

**For Lease**

4040 E LONE MOUNTAIN RD. UNIT F  
NORTH LAS VEGAS, NV 89081



# Lone Mountain Industrial Park

**±3,200 SF  
Industrial Unit**

\$0.95 PSF + \$0.27 \*NNN

\*NNN Fees include HVAC and Evaporative Cooler maintenance

**CBRE**

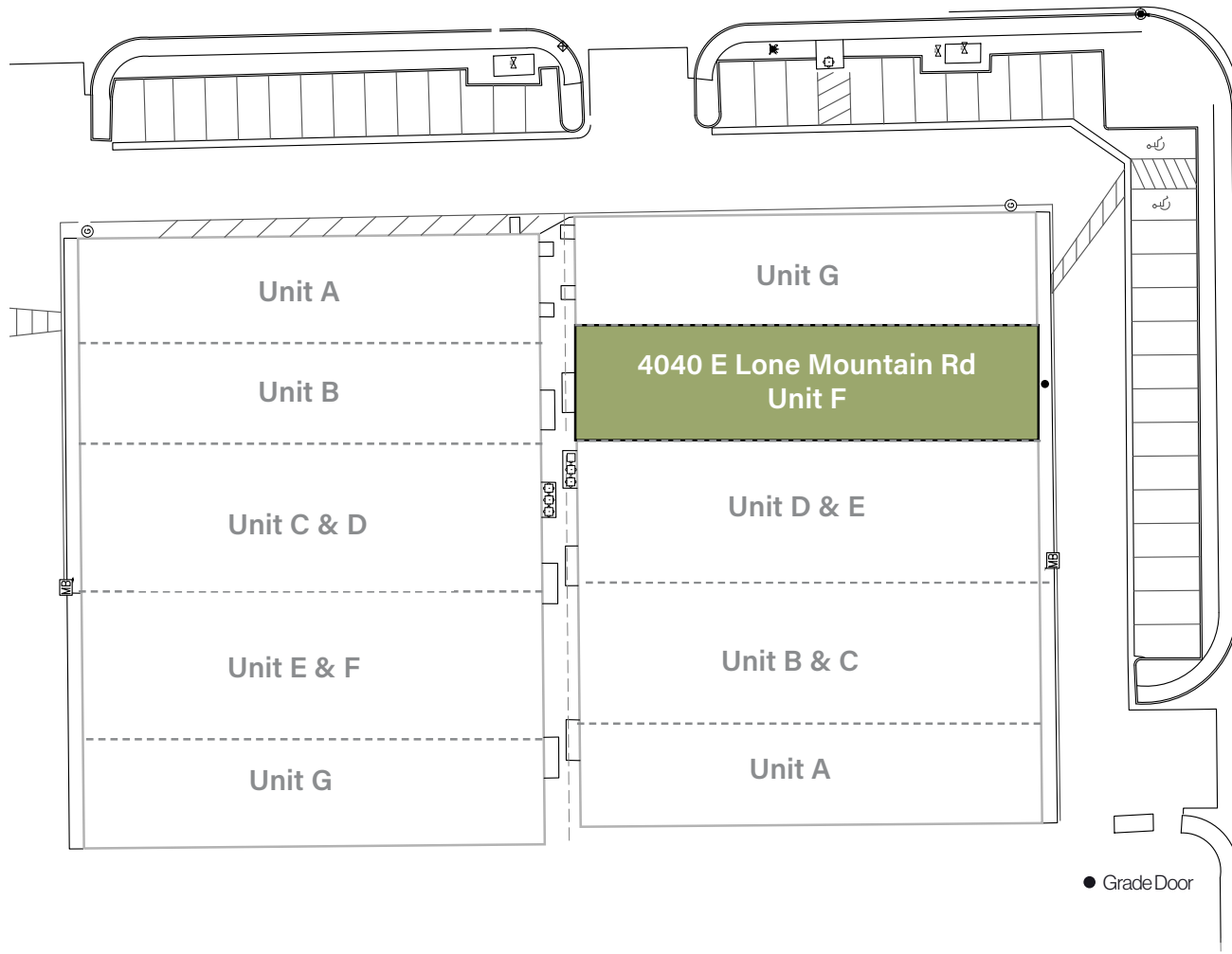


# Location Highlights

- + Excellent connectivity to the I-15 via Craig Rd. and Lamb Blvd.
- + North Las Vegas Jurisdiction
- + M-2 Zoning
- + Numerous retail amenities along Craig Rd.

# Overall Site Plan

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## Property Highlights

- + ±3,200 SF total with 200 Amps of power
- + ±500 SF Office
- + (1) grade level door
- + 24' clear height
- + LED lighting throughout
- + New HVAC units servicing the office
- + Fully Sprinklered
- + Power – Unit has One (1) Panel @ 120/208 volts, 3-phase, 200 Amps

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# Location Map

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**Tyce O'Neill**

Associate  
+1702 369 4860  
tyce.oneill@cbre.com  
Lic. S.0199727

**Collin Higgins**

Associate  
+1702 369 4854  
collin.higgins@cbre.com  
Lic. S.0203241

**CBRE Las Vegas**

8548 Rozita Lee Ave., Suite  
200  
Las Vegas, NV 89113  
www.cbre.us/lasvegas

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