

For Sublease

Craig-Losee Business Park

4336 Losee Rd - Suite B1 & B2

North Las Vegas, NV 89030
www.cbre.com/lasvegas

LIMITED TIME OFFER: INTRODUCTORY RATE OF \$0.60 PSF*



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±13,350 SF Industrial Unit Available For Sublease

CBRE

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4336 Losee Rd - Suite B1 & B2
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

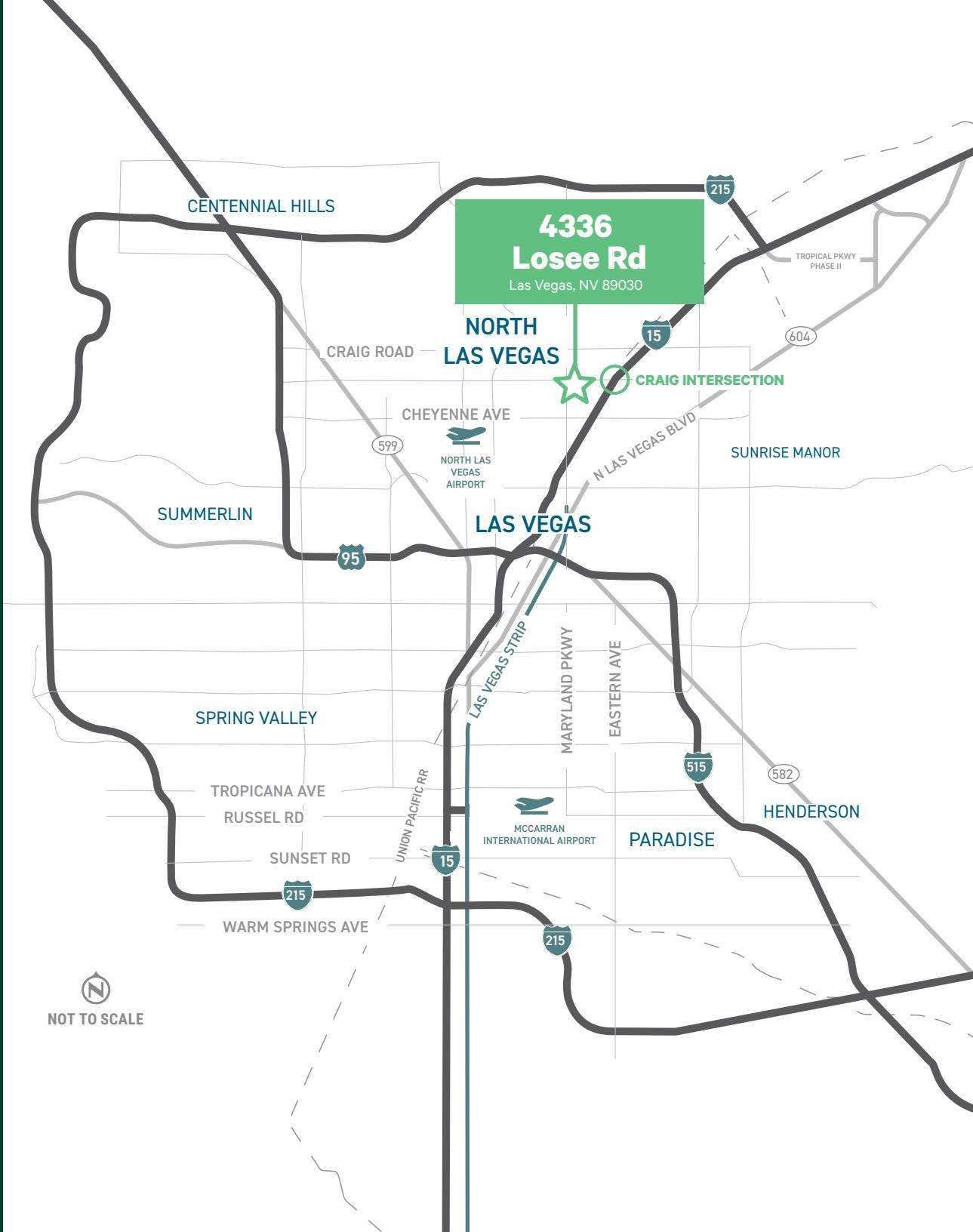


PROPERTY HIGHLIGHTS

- + ±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)

