

CBRE

FOR LEASE

**±6,400 SF -
±110,000 SF
INDUSTRIAL
UNITS**



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GBS

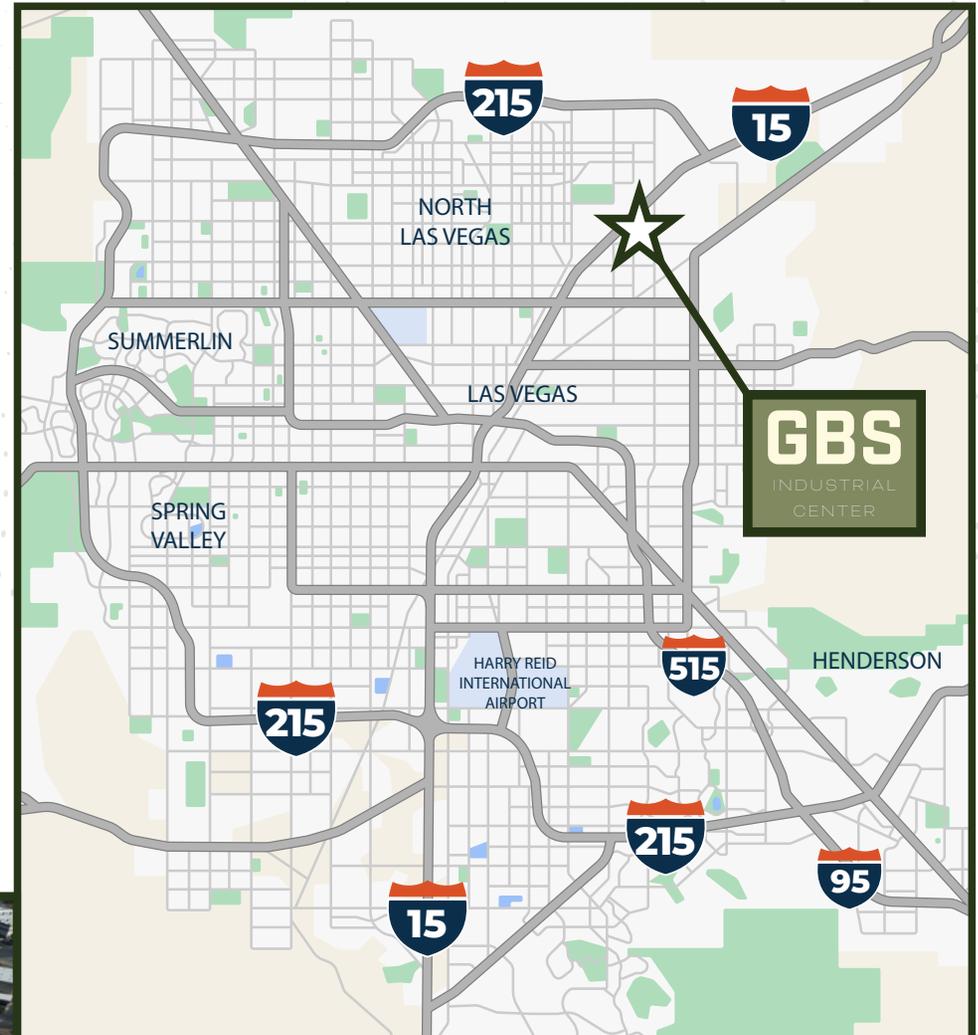
INDUSTRIAL CENTER

4724 MITCHELL STREET,
3917 E. LONE MOUNTAIN & 4751 VANDENBURG DRIVE
NORTH LAS VEGAS, NV 89081

GBS Industrial Center is located in the Nellis Industrial Park, which is just North of Craig Road, with access to the I-15 via Craig road and Lamb Blvd. The project is comprised of the following buildings:

4724 MITCHELL STREET	BUILDING A	±60,800 SF
3917 E. LONE MOUNTAIN	BUILDING B	±46,470 SF
3917 E. LONE MOUNTAIN	BUILDING D	±60,800 SF
4751 VANDENBURG DRIVE	BUILDING C	±54,880 SF

- ±6,400 - ±110,000 SF available
- ±22 - ±24' clear height
- Minimal office build-outs
- Dock high loading
- Grade level loading
- 120/208v, 3-phase power
- Evaporative Cooled Warehouse
- Fire sprinklers
- Skylights
- Large Open Truck Court
- Concrete tilt-up construction
- Built in 1997
- Zoned M-2, City of North Las Vegas



