

WAREHOUSE/ OFFICE SPACE

NORTH LAS VEGAS SUBMARKET

4171 Distribution Circle
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 September 30, 2026 | Minimum 3-Year Deal



LEASED BY

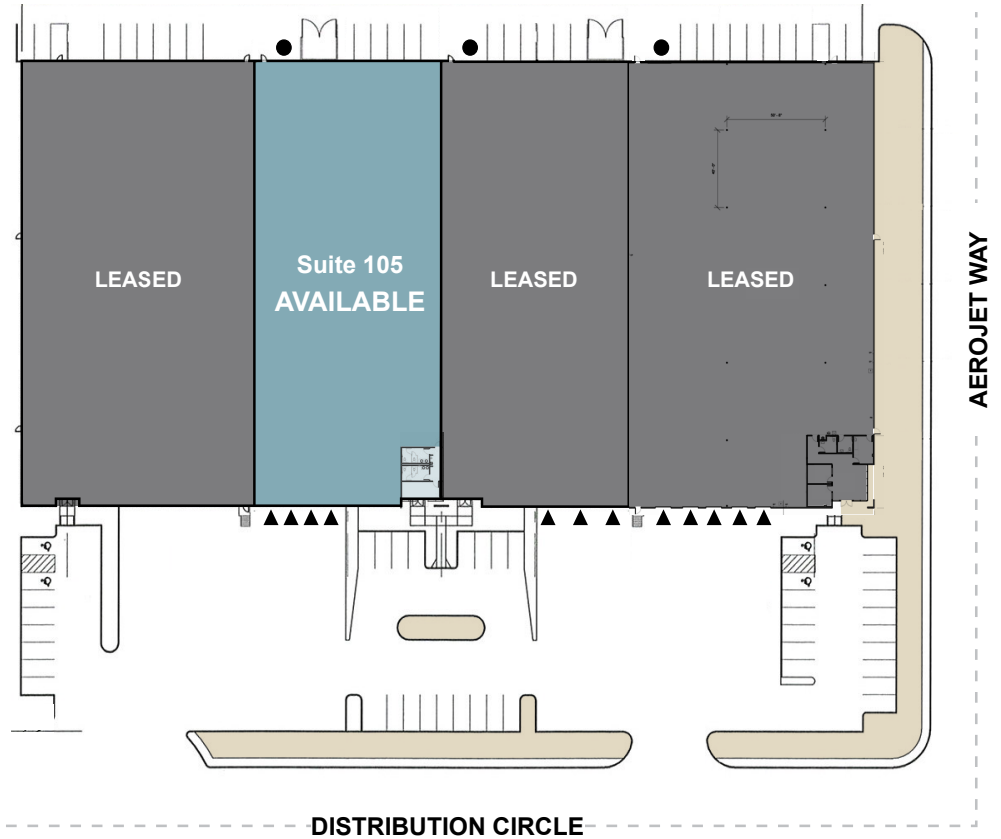


 = AVAILABLE

 = 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

County North Las Vegas

Zoning M-2
(General Industrial)

APN 139-02-703-006

Year Built 1995

Clear Height ±26'

Cooling Evaporative Cooled Warehouse

Power 277/480 Volt
3-Phase Power

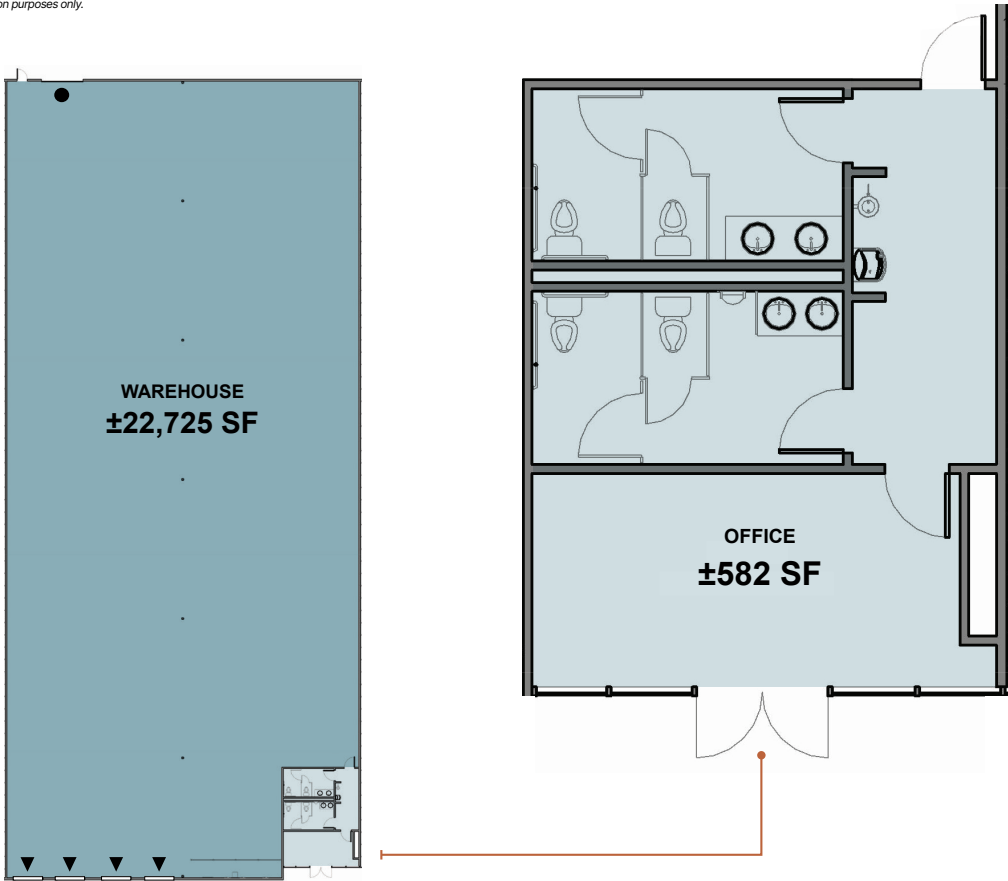
Sprinklers 0.33 GPM/ 3,000 SF

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)	\$0.17



4171 Distribution Circle, North Las Vegas, NV 89030

HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



Drawings not to scale. For illustration purposes only.



CONTACT INFORMATION

4171 Distribution Circle
North Las Vegas, NV 89030

Jerry Doty, SIOR

jerry.doty@colliers.com

(702) 836 3735

License # NV-S.0172045

Morgan Elson

morgan.elson@colliers.com

(702) 836 3710

License # NV-S.0184877

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

