

WAREHOUSE/ OFFICE SPACE

NORTH LAS VEGAS SUBMARKET

4171 Distribution Circle, Suite 105
North Las Vegas, NV 89030



Excellent access to I-15 Freeway

FOR LEASE

±23,307 SF

\$1.00 PSF Broker Bonus

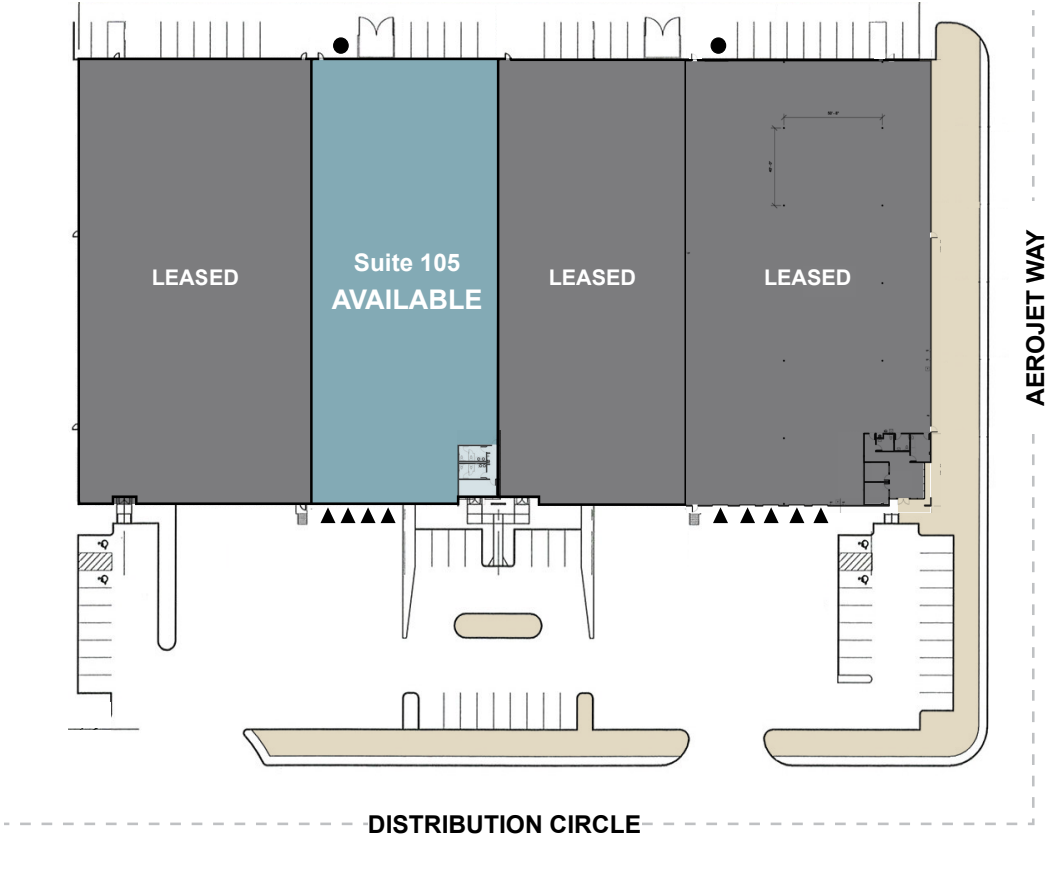
Lease to be signed on or before December 31, 2025 | Minimum 3-Year Deal



LEASED BY



- = AVAILABLE
- = LEASED
- = DOCK LOADING DOOR
- = GRADE LOADING DOOR



FOR LEASE

LOCATED IN NORTH LAS VEGAS

Distribution Circle is located just west of the I-15 Freeway off of Craig Road and Losee Road. This front-loaded, ±104,880 SF concrete tilt-up building has ±23,307 square feet available.

