

FOR SALE OR LEASE

Craig Corporate Park

4548 Calimesa Street, Las Vegas, NV 89115

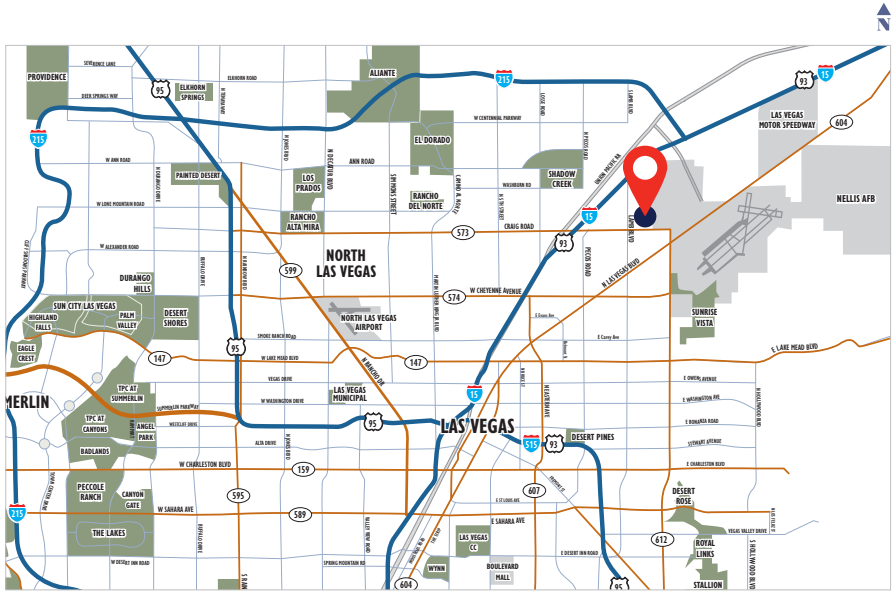
±25,875 SF Single Tenant Building

Property Overview

Colliers is pleased to present **4548 Calimesa Street**, a ±25,875 SF single tenant building located in Craig Corporate Park. The property offers excellent access to the I-15 Freeway and is less than 20 minutes away from the Las Vegas Strip.

NNN Fees (PSF): $0.18 PSF

- Available Now
- ±25,875 Total SF
- ±3,000 Office SF
- ±22,875 Warehouse SF
- Three (3) ±9’ x ±10’ Dock Doors
- One (1) ±12’ x ±14’ Grade Door



Property Highlights

- Situated on ±1.32 Acres
- Concrete Tilt Up Construction
- ESFR Fire Suppression System
- ±50 Parking Spaces
- ±600 Amps, 277/480V, 3-Phase Power
  *Tenant to Verify Power
- ±28’ Minimum Clear Height
- APN: 140-052-10-025
- Clark County
- Zoned Industrial Park (IP)
- Built in 2008

CONTACT US

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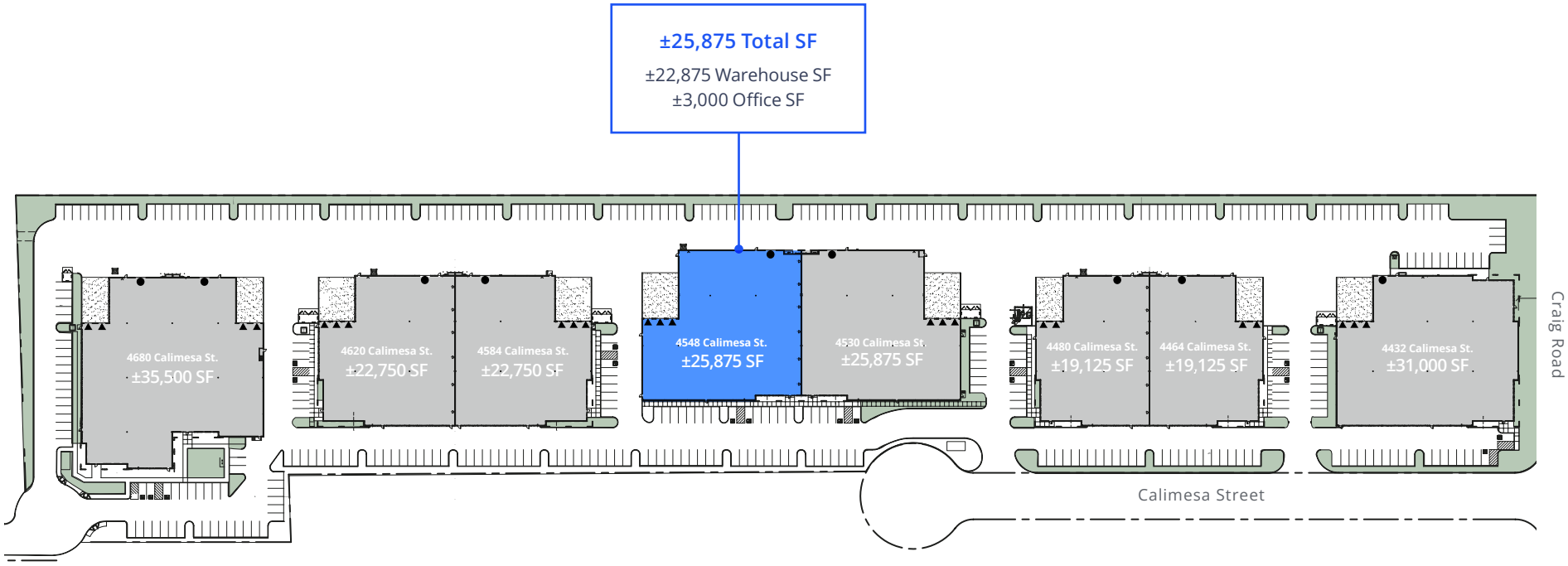
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Site Plan

