



For Lease | Up to ±208,309 SF

Smoke Ranch Distribution Center

Warehouse / Distribution Location Available

Representative Photo

Paul Sweetland, SIOR

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A DEVELOPMENT BY:

Smoke Ranch Distribution Center

SYWEST
DEVELOPMENT

4150 Smoke Ranch Road, North Las Vegas, NV 89032

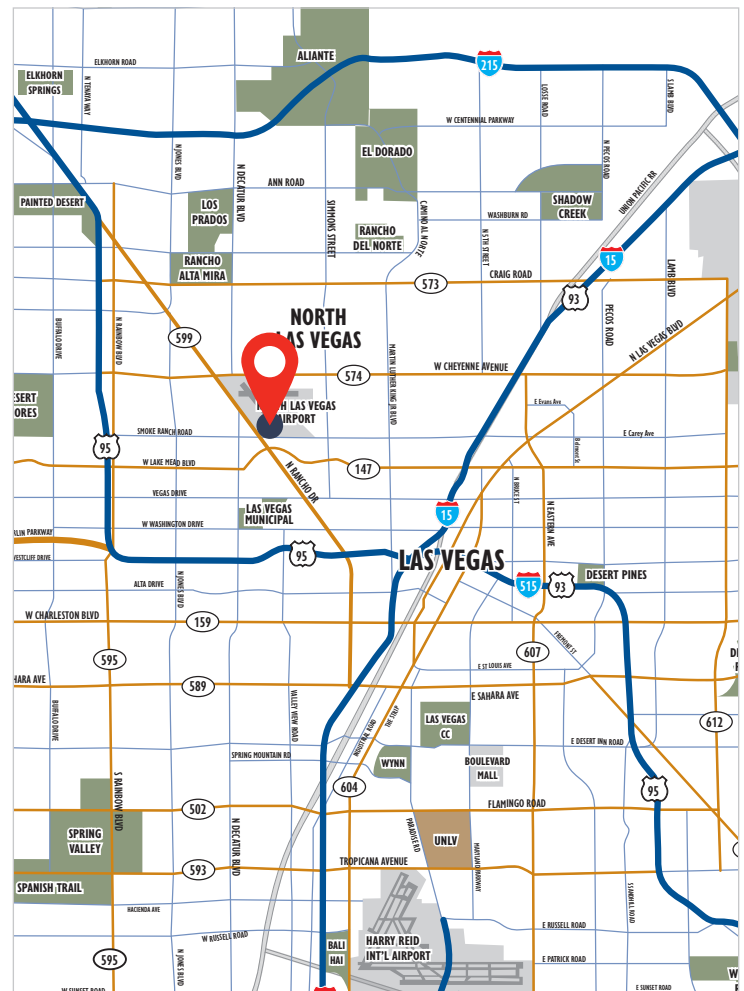
Exceptional opportunity available within the North Las Vegas submarket. This property is located near the northwest corner of Smoke Ranch Road and Rancho Drive with convenient access to the US-95 and I-215 freeways with frontage on Smoke Ranch Road.

HIGHLIGHTS

- ±12.33 Acres Available for Built-to-Suit
- BTS up to ±208,309 SF
- Potential Spec Plan for ±208,309 SF and ±204,646 SF
- Dock High Doors (±9' x ±10')
- Dock Loading Doors (±12' x ±14')
- ESFR Fire Sprinkler System
- 320 Auto Parking Stalls – Adjustable
- 27 Trailer Stalls – Adjustable
- 277/480V, 3-Phase Power
- APN: 139-18-801-004
- Zoning: M-2



Drawings Not Exact/Not to Scale



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Potential Cross-Dock Plan:

