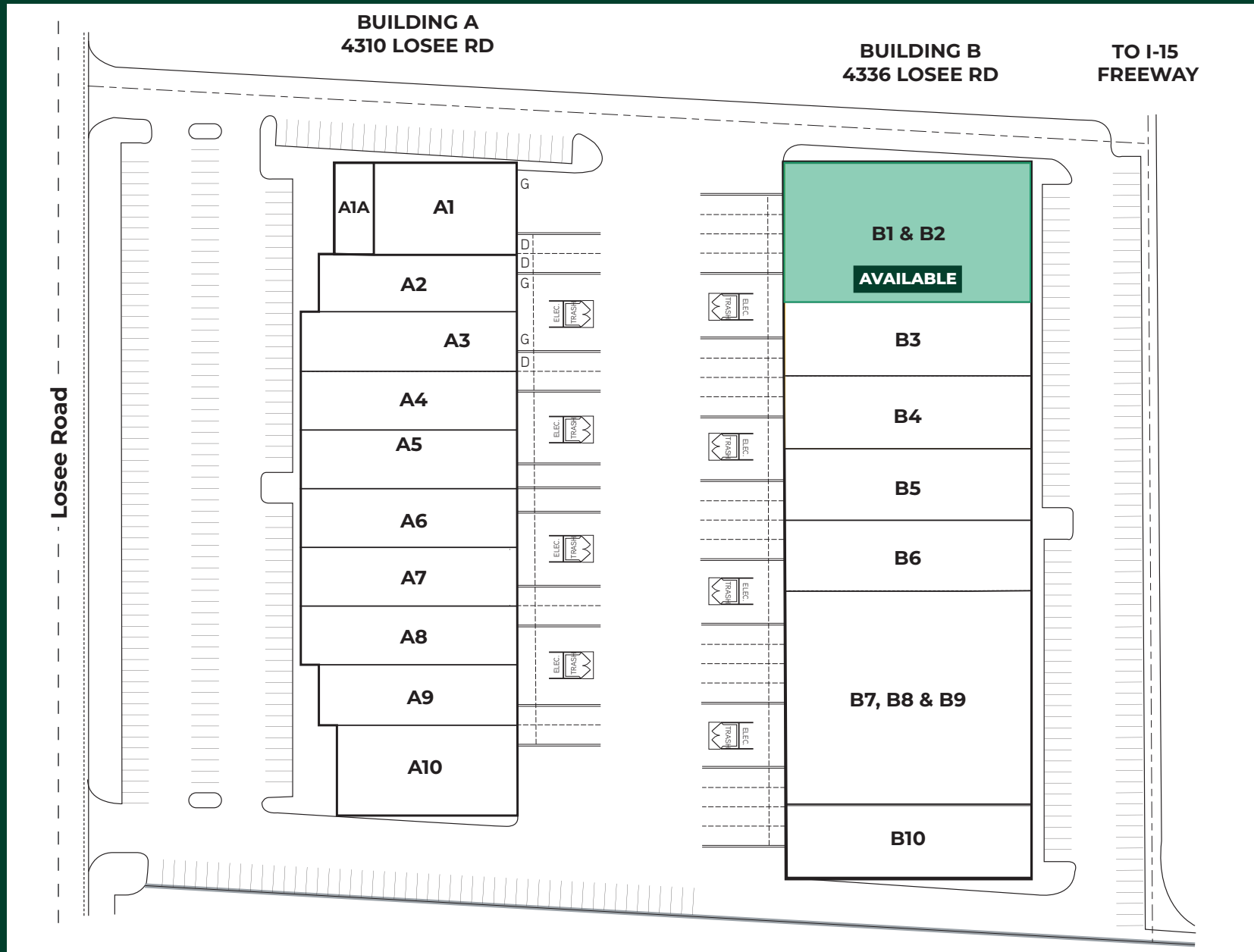


## PROPERTY HIGHLIGHTS

- + ±13,350 SF Unit Available for Sublease
- + 24' Clear height
- + Dock and grade level loading
- + Fire sprinklers
- + Zoning: M-2 (City of North Las Vegas)

