



For lease

Trident Industrial Park

2915 Losee Road

537, 595 & 639 E Brooks Avenue

Las Vegas, NV 89030



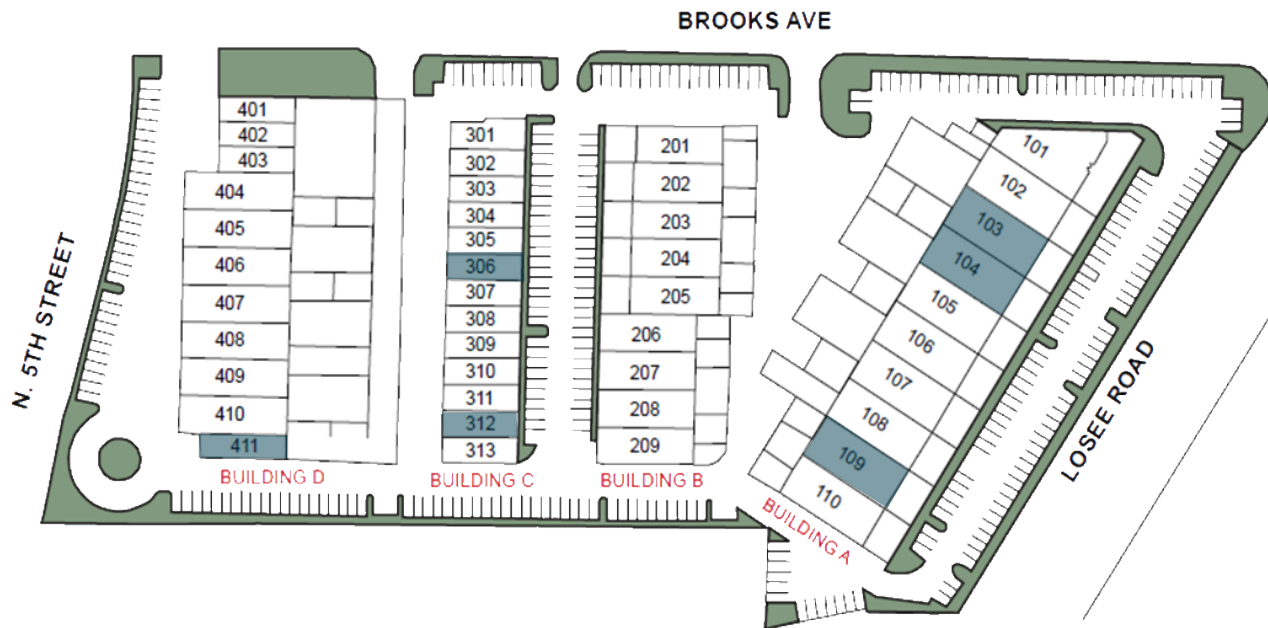


Property overview

- Rates from \$1.10 s.f. NNN
- 1,610 s.f. to 9,600 s.f. available
- ±112,100 sf Industrial Park
- Zoning: M-2 city of North Las Vegas
- Dock and/or grade doors
- 200 amps per bay, 120/208 volt 3-phase, 4-wire power
- HVAC offices, evaporative cooled warehouse
- DSL/cable internet service availability
- Wide range of office build-outs
- Fire sprinklers
- Ideal for light manufacturing and distribution
- Built in 2001

