



For lease

Trident Industrial Park

2915 Losee Road

537, 595 & 639 E Brooks Avenue

North Las Vegas, NV 89030



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP



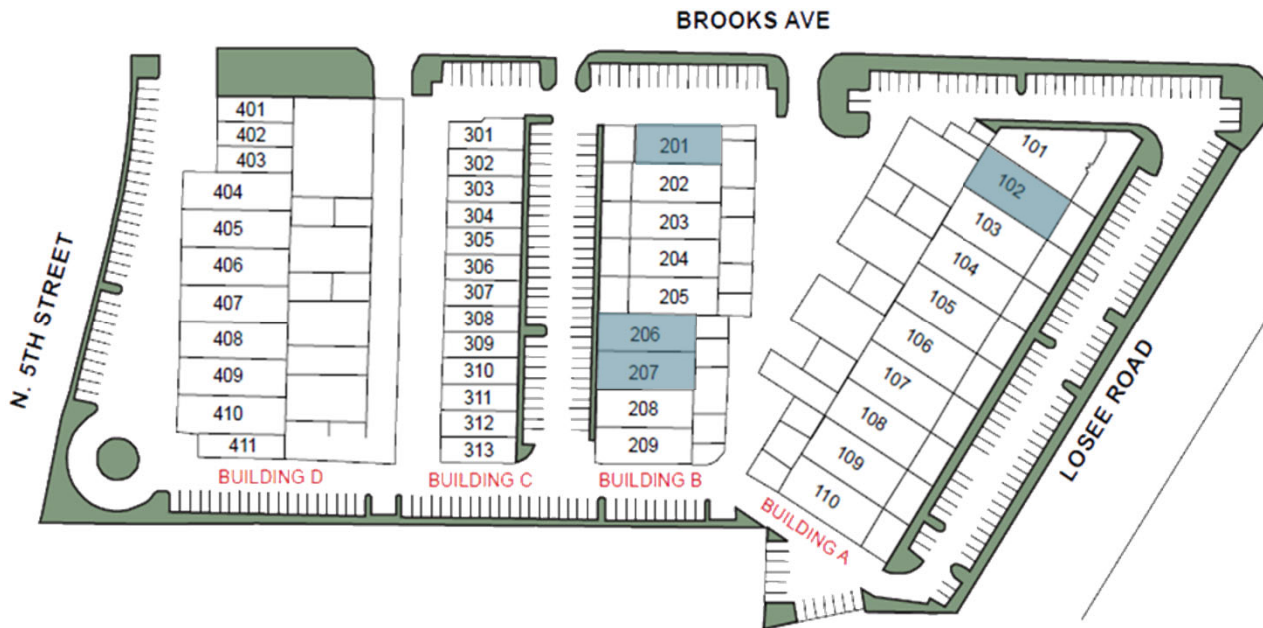
Property overview

- Rates from \$1.00 s.f. NNN
- 3,000 s.f. to 7,160 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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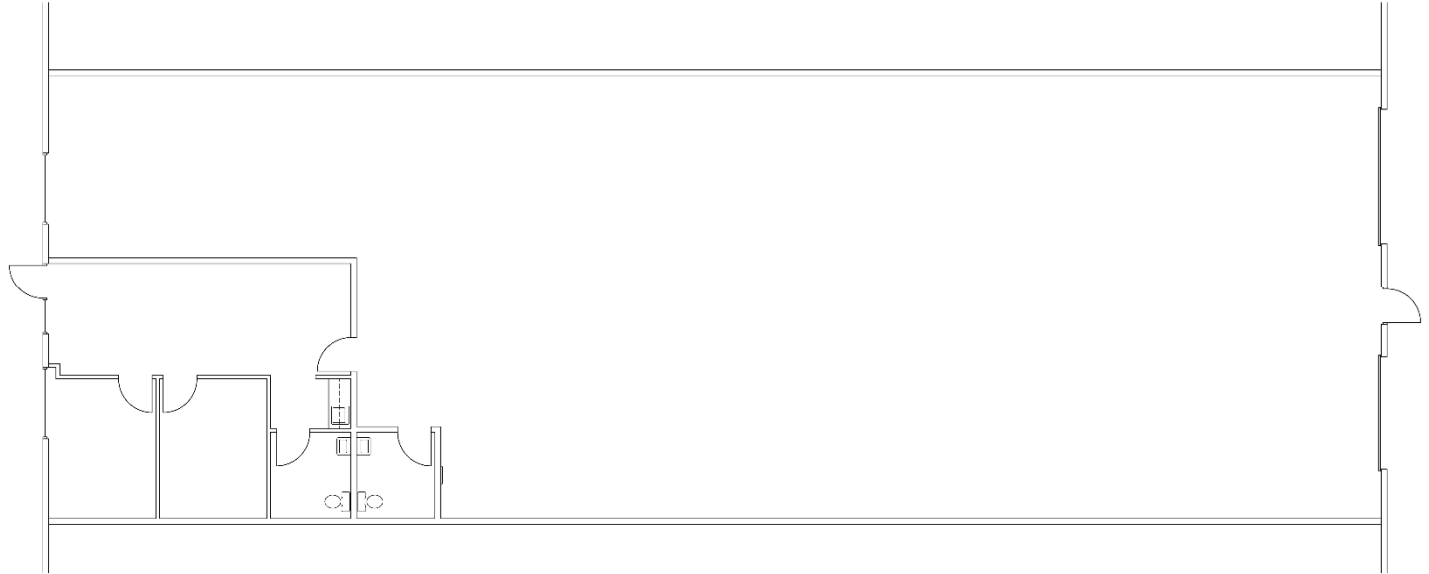
Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock/Grade	Rate	Cam	Monthly	Date Avail.
A-102	4,800	1,110	3,690	21'	1 DH / 1 GL	\$1.15	\$0.30	\$6,960	Now
B-201	7,160	1,003	6,157	21'	1 DH / 1 GL	\$1.00	\$0.30	\$9,308	TBD
B-206	3,000	730	2,270	21'	1 DH / 1 GL	\$1.25	\$0.30	\$4,650	3/1/26
B-207	3,000	730	2,270	21'	1 DH / 1 GL	\$1.35	\$0.30	\$4,950	3/1/26