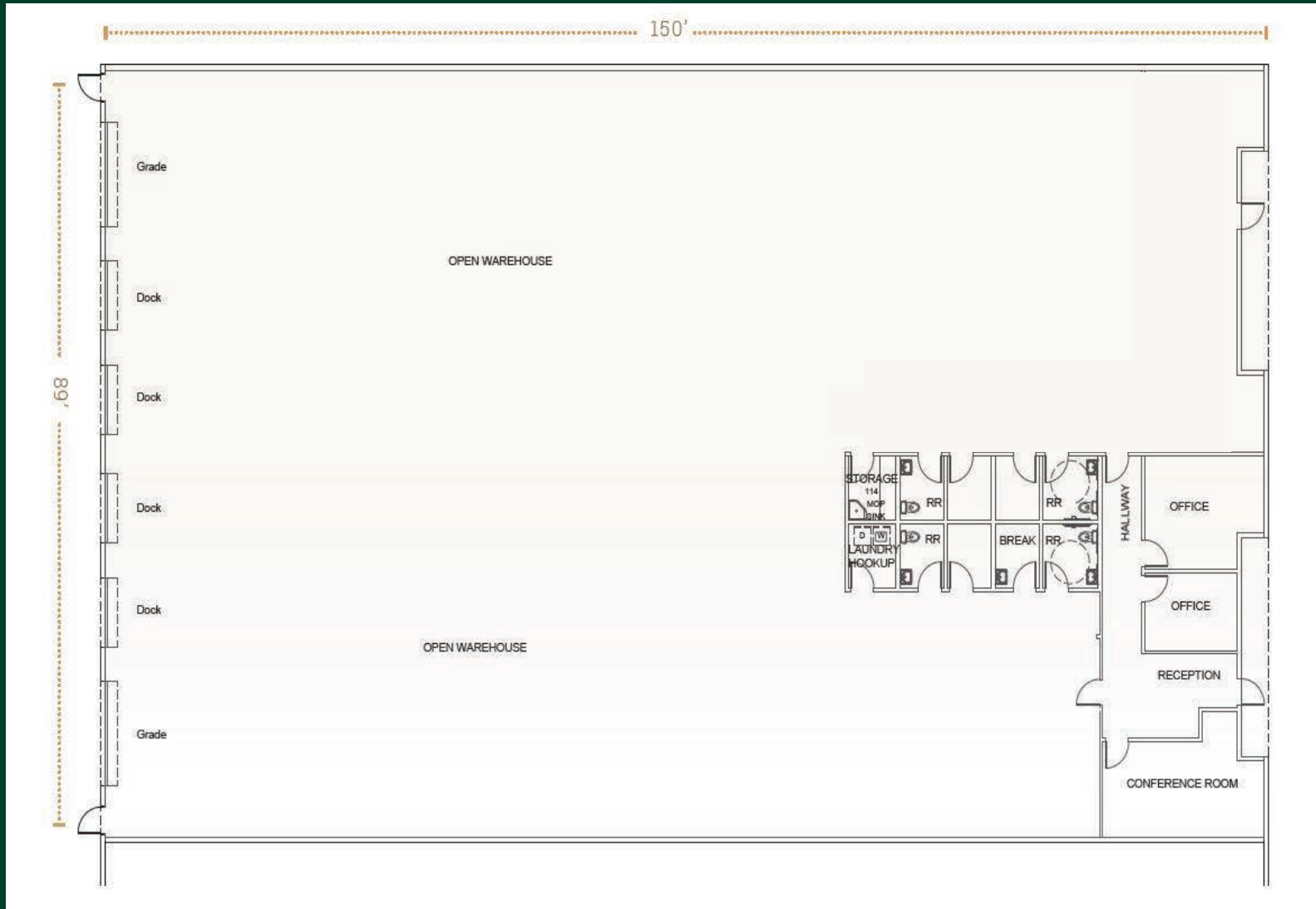
**Lease Rate: \$1.20 PSF**  
**Est. OPEX: \$0.22 PSF/Mo.**





# 4336 Losee Rd., Ste. B10 Floor Plan

For Sublease



Address	Suite	Total SF	Office SF	Clear Height	Dock Doors	Grade Doors	Base Rent PSF	Est. OPEX PSF	Lease Expiration
4336 Losee Rd	B1 & B2	13,350	1,078	22'	4	2	\$1.20	\$0.21	July 31, 2027

# 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 100,600 workers in the distribution and manufacturing industries
- + Nearly 60,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- + According to CBRE-EA, in the next 5 years, manufacturing jobs, are expected to grow by 0.8% and distribution by 0.6%
- + Year-to-date employment growth in Southern Nevada is 4.2% compared to the National Average of 2.9%



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