



FOR SUBLEASE

4310 Losee Rd #A10,
North Las Vegas, NV 89081

- Office Total: 4,472 SF
- Zoning: M-2 (City of North Las Vegas)
- Dock and Grade Doors
- Fire Sprinklers
- End Unit with Abundant Parking

±8,400 SF | INDUSTRIAL

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

LEASE RATE	\$1.26/SF/NNN
CAM RATE	\$0.231/SF
MONTHLY RENT	\$12,491.55
TOTAL AVAILABLE	±8,400 SF
YEAR BUILT	2008
ZONING	M-2
TYPE	Industrial Office/Retail Warehouse
SUBLEASE EXPIRATION	08/31/2026

- Total Building Square footage: ±8,400 SF
- Total 2 Story office
 - First Floor: ±2,236 SF
 - Second Floor: ±2,236 SF
- Warehouse Storage: ±3,928 SF
- Grade Level Door: One (1) 10'x16'
- Dock High Door: One (1) 10'x10'
- Clear Height: 22 ft
- Sprinklered (Riser access in warehouse)
- 3 Phase Power
- Evaporative Cooled Warehouse



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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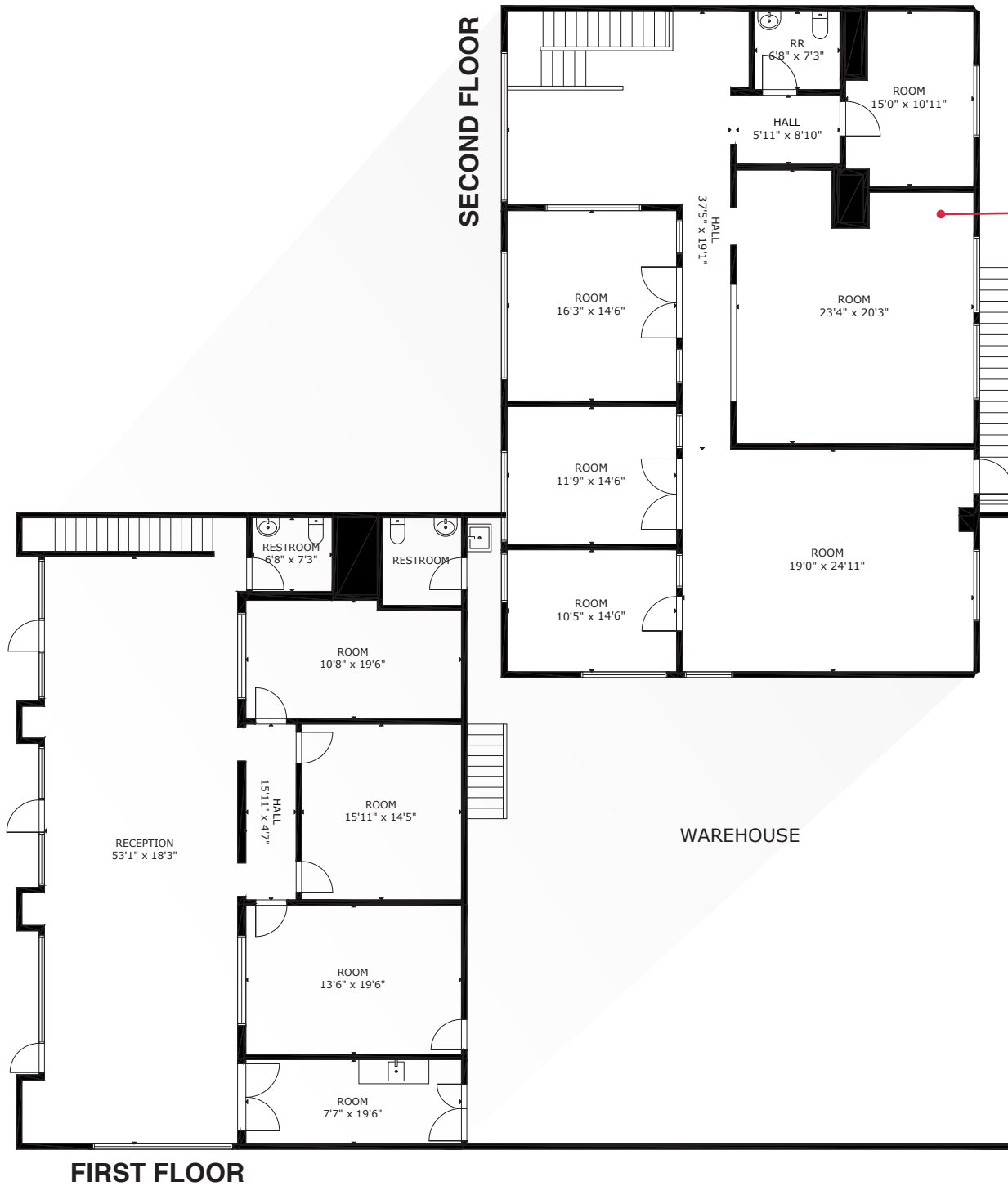