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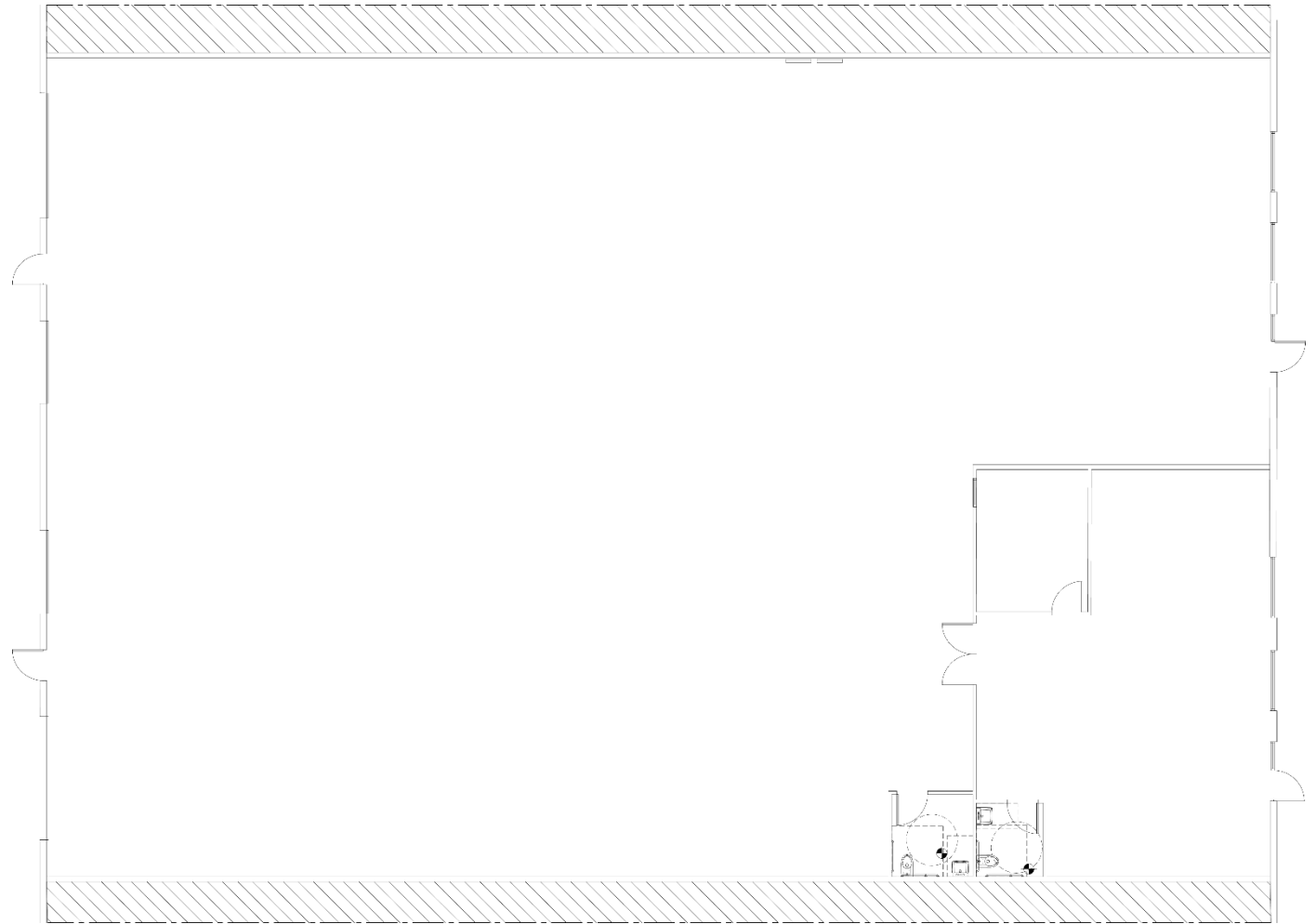
Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock/Grade	Rate	Cam	Monthly	Date Available
A-103/104	9,600	1,420	8,180	21'	2 DH / 2 GL	\$1.10	\$0.282	\$13,267.20	1/1/25
A-109	4,800	1,677	3,123	21'	1 DH / 1 GL	\$1.10	\$0.282	\$6,633.60	Now
C-306	1,610	396	1,214	21'	1 GL	\$1.20	\$0.282	\$2,386.02	3/1/25
C-312	1,610	544	1,066	21'	1 GL	\$1.20	\$0.282	\$2,386.02	Now
D-411	1,767	589	1,178	21'	1 GL	\$1.20	\$0.282	\$2,618.69	Now