Drawings Not Exact/Not to Scale



Building A

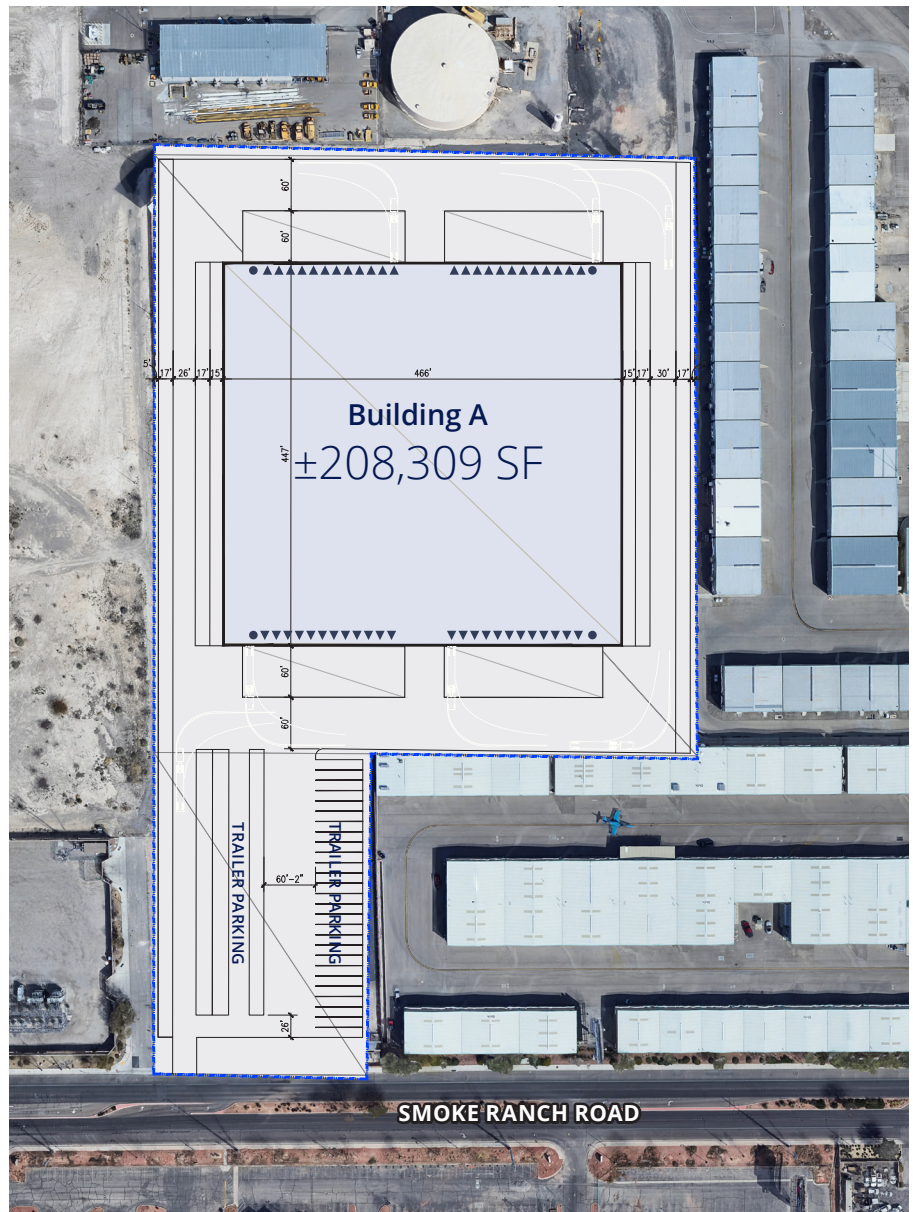
- ±208,309 Total SF
- ±320 Parking Stalls
- 27 Trailer Stalls
- 1.06/1000 Ratio
- Forty Eight (48) ±9' x ±10' Dock Loading Doors
- Four (4) ±12' x ±14' Grade Level Doors



Contact Broker
For Pricing Details

▲ = Dock Loading Doors

● = Grade Loading Doors



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Potential Cross-Dock Plan:

