

4737-4741 VANDENBERG DRIVE

LAS VEGAS, NV 89081



VANDENBERG INDUSTRIAL CENTER

Tom Wagener, CCIM

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**4737-4741 Vandenberg Drive
Las Vegas, NV 89081**

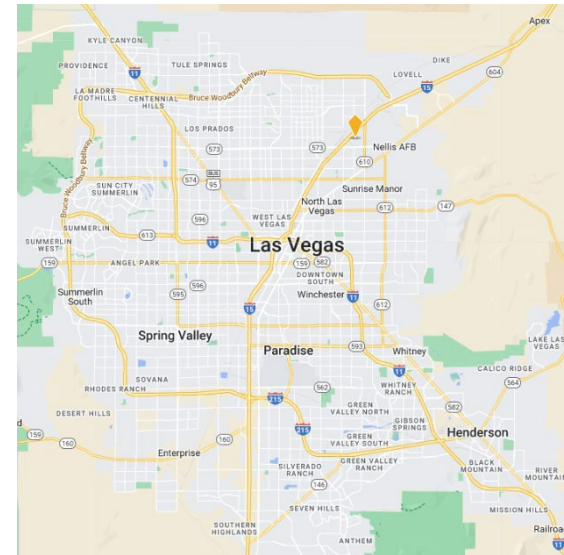


**Small
Paved
Yard**

Vandenberg Industrial Center, Building 4

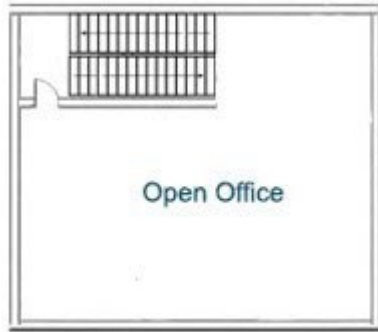
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Vandenberg Industrial Center is in the North Las Vegas submarket with immediate access to I-15 freeway via Craig Road. The property is also close to Harry Reid International Airport, I-15 & 215 freeways.



VANDENBERG INDUSTRIAL CENTER FLOOR PLAN

4737



2nd Floor

- 5,771 SF with 2- Story Office Component (1,344 SF)
- Small Paved Yard*
- Lease Type: NNN
- Asking Base Rent: \$1.15/PSF
- **Introductory Rate of \$0.85 psf Base for First 6 months of a 5-year lease term**
- CAM: \$0.31 PSF
- 2 Grade Level Doors
- Power: 400-Amp 208/120 Volts
- Clear Height: 20 Feet