Floorplans

2915 Losee Road Suite A-103/104

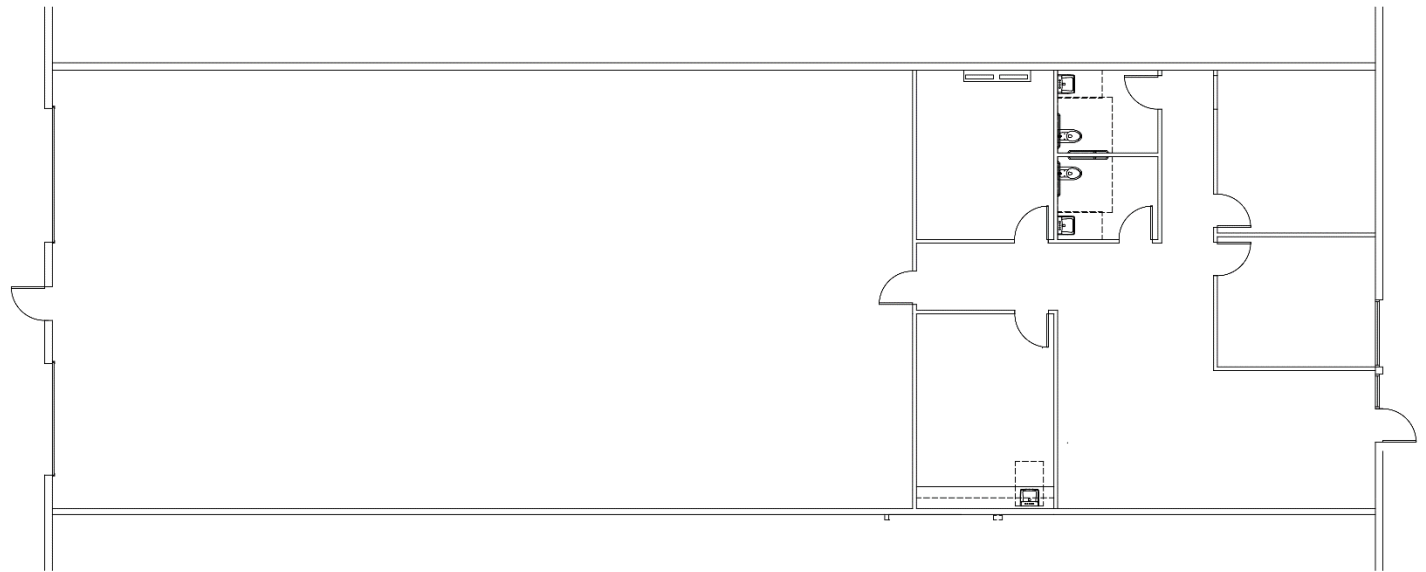
- 9,600 total s.f.
- 1,420 s.f. office
- 8,180 s.f. warehouse
- Clear height 21'
- Two (2) 12' x 14' grade door
- Two (2) 9' x 12' dock door
- \$1.10/s.f. NNN
- \$0.282 CAM
- \$13,267.20 monthly
- Available 1/1/25



