

For Lease

# Craig-Losee Business Park

## 4310 Losee Road

North Las Vegas, NV 89030  
[www.cbre.com/lasvegas](http://www.cbre.com/lasvegas)

### Contact Us

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**±8,400 SF Industrial Unit Available**

**Lincoln** **CBRE**

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## 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

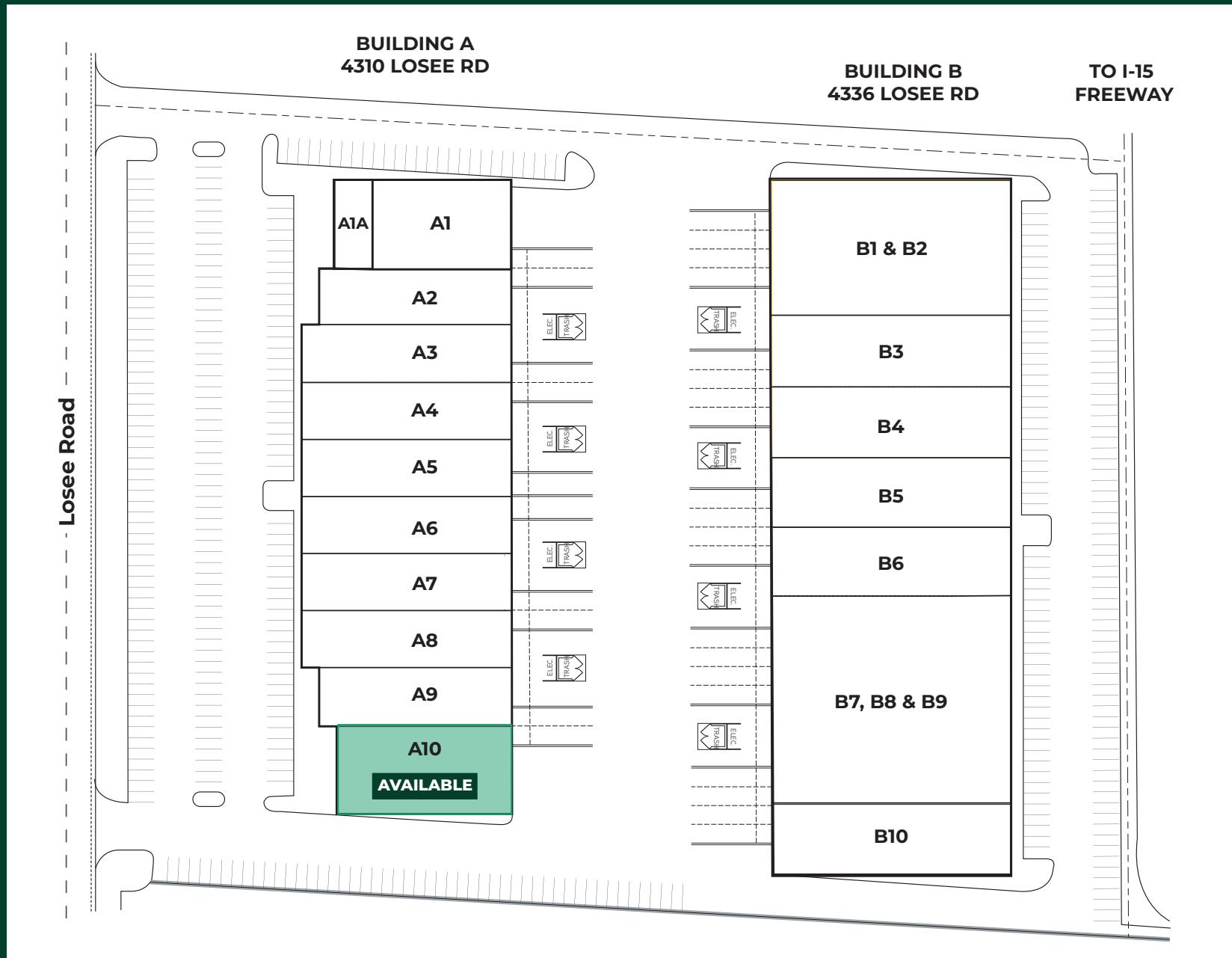
- + 124,236 SF Project consisting of 2 rear loaded buildings
- + ± 8,400 SF Unit Available for Lease
- + Abundant parking/Extra large truck court
- + 24' Clear height
- + Dock and grade level loading
- + Fire sprinklers
- + Zoning: M-2 (City of North Las Vegas)

Lease Rate: Call Broker for pricing  
Est. OPEX: \$0.26 PSF/Mo.