SITE PLAN

- = LEASED
- = AVAILABLE

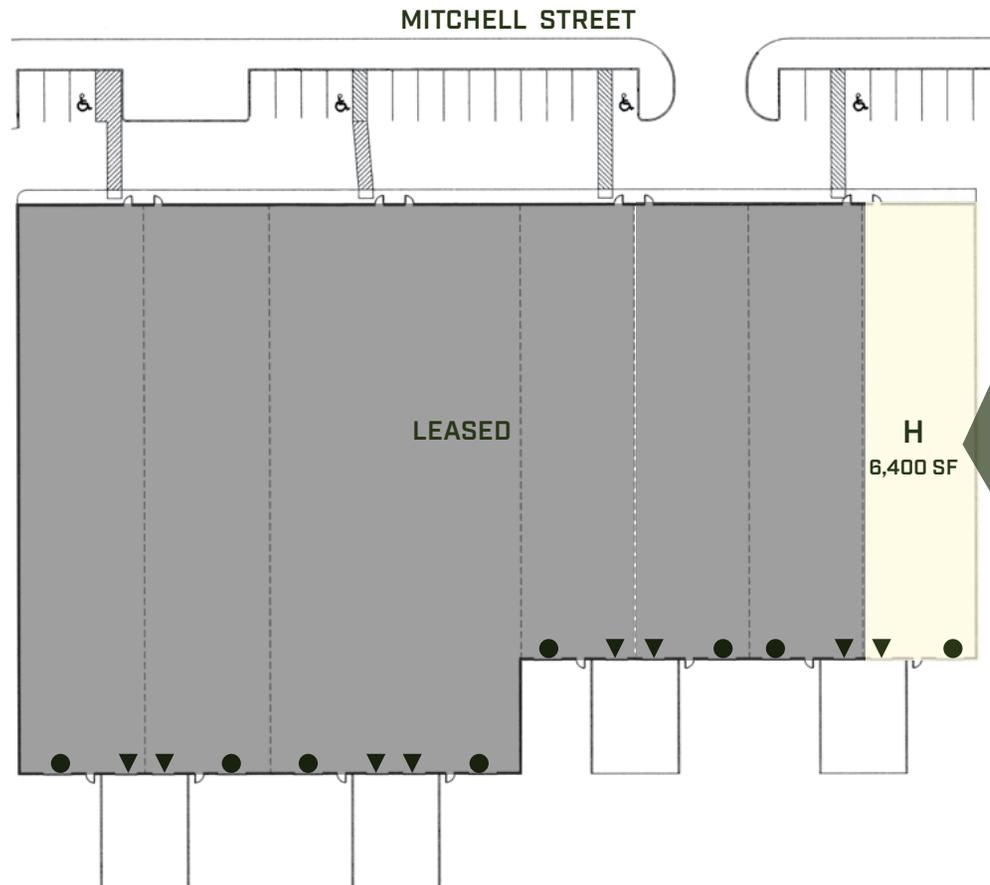


*not to scale
*all measurements are approximate

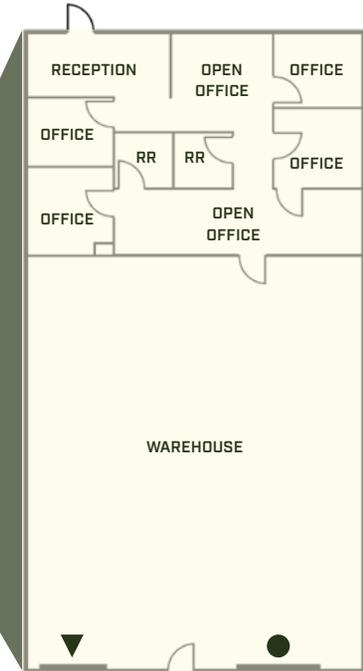
4724 MITCHELL STREET

SUITE	TOTAL SF	OFFICE SF	GRADE LEVEL LOADING	DOCK-HI LOADING
H	6,400 SF	TBD	1	1

LEASE RATE: \$1.15/SF (NNN)
CAMS: \$0.21/SF
AVAILABILITY: AVAILABLE NOW!