Floorplans

2915 Losee Road Suite A-109

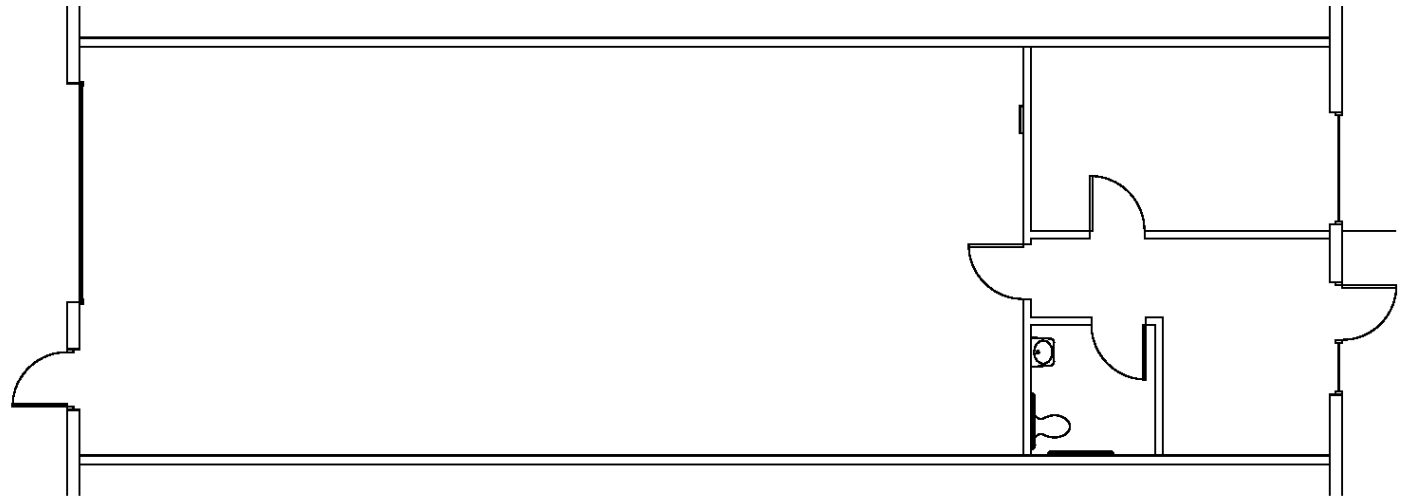
- 4,800 total s.f.
- 1,677 s.f. office
- 3,123 s.f. warehouse
- Clear height 21'
- One (1) 12' x 14' grade door
- One (1) 9' x 12' dock door
- \$1.10/s.f. NNN
- \$0.282 CAM
- \$6,633.60 monthly
- Available Now



Floorplans

595 E. Brooks Ave Suite C-306

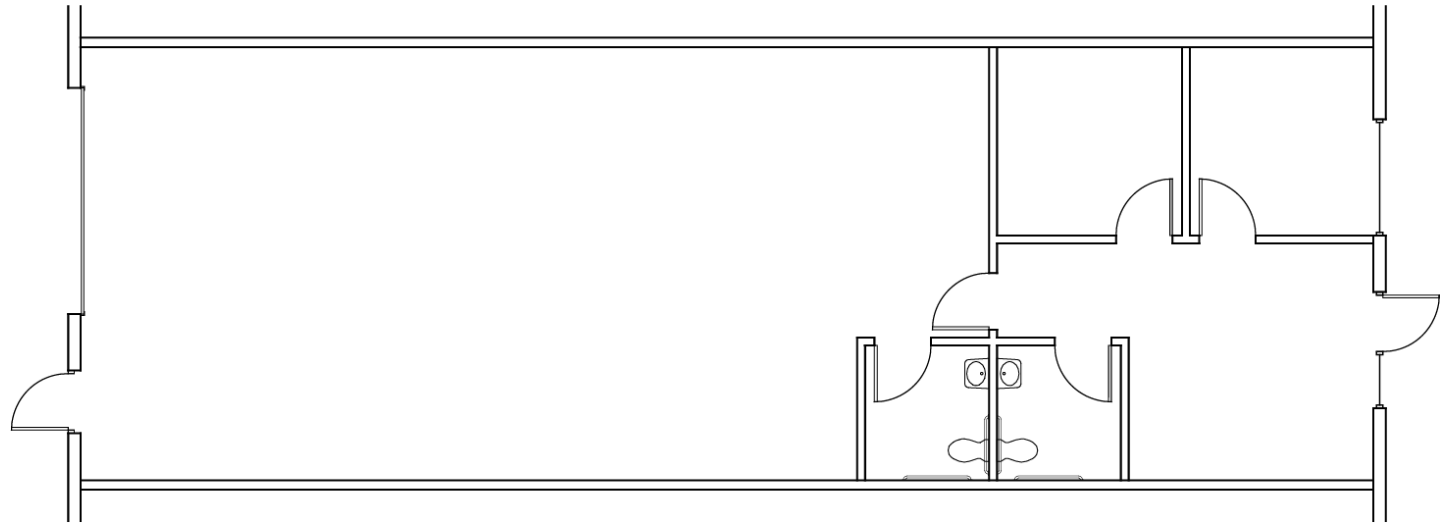
- 1,610 total s.f.
- 396 s.f. office
- 1,214 s.f. warehouse
- Clear height 21'
- One (1) 12' x 14' grade door
- \$1.20/s.f. NNN
- \$0.282 CAM
- \$2,386.02 monthly
- Available 3/1/25