Drawings Not Exact/Not to Scale



Building B

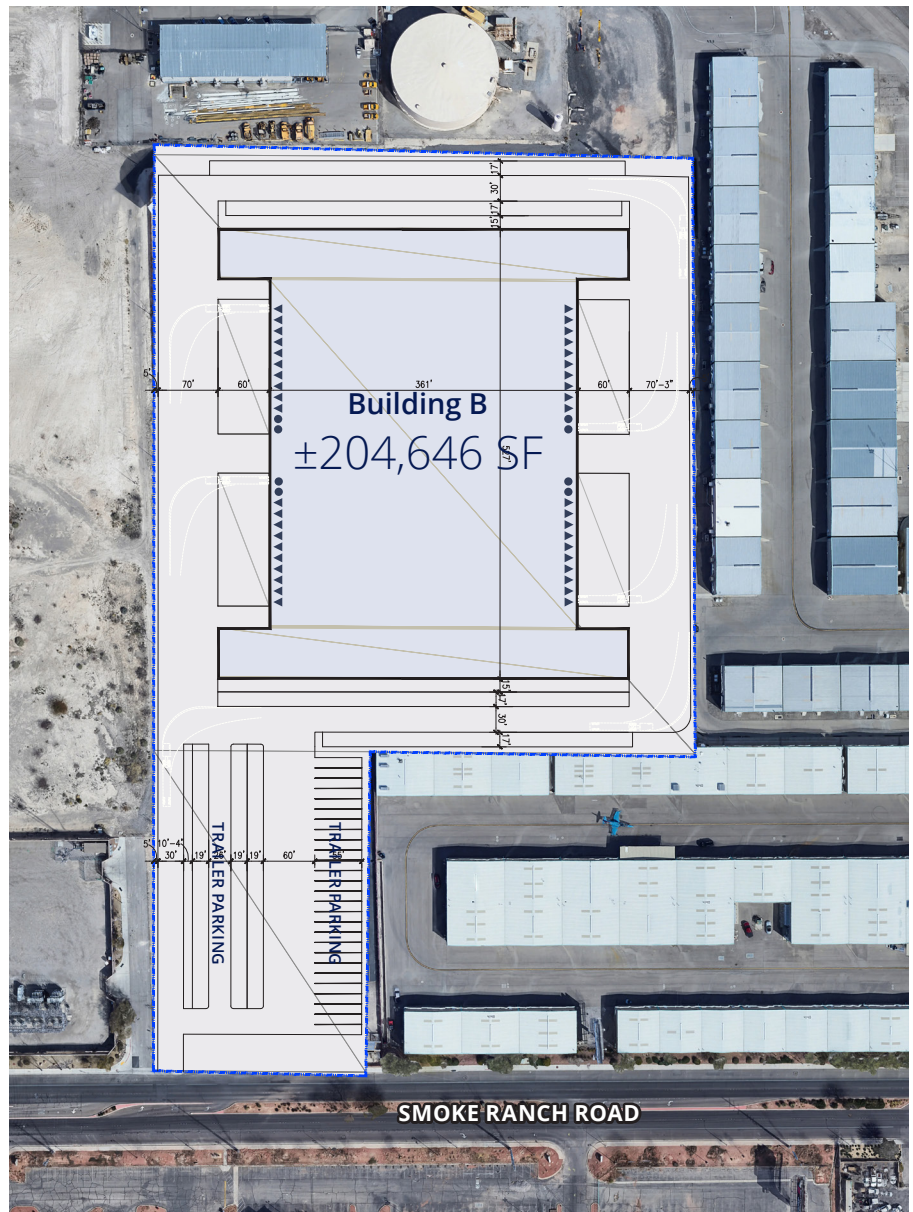
- ±204,646 Total SF
- ±320 Parking Stalls
- 27 Trailer Stalls
- 1.06/1000 Ratio
- Forty (40) ±9' x ±10' Dock Loading Doors
- Eight (8) ±12' x ±14' Grade Level Doors