SUITE H FLOORPLAN



▲ = Dock-Hi Door
 ● = GRADE-LEVEL DOOR

*not to scale
 *all measurements are approximate



3917 LONE MOUNTAIN BUILDING B

SUITE	TOTAL SF	OFFICE SF	GRADE LEVEL LOADING	DOCK-HI LOADING
	46,470 SF	TBD	5	5

LEASE RATE: NEGOTIABLE
CAMS: \$0.21/SF
AVAILABILITY: AVAILABLE NOW!



▲ = Dock-Hi Door
● = GRADE-LEVEL DOOR

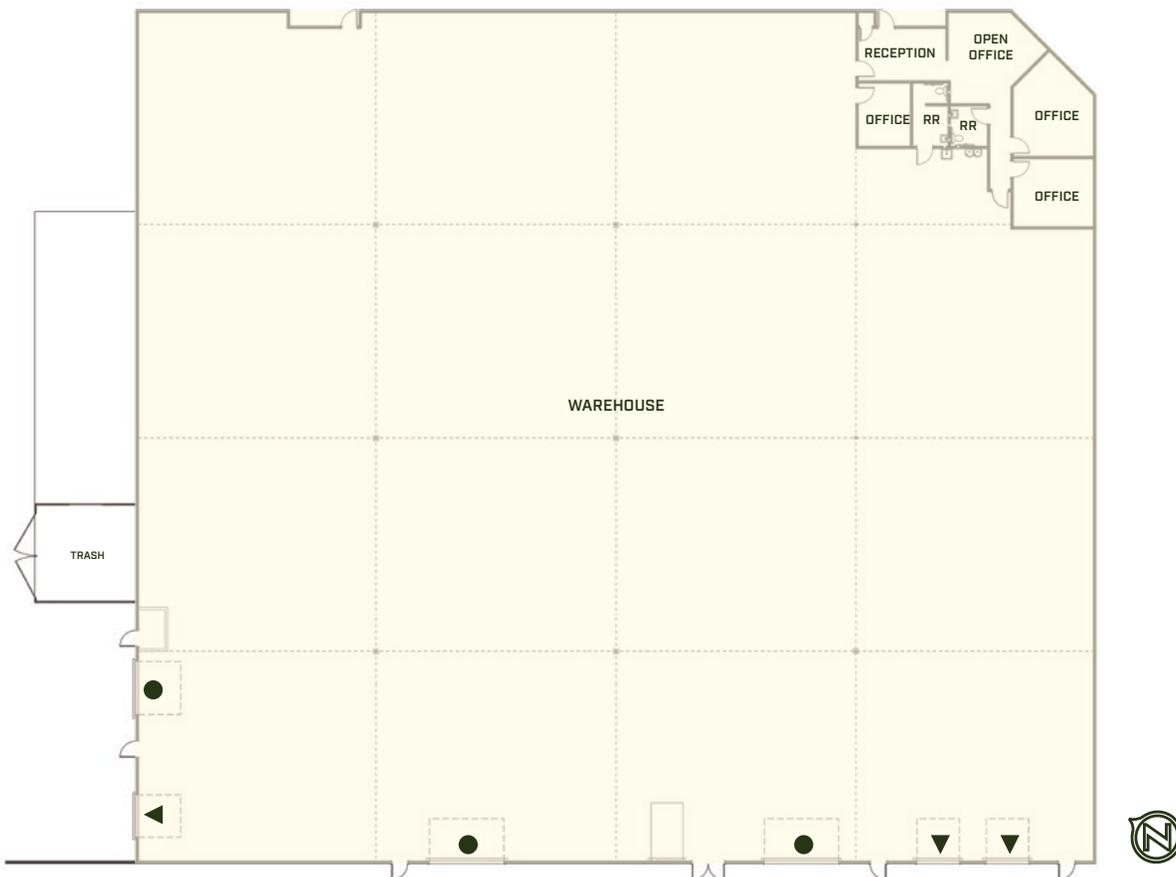
*not to scale
*all measurements are approximate



4751 VANDENBURG

SUITE	TOTAL SF	OFFICE SF	GRADE LEVEL LOADING	DOCK-HI LOADING
	54,880 SF	TBD	3	3

LEASE RATE: NEGOTIABLE
CAMS: \$0.21/SF
AVAILABILITY: AVAILABLE NOW!



▲ = Dock-Hi Door
● = GRADE-LEVEL DOOR

*not to scale
*all measurements are approximate

AERIAL MAP





GBS

INDUSTRIAL CENTER

CONTACTS

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