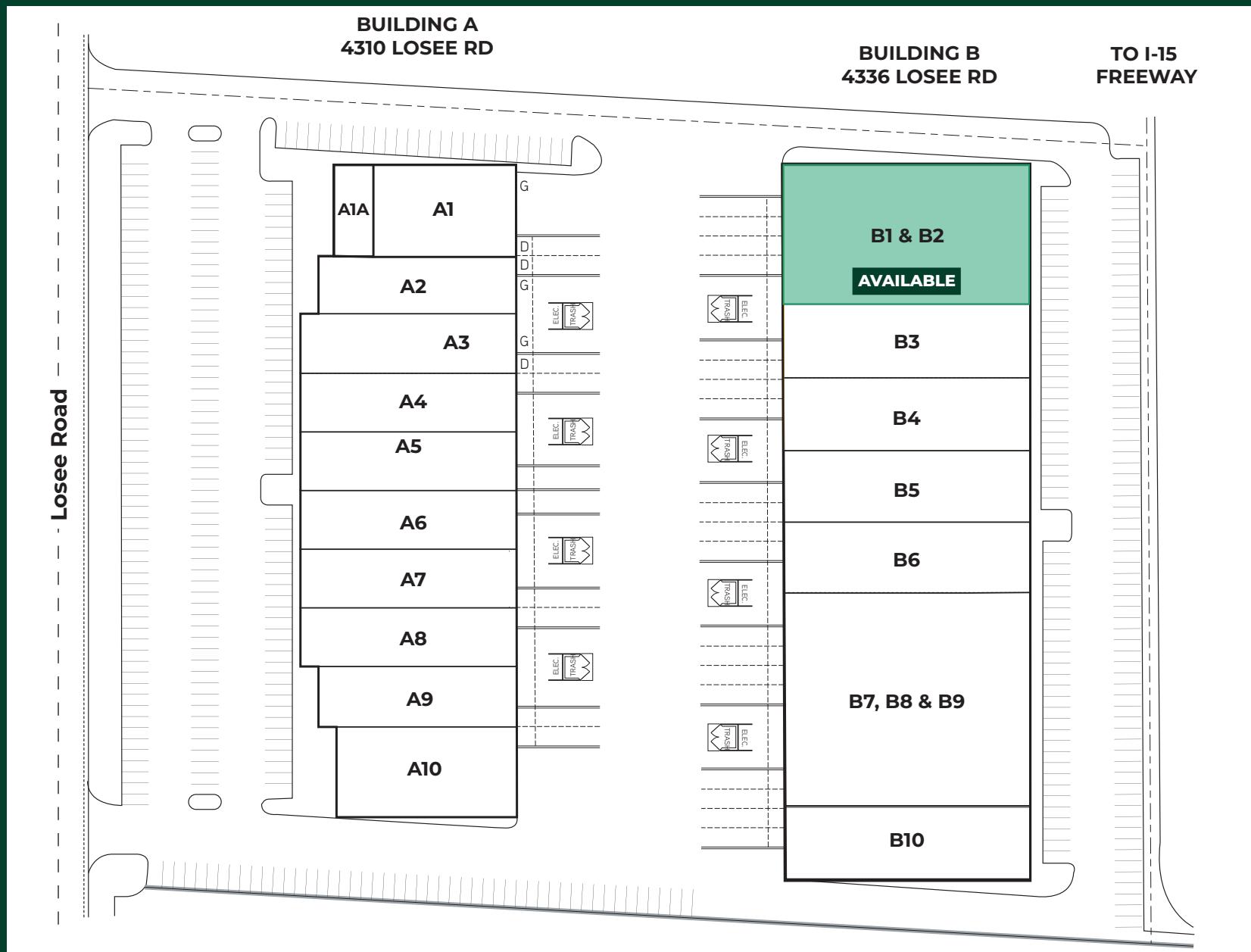
Lease Rate: \$0.60 PSF*
Est. OPEX: \$0.22 PSF/Mo.