Floorplans

595 E. Brooks Ave Suite C-312

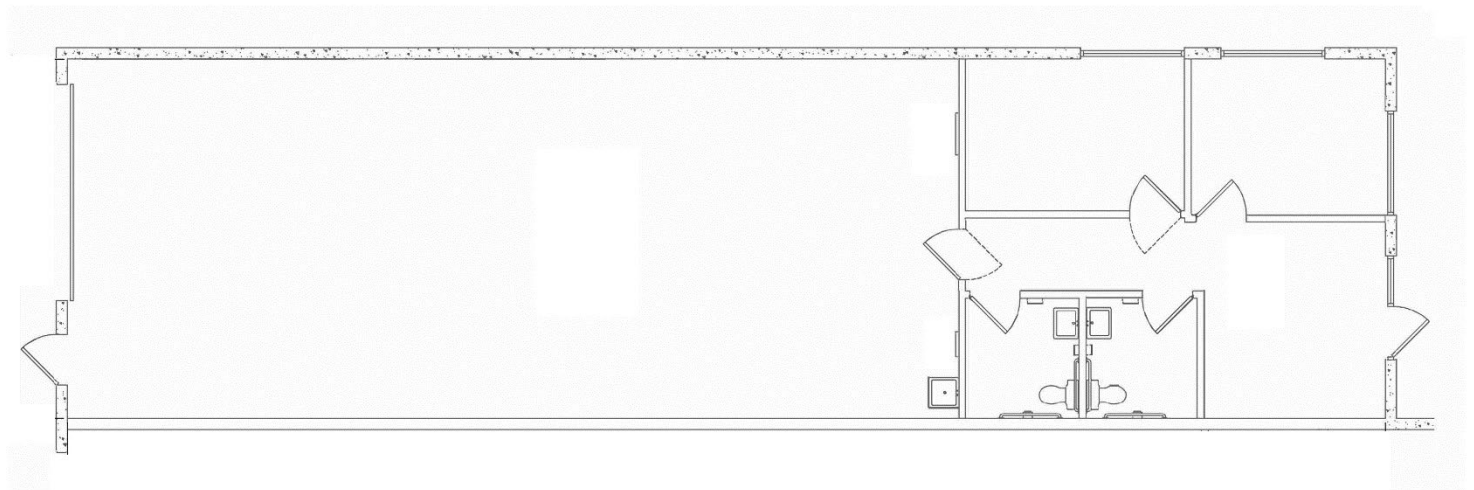
- 1,610 total s.f.
- 544 s.f. office
- 1,066 s.f. warehouse
- Clear height 21'
- One (1) 12' x 14' grade door
- \$1.20/s.f. NNN
- \$0.282 CAM
- \$2,386.02 monthly
- Available Now

