

±46,930 – 105,820 SF AVAILABLE FOR SUBLEASE

\$0.56/SF/NNN/MO



4900 Engineers Way, Building D, Suites 104-105, North Las Vegas, NV 89081

NAIExcel

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Property Details

LEASE RATE	\$0.56/SF/Mo
NNN CHARGES	\$0.17/SF
AVAILABLE SF	SUITE 104 ±46,930 SF SUITE 105 ±58,890 SF
TOTAL SF	±105,820 SF
DATE AVAILABLE	July 1, 2024
EXPIRATION DATE	July 31, 2025

- ±4,200 Total Office SF
Suite 105 | ±2,000 SF
Suite 104 | ±2,200 SF
- 3 Phase, 277/480 Volts, TBD Amps*
- ±30' Clear Height
- ESFR Fire Sprinkler System
- 32 Dock High Loading Doors
17 Pit Levelers/ 8 edge of docks
- 2 Grade Level Loading Doors
1 concrete ramp/ 1 metal ramp
- M-2 Zoning
- 50' x 52' Column Spacing
- LED Warehouse Lighting

*To be verified by the Subtenant

FOR MORE INFORMATION

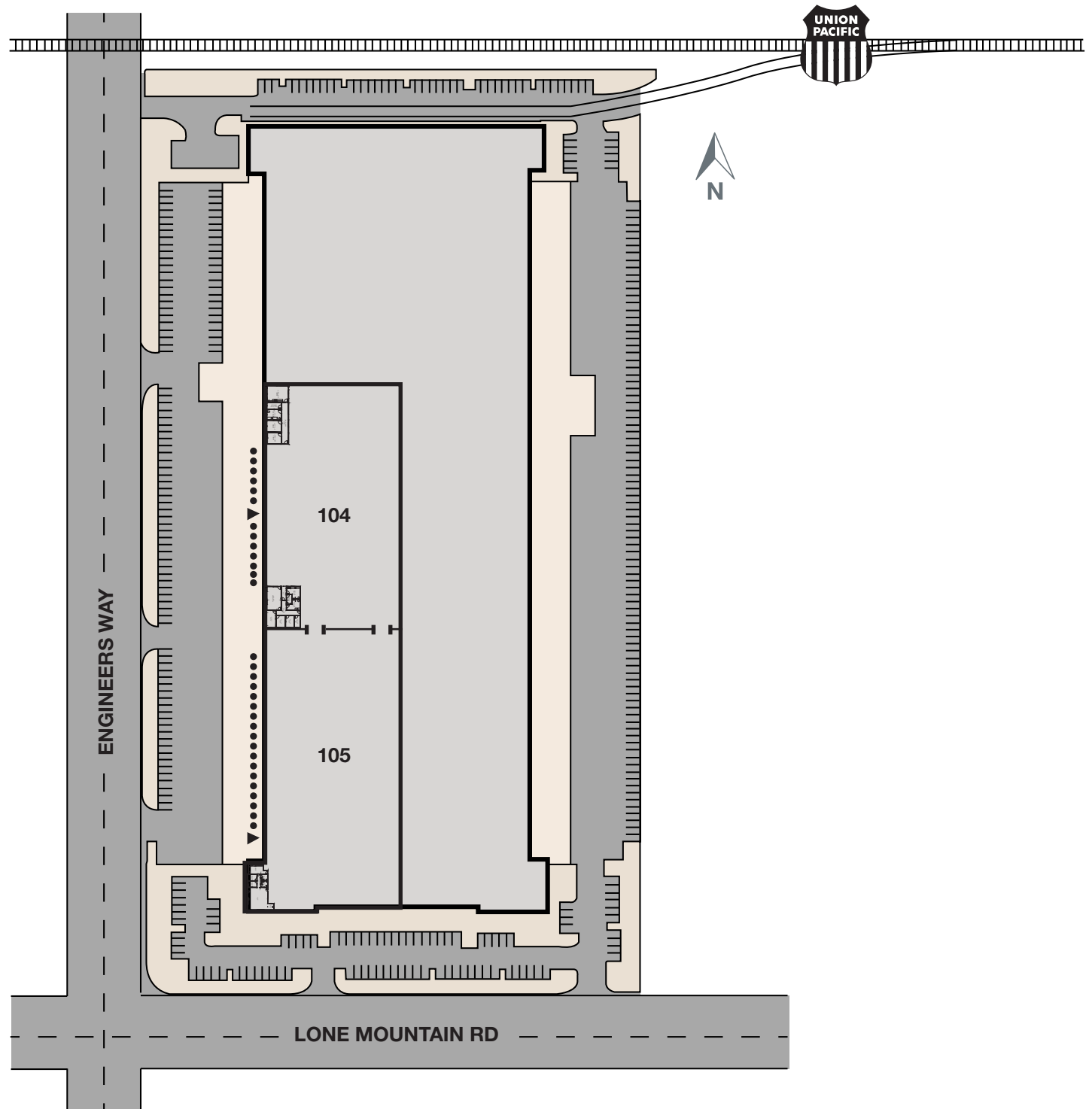


CLICK HERE

OR TEXT 22422 TO 39200



Site Plan



*NOTE: This site plan is not drawn to scale

- ▶ Grade Level Loading Door
- Dock Level Loading Door

Option 1 - Suite 104

*NOTE: This site plan is not drawn to scale

▶ Grade Level Loading Door

● Dock Level Loading Door

 **OFFICE A**
[CLICK HERE](#)
FOR 3D TOUR

 **OFFICE B**
[CLICK HERE](#)
FOR 3D TOUR



SUITE 104

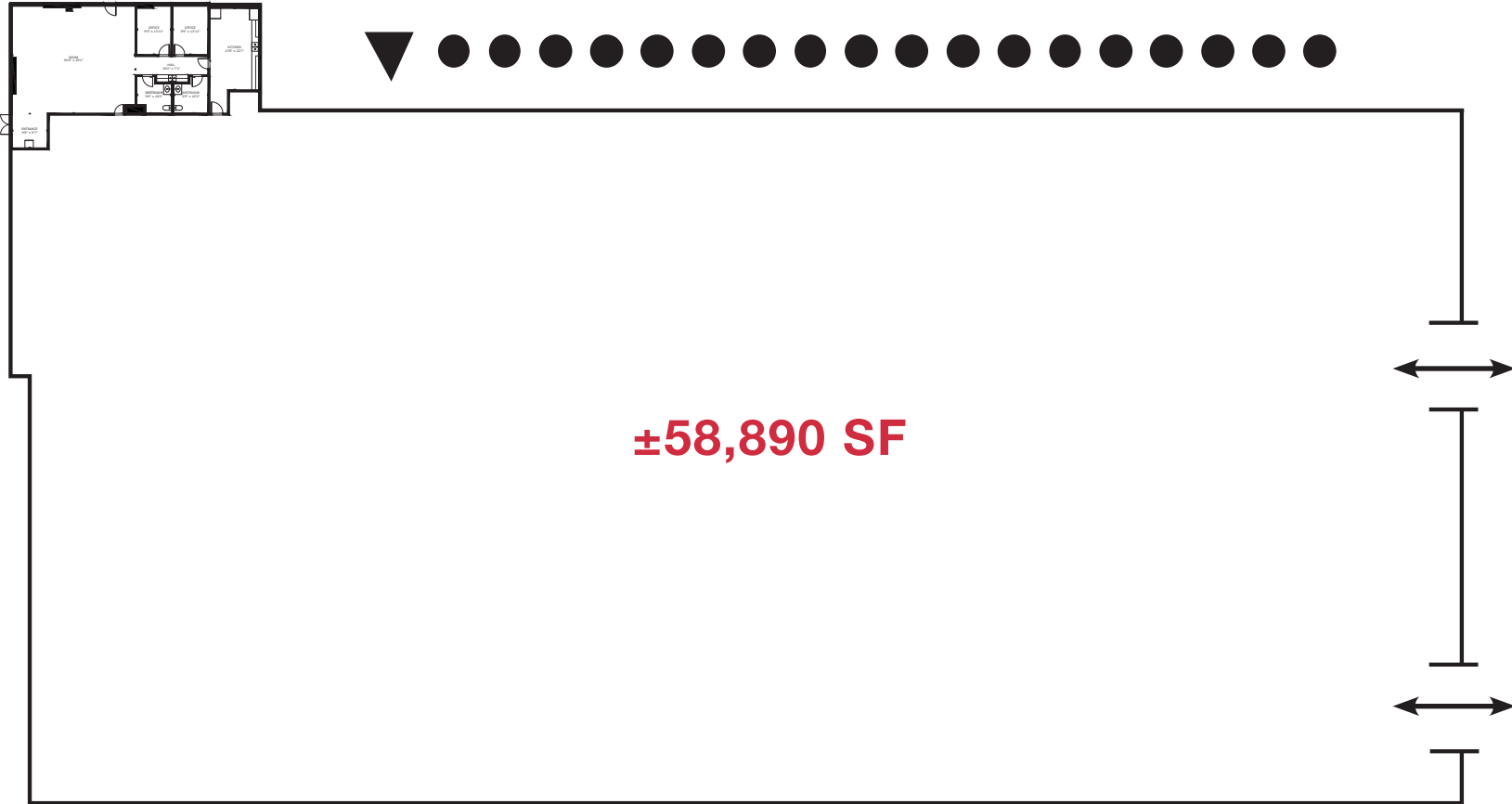


Option 2 - Suite 105

*NOTE: This site plan is not drawn to scale

- ▶ Grade Level Loading Door
- Dock Level Loading Door

 [CLICK HERE FOR 3D TOUR](#)