Floorplans

2915 Losee Ave. Suite A-102

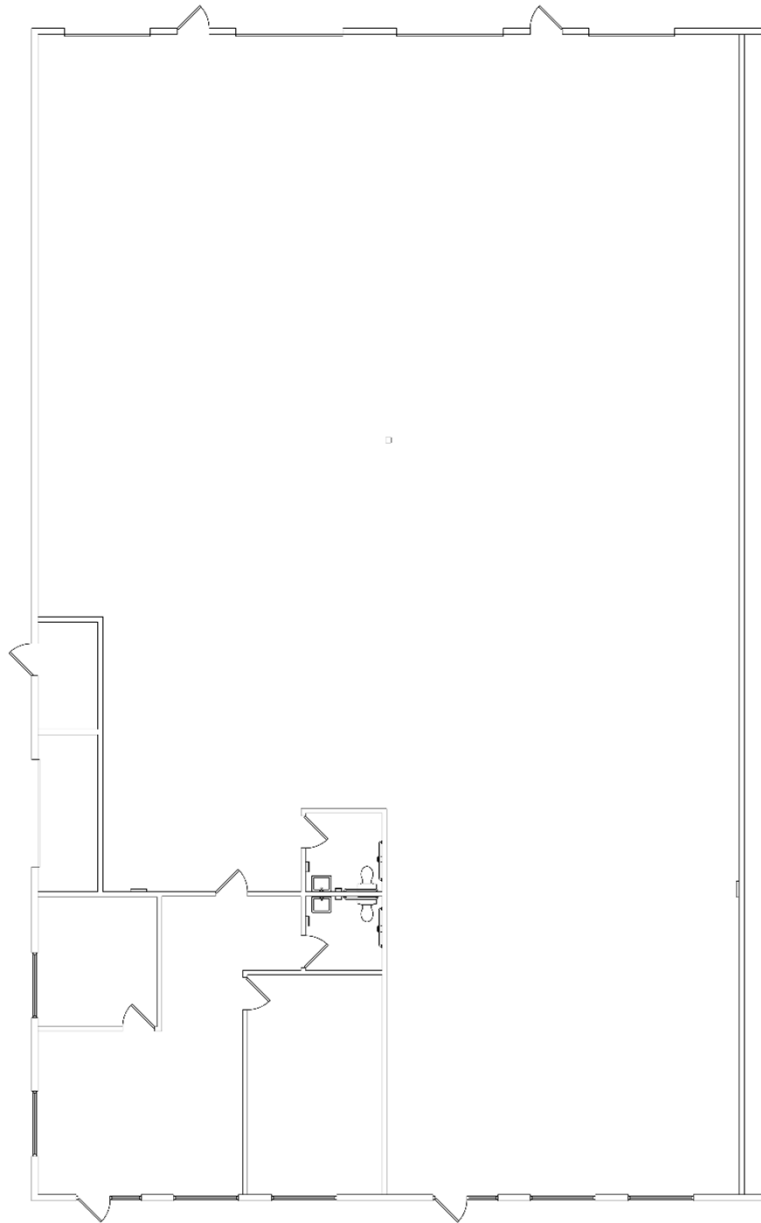
- 4,800 total s.f.
- 1,110 s.f. office
- 3,690 s.f. warehouse
- Clear height 21'
- One (1) 9' x 12' dock door
- One (1) 10' x 14' grade door
- \$1.15/s.f. NNN
- \$0.30 CAM
- \$6,960 monthly
- Available now



Floorplans

639 E. Brooks Ave Suite B-201

- 7,160 total s.f.
- 1,003 s.f. office
- 6,157 s.f. warehouse
- Clear height 21'
- One (1) 9' x 12' dock door
- One (1) 10' x 14' grade door
- \$1.00/s.f. NNN
- \$0.30 CAM
- \$9,308 monthly
- Available TBD



Floorplans

639 E. Brooks Ave Suite B-206

- 3,000 total s.f.
- 730 s.f. office
- 2,270 s.f. warehouse
- Clear height 21'
- One (1) 9' x 12' dock door
- One (1) 12' x 16' grade door
- \$1.25/s.f. NNN
- \$0.30 CAM
- \$4,650 monthly
- Available 3/1/26

**Floor Plan
Coming Soon**



Floorplans

639 E. Brooks Ave Suite B-207

- 3,000 total s.f.
- 730 s.f. office
- 2,270 s.f. warehouse
- Clear height 21'
- One (1) 9' x 12' dock door
- One (1) 12' x 16' grade door
- \$1.35/s.f. NNN
- \$0.30 CAM
- \$4,950 monthly
- Available 3/1/26

**Floor Plan
Coming Soon**





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