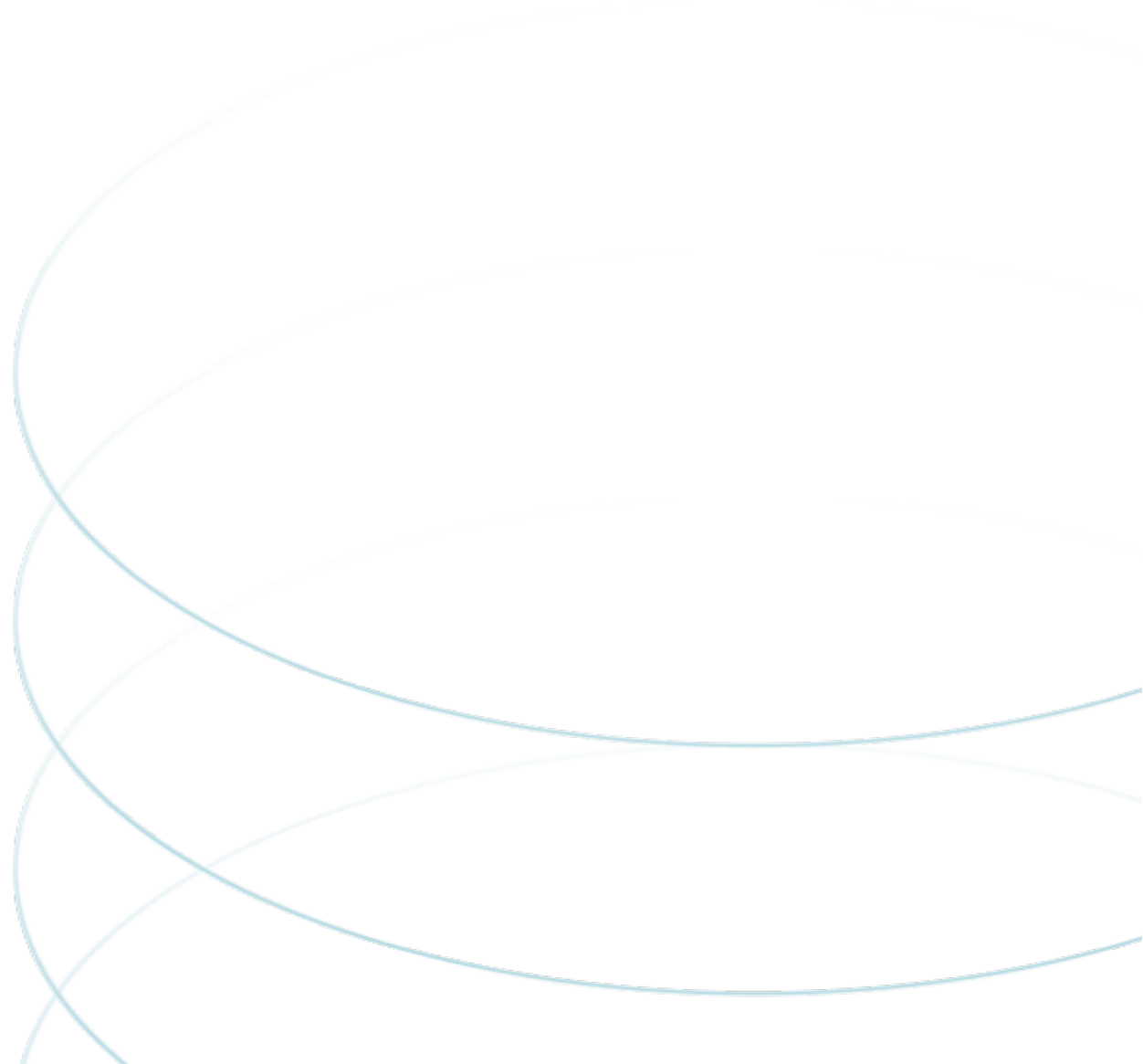


Floorplans

537 E. Brooks Ave Suite D-411

- 1,767 total s.f.
- 589 s.f. office
- 1,178 s.f. warehouse
- Clear height 21'
- One (1) 12' x 14' grade door
- \$1.20/s.f. NNN
- \$0.282 CAM
- \$2,618.69 monthly
- Available Now





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