SUMMARY

FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



- GRADE LEVEL LOADING DOORS
- ▲ DOCK HIGH LOADING DOORS

PHOTOS





PHOTOS



PHOTOS

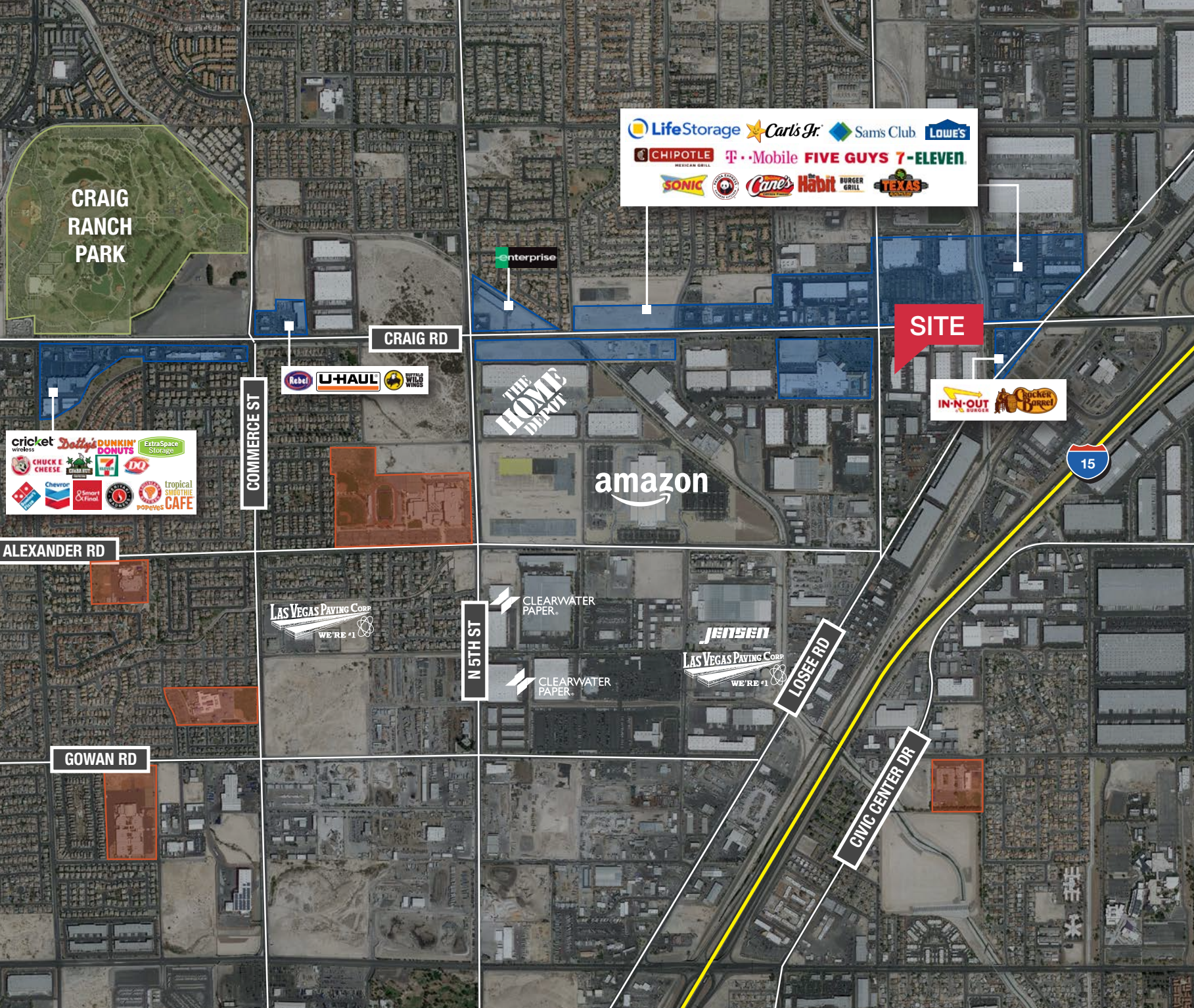




PHOTOS

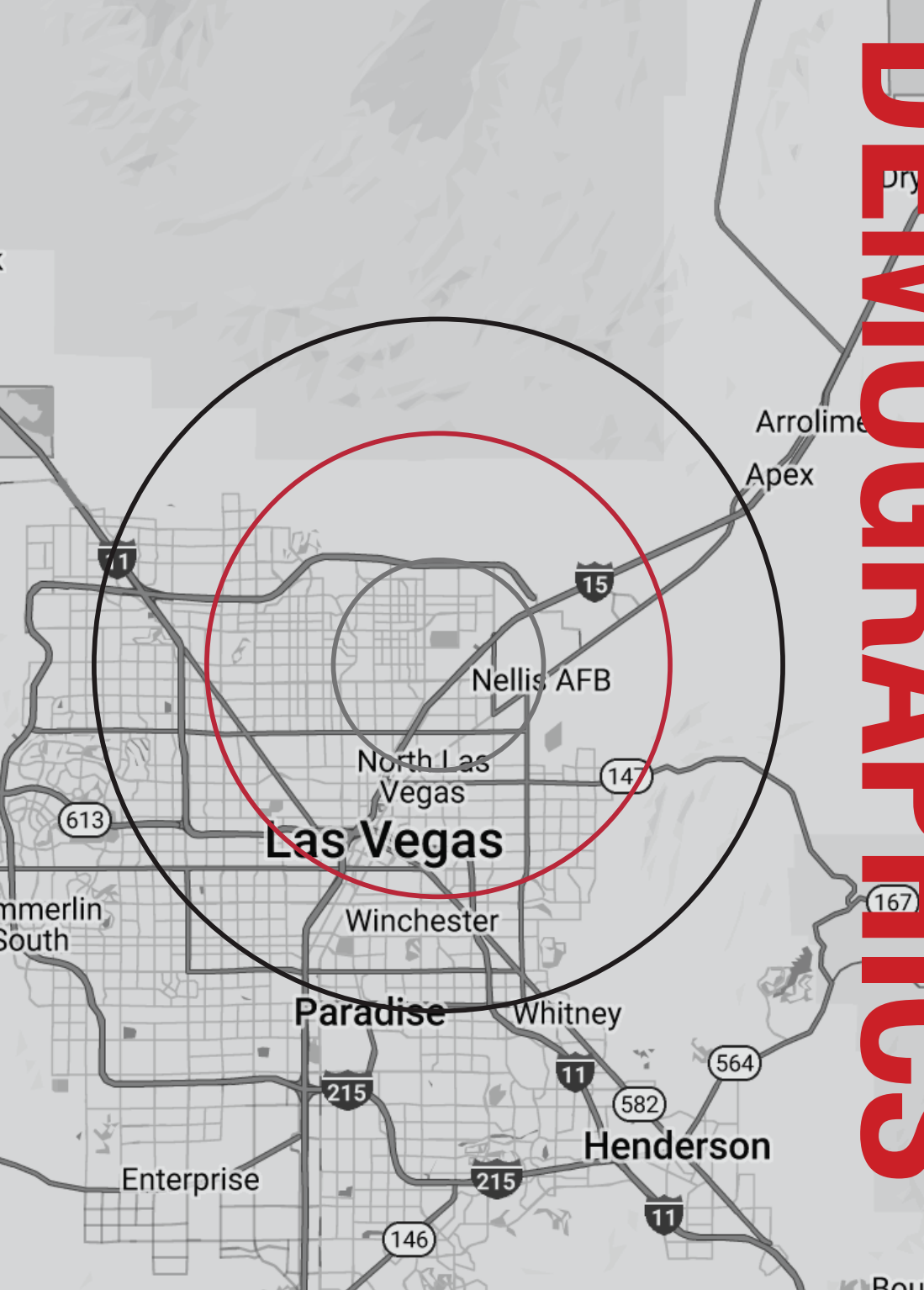


AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	7,724	176,654	393,628
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,505	53,979	125,089
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$95,738	\$84,391	\$79,674

Traffic Counts

STREET	AADT
Craig Rd / Losee Rd	44,500
Losee Rd / Lone Mountain Rd	11,300

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

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