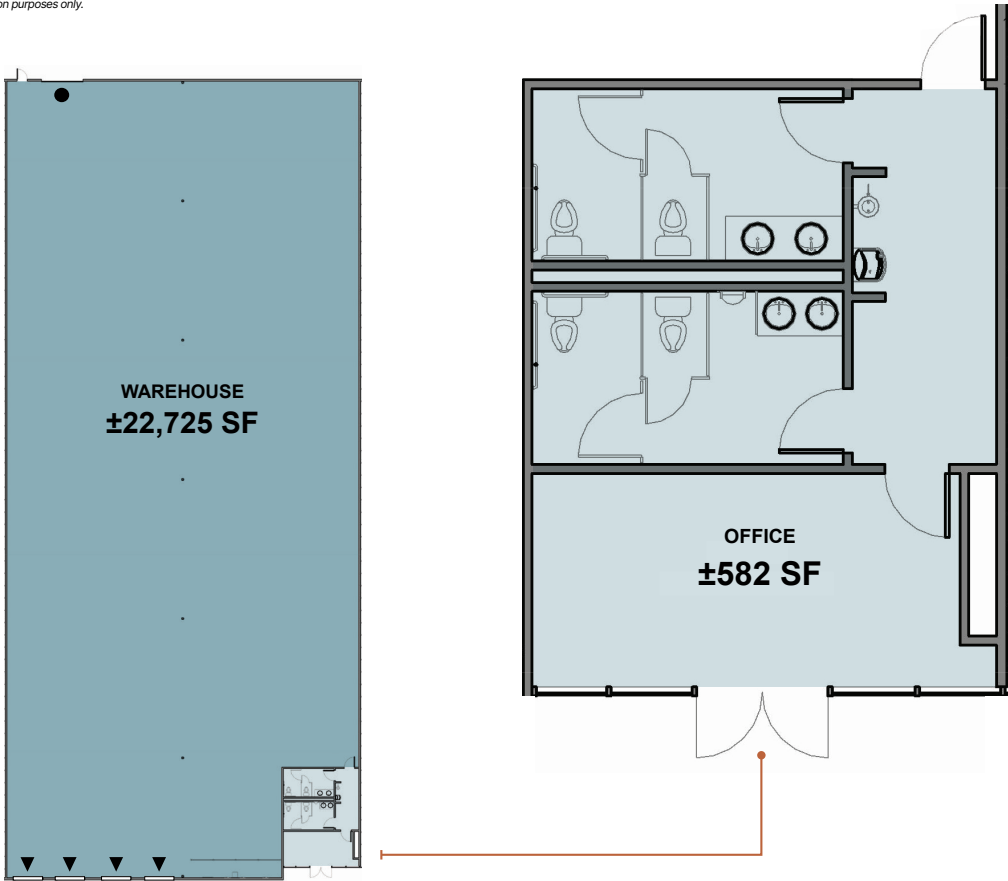
PROPERTY HIGHLIGHTS

Cross Streets	Aerojet Way and Distribution Circle	Clear Height	±26'
County	North Las Vegas	Cooling	Evaporative Cooled Warehouse
Zoning	M-2 (General Industrial)	Power	277/480 Volt 3-Phase Power
APN	139-02-703-006	Sprinklers	0.33 GPM/ 3,000 SF
Year Built	1995	Parking	0.74 Parking Stalls/per 1,000 SF

SUITE 105

±23,307 SF

 Drawings not to scale. For illustration purposes only.



FOR LEASE

● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

AVAILABLE NOW

Suite	105
Total SF	±23,307 SF
Office SF	±582 SF
Warehouse SF	±22,725 SF

Dock Loading	Four (4) ±9' x ±10' One (1) Pit Leveler
Grade Loading	One (1) ±12' x ±14'
Power	±400 Amps, 277/480V, 3-Phase Power (Tenant's electrician to confirm power)
NNN Fees (PSF)	\$0.15



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HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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CONTACT INFORMATION

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



LEASED BY