***Base Rent shall be \$0.60 PSF for the first 6 months of the lease term.**



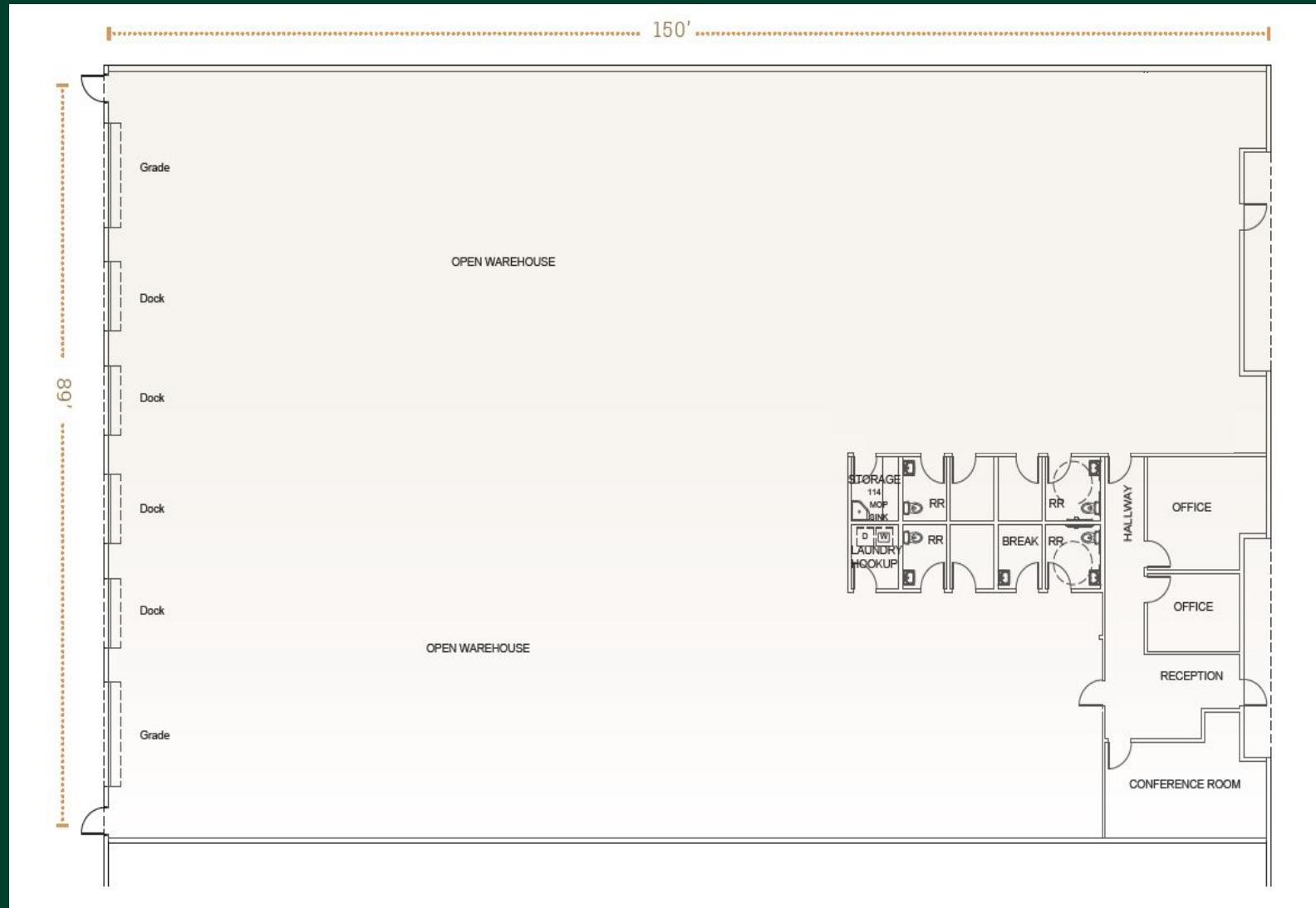
Site Plan

For Sublease



4336 Losee Rd., Ste. B1 & B2 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	\$0.60*	\$0.22	July 31, 2027

*Base Rent shall be \$0.60 PSF for the first 6 months of the lease term.

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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