

NORTH PARK **ONE**

2191 MENDENHALL DRIVE, SUITE 107-111
NORTH LAS VEGAS, NV 89081

A PROJECT OWNED BY:



FOR LEASE: ±47,000 SF



FULLY SECURED SHARED
YARD WITH TRAILER PARKING

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LEASING BY:



NORTH PARK **ONE**



PROPERTY OVERVIEW

North Park One is a $\pm 107,000$ SF industrial property located less than one mile from the I-15 & Craig Road Interchange in North Las Vegas and ± 8 miles from the Las Vegas Strip. The property is a rear loaded distribution building and features evaporative coolers, fire sprinklers, 3-phase power, metal halide lighting and $\pm 24'$ clear height.



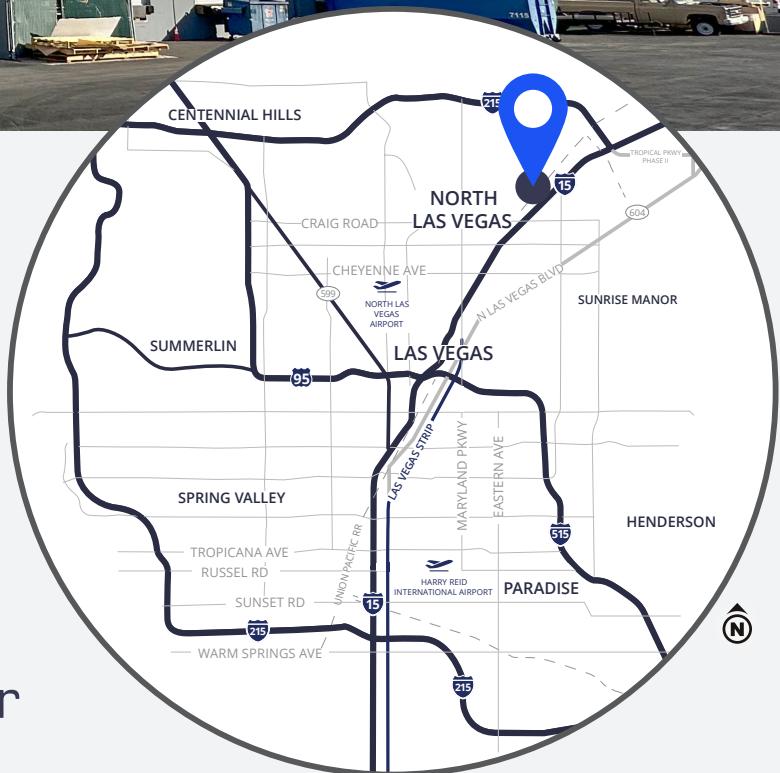
FOR LEASE

$\pm 47,000$ SF



PRICING DETAILS

Contact Broker



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 **Invesco**

 **Colliers**

NORTH PARK ONE

PROPERTY HIGHLIGHTS

2191 MENDENHALL DRIVE, SUITE 107-111, NORTH LAS VEGAS, NV 89081

Cross Streets Mendenhall Drive & Losee Road

County Clark

Zoning M-2 (General Industrial)

APN 139-02-601-005

Year Built 1995

Total Building SF ±107,000 SF

Acreage ±5.36 Acres

Clear Height ±24'