For illustration purposes only. Not to scale.

= Available = NAP = Dock Well Loading Doors = Grade Doors



Craig Corporate Park
4548 Calimesa Street
Las Vegas, NV 89115

Situated on ±1.32 Acres
±25,875 Total SF

Clark County
Zoned Industrial Park (IP)
APN: 140-052-10-025

±50 Total Parking Spaces

Floor Plan

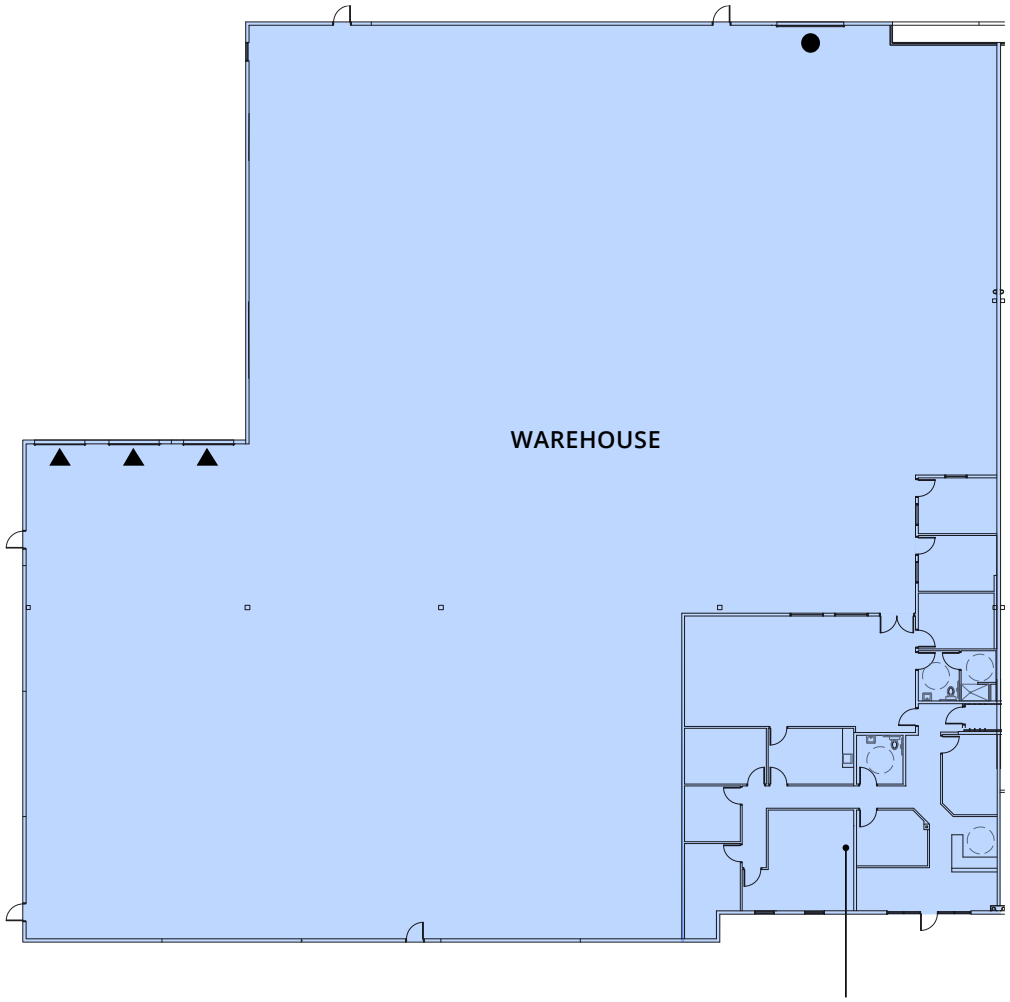
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Las Vegas, NV 89115

±25,875 Total SF
±3,000 Office SF
±22,875 Warehouse SF

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One (1) ±12' x ±14' Grade Door

±600 Amps, 277/480V, 3-Phase Power
*Tenant to Verify Power



▲ = Dock Well Loading Doors ● = Grade Doors

Site Aerial

±25,875 SF
Single Tenant Building

N



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Location Map

Located in the Heart of the North Las Vegas Submarket, what is considered to be the premier submarket in Southern Nevada.

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ABOUT COLLIERS

$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

$110B Assets under management

28,000 Professionals

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