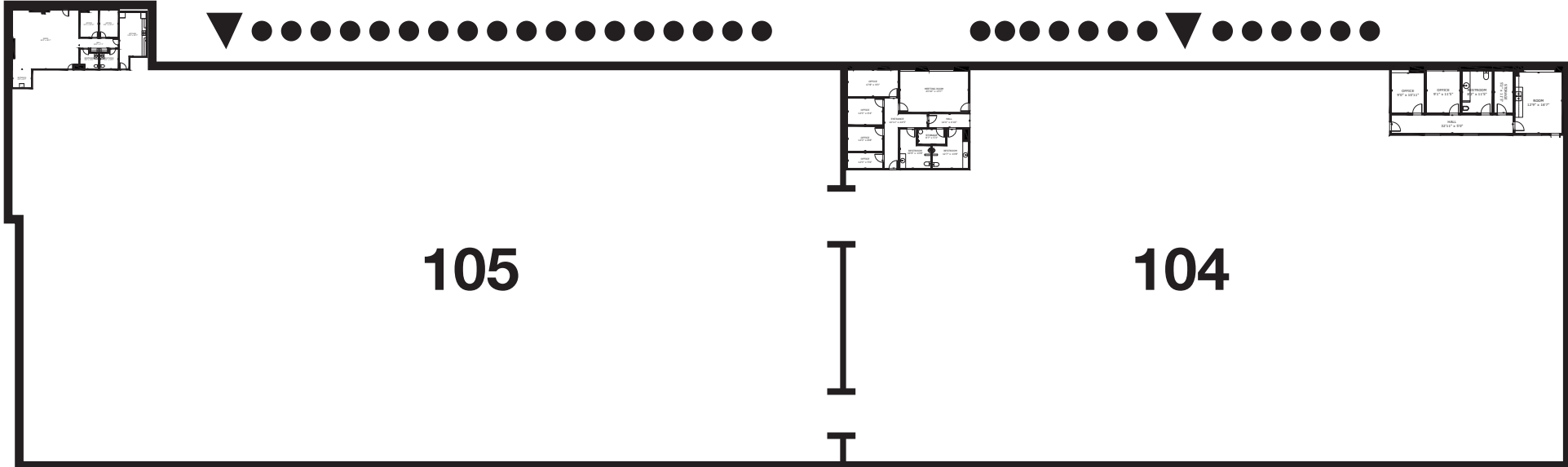


SUITE 105



Option 3 - Suite 104 & 105

±105,820 SF



Area Map





Las Vegas

TRANSIT ANALYSIS

Los Angeles, CA	265 miles
Phoenix, AZ	300 miles
San Diego, CA	327 miles
Salt Lake City, UT	424 miles
Reno, NV	452 miles
San Francisco, CA	562 miles
Sacramento, CA	565 miles
Boise, ID	634 miles
Santa Fe, NM	634 miles
Denver, CO	752 miles
Cheyenne, WY	837 miles
Helena, MT	907 miles
Portland, OR	982 miles
Seattle, WA	1,129 miles



LOCATION & TRANSPORTATION



- I-15 Interchange is 3 miles from site
- US-95 Interchange is 3.8 miles from site



- McCarran Airport is 7.6 miles from site



- The Las Vegas Strip is 4.7 miles from site

SHIPPING & MAILING SERVICES



- FedEx Freight: 2.4 Miles
- FedEx Ship Center: 1.4 Miles
- FedEx Air Cargo: 9.3 Miles
- FedEx Ground: 4.4 Miles
- UPS Freight Service Center: 2.1 Miles
- UPS Customer Center: 11.1 Miles
- UPS Air Cargo: 9.3 Miles
- US Post Office: 1.1 Miles

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

BUSINESS IN NEVADA

- ✗ Corporate Income Tax
- ✗ Admission Tax
- ✗ Personal Income Tax
- ✗ Unitary Tax
- ✗ Franchise Tax on Income
- ✗ Inventory Tax





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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