



FOR LEASE

INDUSTRIAL OUTDOOR STORAGE

4364 E Craig Rd
Las Vegas, NV 89115

- Paved Parking
- Fenced Perimeter
- Ideal Uses: Equipment Storage Yard, Truck Maintenance And Storage, Vehicle Parking

± 0.79 - 2.025 AC | LAND/IOS

Property Specs

LEASE RATE

Lot 1 | \$0.25/SF
Lot 2 | \$0.15/SF

MONTHLY RENT

Lot 1 | \$8,603.00/Mo
Lot 2 | \$13,231.00/Mo

LOT SIZES

±0.79 - 2.025 Acres

ZONNING

M-1

APN

140-05-212-010

- Lot 1 | ±0.79 AC
 - Paved Flat Parking, fenced to the North and Northeast
 - No access to utilities present
- Lot 2 | ±2.025 AC
 - Dirt Lot, Fenced Perimeter
 - Fire Hydrant Present onsite
- Ideal Uses: Equipment Storage Yard, Truck Maintenance And Storage, Vehicle Parking



OR TEXT 23648 TO 39200

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

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±2.025 AC



±0.79 AC



SUMMARY

E LONE MOUNTAIN RD

DAR PRO SOLUTIONS

CINTAS
the uniform people

SOUTHWEST
TRUCK DRIVER TRAINING

VANDEBERG DR

EKER ST

WEST DIRECT OIL

PENSKE

Culligan Water

ABF
Freight

N LAMB BLVD

ARTESIAN SPAS

KICHLER LIGHTING

R-L CARRIERS

COPPER SAGE ST

FedEx
Freight

FedEx
Freight

±0.79 AC

±2.025 AC

FedEx
Freight

TForce
Freight

E CRAIG RD

AREA MAP



FANATICS
amazon

LAS VEGAS
MOTOR SPEEDWAY

SHADOW CREEK GOLF COURSE

LifeStorage | Carl's Jr. | Sams Club | Lowe's
CHIPOTLE | T-Mobile | FIVE GUYS | 7-ELEVEN
SONIC | Cane | Habit | TEXAS | Enterprise

N LAMB BLVD

15

amazon
BED BATH & BEYOND
SEPHORA

SITE

E CRAIG RD

IN-N-OUT

N LAS VEGAS BLVD

NELLIS AIR FORCE BASE

W CHEYENNE AVE

ATD NAVISTAR | Sun Delivery, LLC | PNESTONE | WALKER FURNITURE & MATTRESS
ELEVEN | Fellowes | J.B. HUNT | PRIORITY WIRE & CABLE, INC. | LIVING SPACES | 1-800-PACK-RAT
XTREME | CenturyLink | JOHNSTONE SUPPLY | USA BlueBook | LOC LES OLSON COMPANY

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

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	10,803	119,473	336,525
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,115	36,890	104,367
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$74,932	\$79,295	\$78,993

Traffic Counts

STREET	AADT
Andrews St	36,700
E Craig Rd	34,000

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

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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