



For lease

Trident Industrial Park

2915 Losee Road

537, 595 & 639 E Brooks Avenue

North Las Vegas, NV 89030





Property overview

- Rates from \$1.15 s.f. NNN
- 3,000 s.f. to 4,800 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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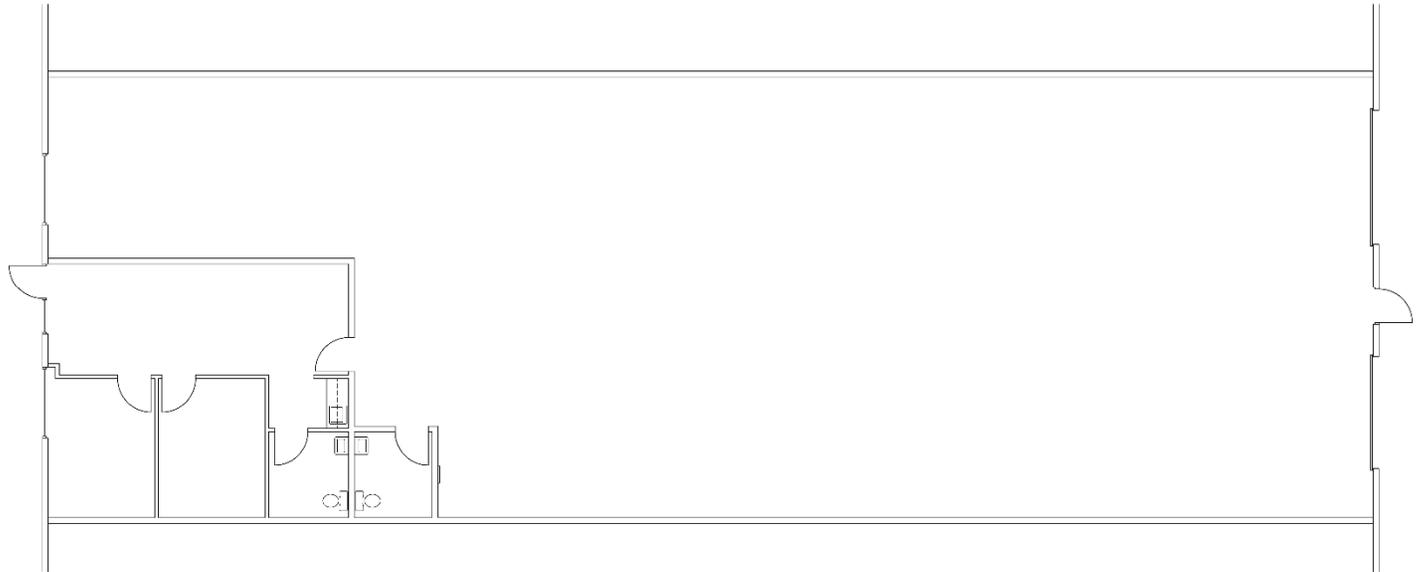
| Suite | Total s.f. | Office s.f. | Warehouse s.f. | Ceiling height | Dock/Grade | Rate | Cam | Monthly | Date Avail. |
|-------|------------|-------------|----------------|----------------|-------------|--------|--------|---------|-------------|
| A-102 | 4,800 | 1,110 | 3,690 | 21' | 1 DH / 1 GL | \$1.15 | \$0.30 | \$6,960 | Now |
| B-206 | 3,000 | 730 | 2,270 | 21' | 1 DH / 1 GL | \$1.25 | \$0.30 | \$4,650 | 5/1/26 |
| B-207 | 3,000 | 730 | 2,270 | 21' | 1 DH / 1 GL | \$1.35 | \$0.30 | \$4,950 | 5/1/26 |



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-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 5/1/26

**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 5/1/26

**Floor Plan
Coming Soon**





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