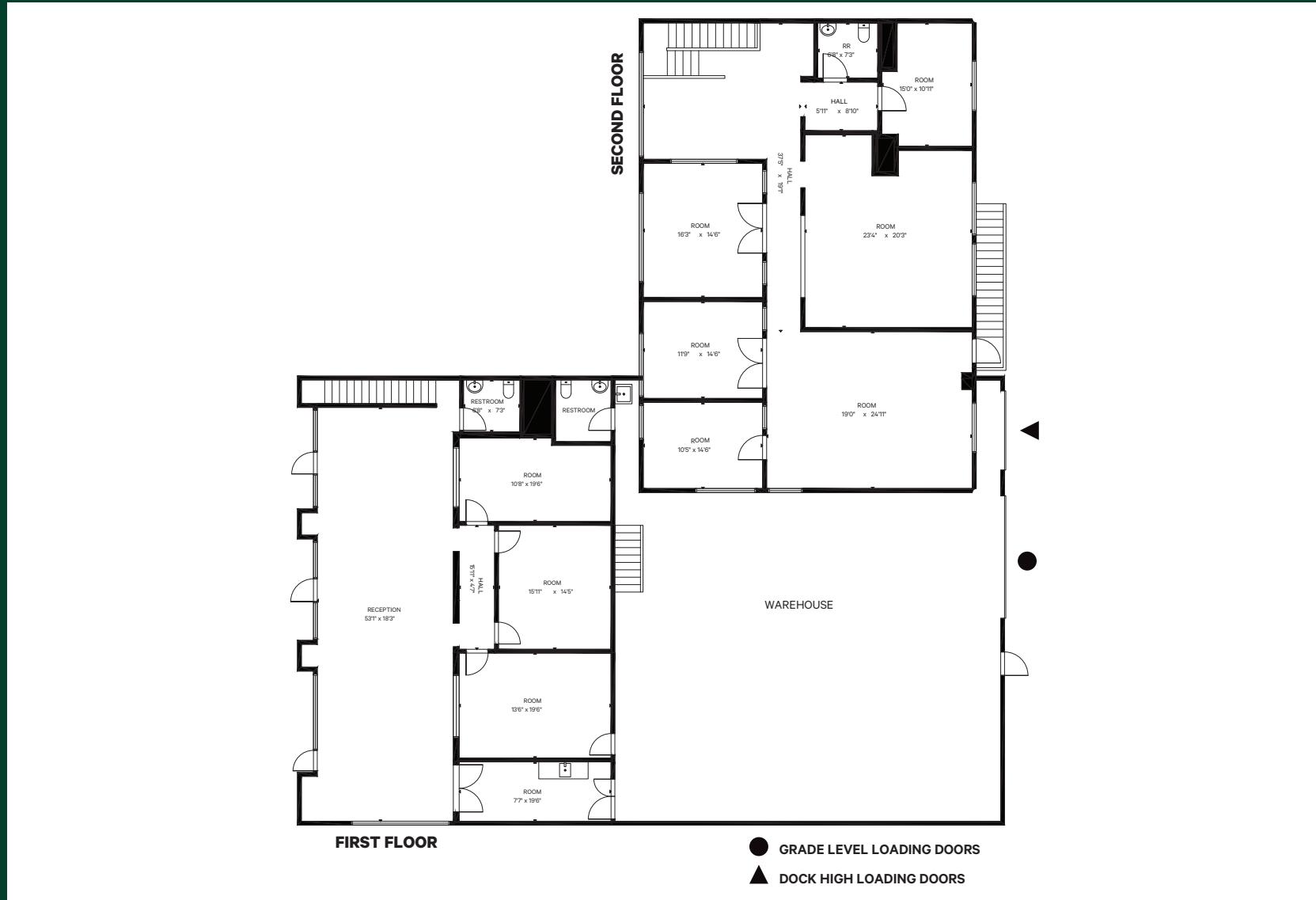
# Site Plan

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# 4310 Losee Rd., Ste. A10 Floor Plan

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| Address              | Suite | Total SF | Office SF                          | Clear Height | Dock Doors | Grade Doors | Base Rent PSF     | Est. OPEX PSF | Available |
|----------------------|-------|----------|------------------------------------|--------------|------------|-------------|-------------------|---------------|-----------|
| <b>4310 Losee Rd</b> | A10   | 8,400    | 1st floor 2,236<br>2nd floor 2,236 | 22'          | 1          | 1           | *Call For Pricing | \$0.26        | Q1 2026   |

# 4310 Losee Rd., Ste. A10 Overhead Aerial

For Lease



# 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 177,800 workers in the distribution/transportation/warehousing and manufacturing industries
- + Over 63,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- + According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- + All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



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