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1st Floor

12' x 14' Grade level door

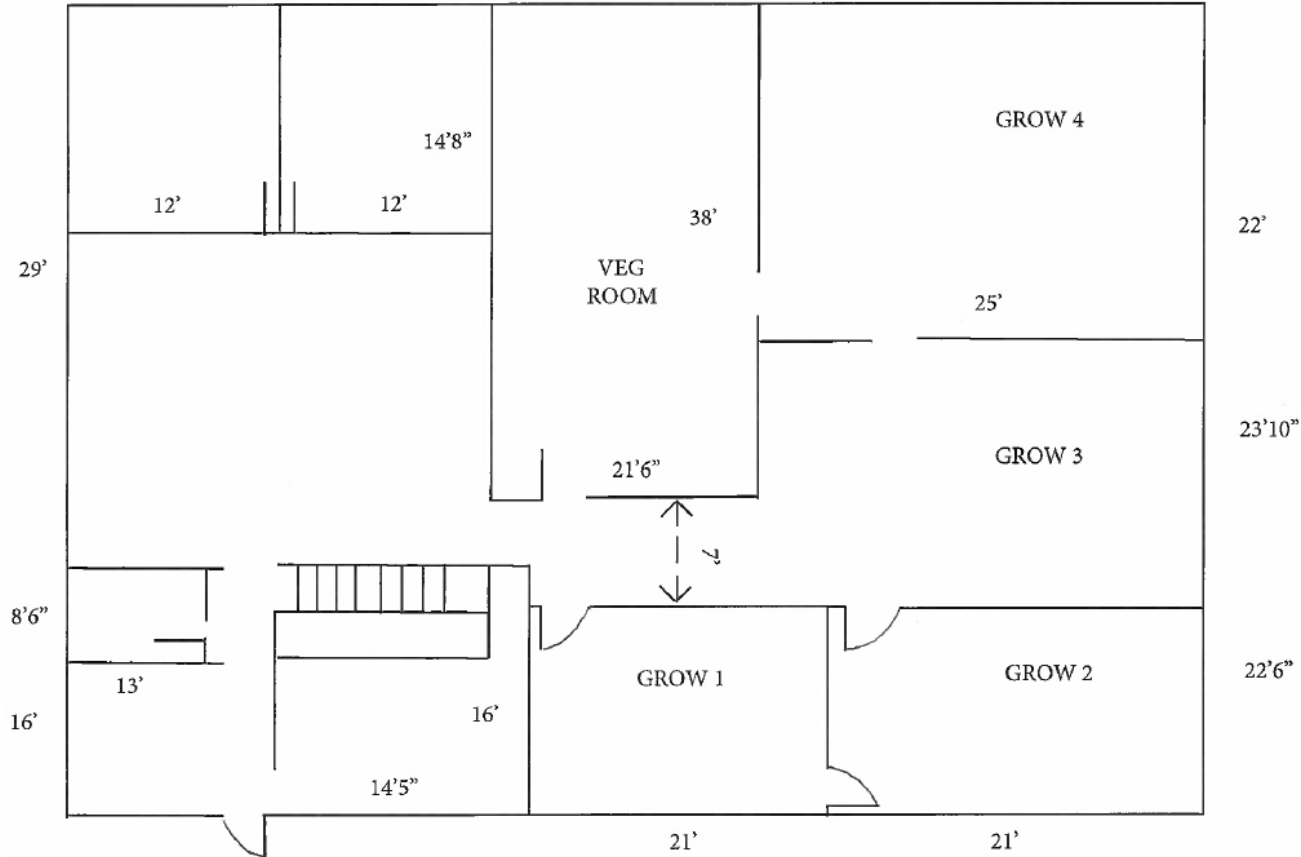



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VANDENBERG INDUSTRIAL CENTER FLOOR PLAN

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- 5,771 SF cultivation facility with 2-Story Office Component
- Small Paved Yard*
- Lease Type: NNN
- Asking Base Rent: \$1.15-\$1.25/PSF
- **Introductory Rate of \$0.85 psf Base for First 6 months of a 5-year lease term**
- CAM: \$0.31 PSF
- 1 Grade Level Door
- Power: 400-Amp 208/120 Volt

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Sonata Apartments

7-Eleven

E. CRAIG RD

Maaco Auto Body Shop & Painting

Adams Pool Solutions

Worthington Armstrong Venture

Penske Truck Rental

Southwest Truck Driver Training

1580 Utility Trailer

Andrews St

Screens of Mass Construction

Tire Bolt- Truck and Trailer Repairs and Tire shop

Metro T

Prime Cannabis

SITE

Vandenberg Industrial Center, Building 4

JR Metal Express I

Cintas Uniform Services Uniform store

Circle Tire

Foundation Building Materials

CMC Tire Tire shop

Wildpack Beverage Inc

Marmax/TJMaxx Truck Entrance

Cind-R-Lite Block Co (North) Building materials store

E Lone Mountain Rd

E. LONE MOUNTAIN RD

Lincoln Rd

G
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Traffic Counts

Collection & Cross Streets	Volume (2022)
Interstate 15/E Craig Rd SW	49,529
E Craig Rd/N Andrews St W	32,218
Las Vegas Freeway/Vandenberg Dr S	55,023
N Lamb Blvd/Gobi Sands Ave S	16,513



SITE

4737 Vandenberg Dr

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ShipHero W
615 Millm...