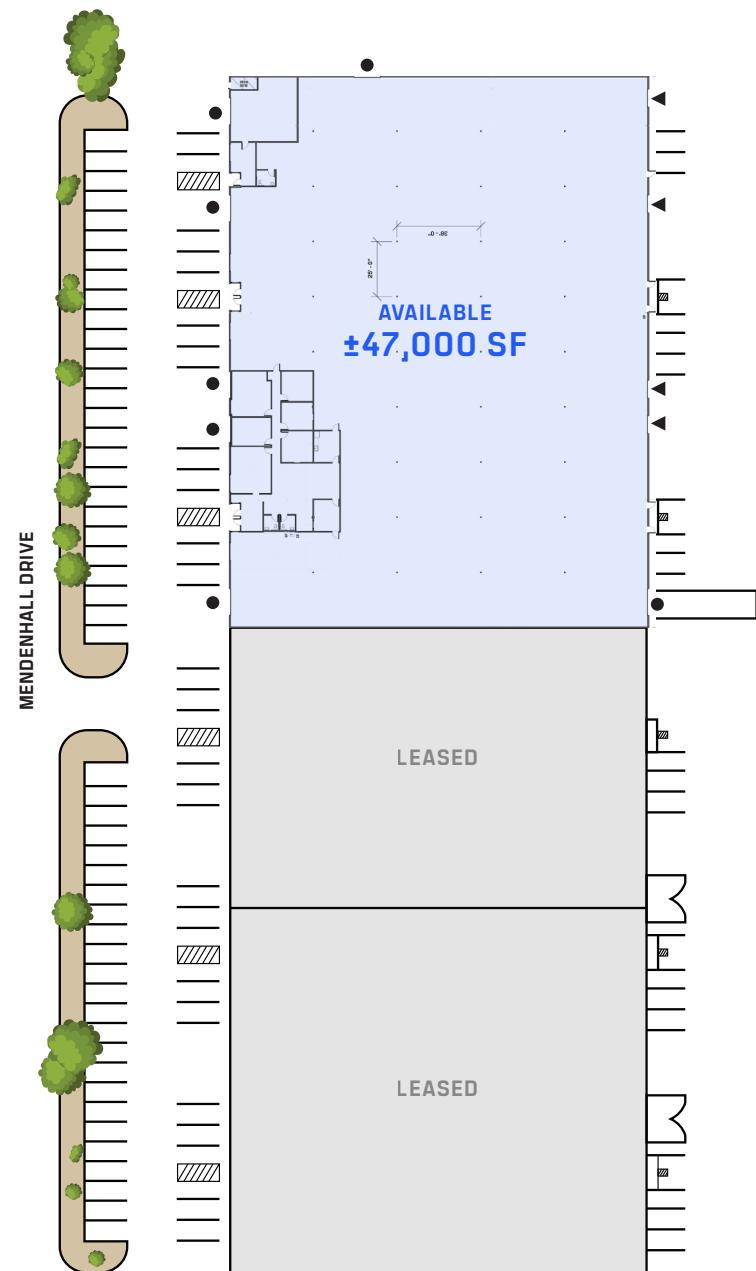
Lighting Metal Halide

Cooling Evaporative Coolers

Power 277/480V, 3-Phase Power

Sprinklers 0.30 GPM / 2,000 SF

Not To Scale. For Illustration Purposes Only.



● = Grade Level Loading Doors

▲ = Dock High Loading with Leveler

NORTH PARK ONE

FLOOR PLAN

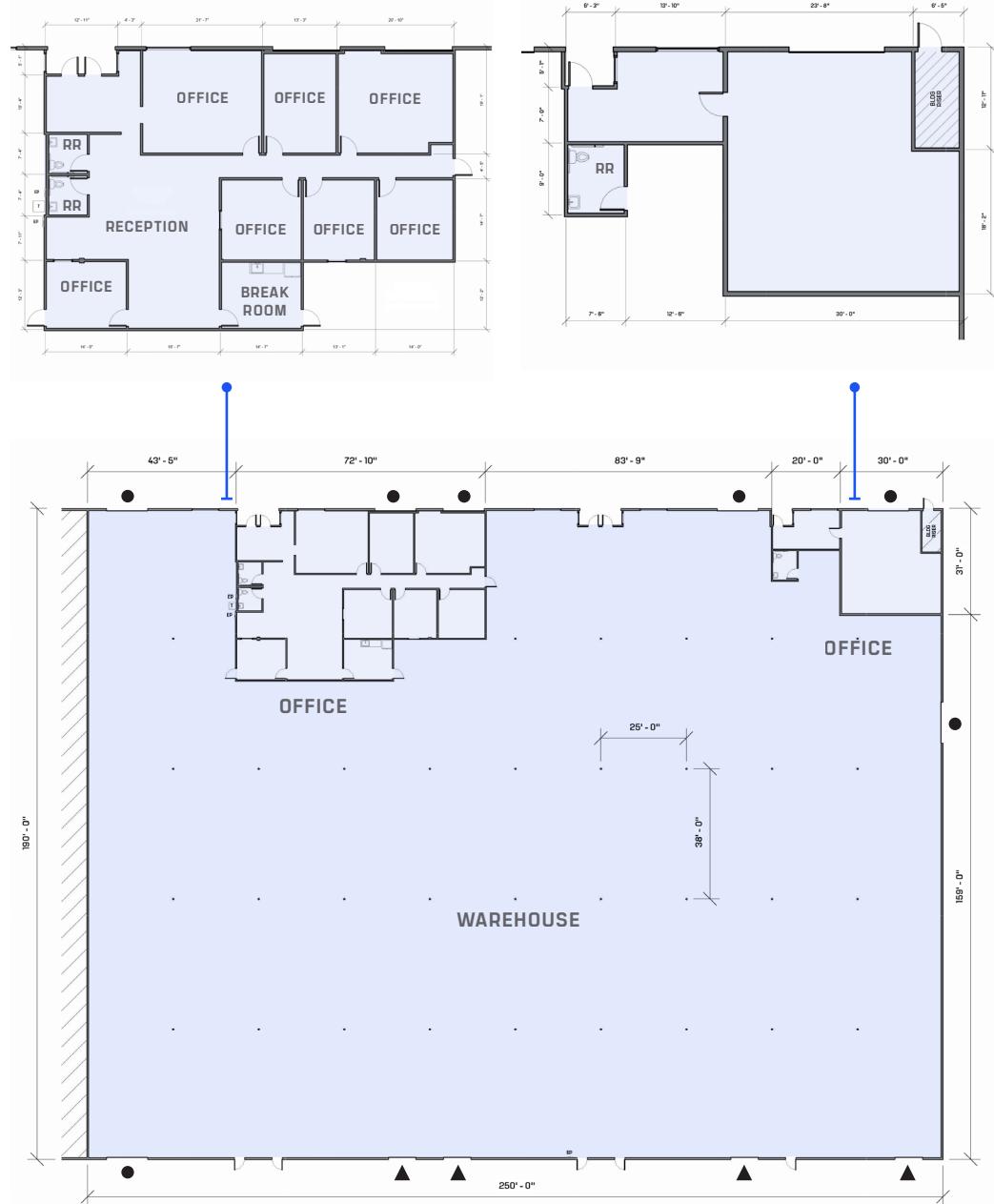
SUITE 107-111

- ±47,000 Total SF
- ±3,570 SF Office
- ±43,430 SF Warehouse
- Four (4) ±8' x ±10' Dock Loading Doors
- Seven (7) ±12' x ±14' Grade Level Loading Doors
- ±24' Clear Height
- Sprinklers 0.30 GPM / 2,000 SF
- 277/480V, 3-Phase Power
- Available May 1, 2026



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NORTH PARK **ONE**



±13 Miles to Harry Reid International Airport



±8 Miles to the Las Vegas Strip



±1 Day Truck Service to 61 Million People



±0.85 Miles to the I-15

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