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Aerial Map



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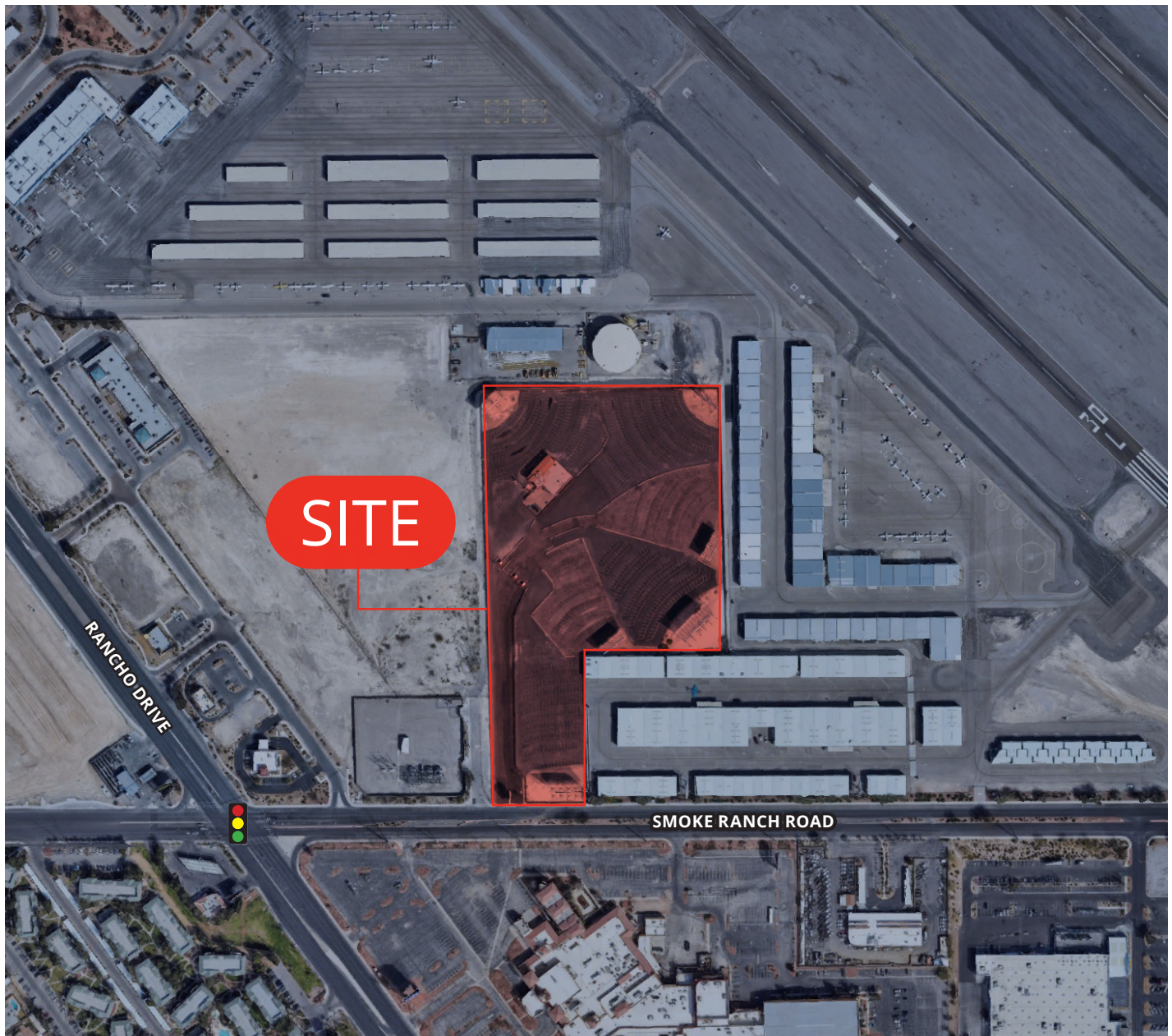
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Site Aerial



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At Colliers, we are enterprising

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70
Countries



\$4.8B+
In Annual Revenue



\$99B
Assets Under Management



46,000
Sale and Lease Transactions



2B
Square Feet Under Management



23,000
Professionals

Number of countries includes affiliates.

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