



CLARION PARTNERS

For Lease

Golden Triangle Industrial Park

4550 Engineers Way, Suite 107

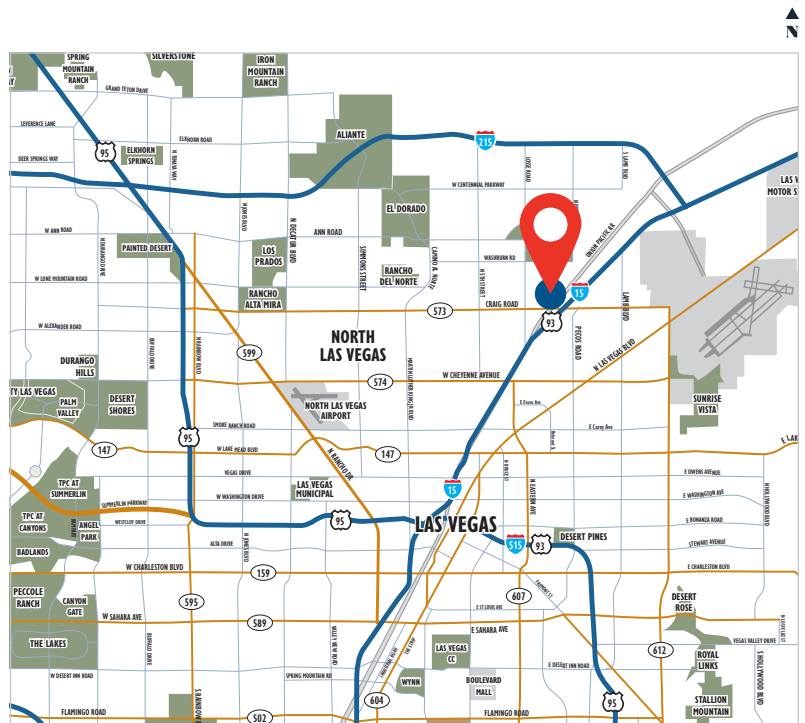
North Las Vegas, NV 89081

±65,550 Total SF Available



Property Highlights

- ±65,550 SF
 - ±2,000 SF Existing Office Space
 - ±63,550 SF Warehouse Space
- ESFR Sprinklers
- Thirteen (13) Dock High Doors
 - Seven (7) Mechanical Pit Levelers
- One (1) Grade Level Door
- Four (4) Rail Doors
- ±30' Clear Height
- ±600 Amps, 277/480V, 3-Phase Power
- Fully Fenced Yard
- ±50' x ±52' Column Spacing
- ±180' Truck Court
- 2% Skylights
- Zoned M-2
- Built in 2002





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Site Plan

For illustration purposes only. Not to scale.



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For more information on this opportunity, please contact:



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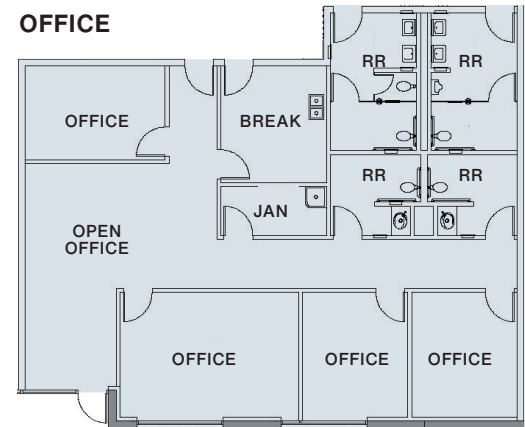
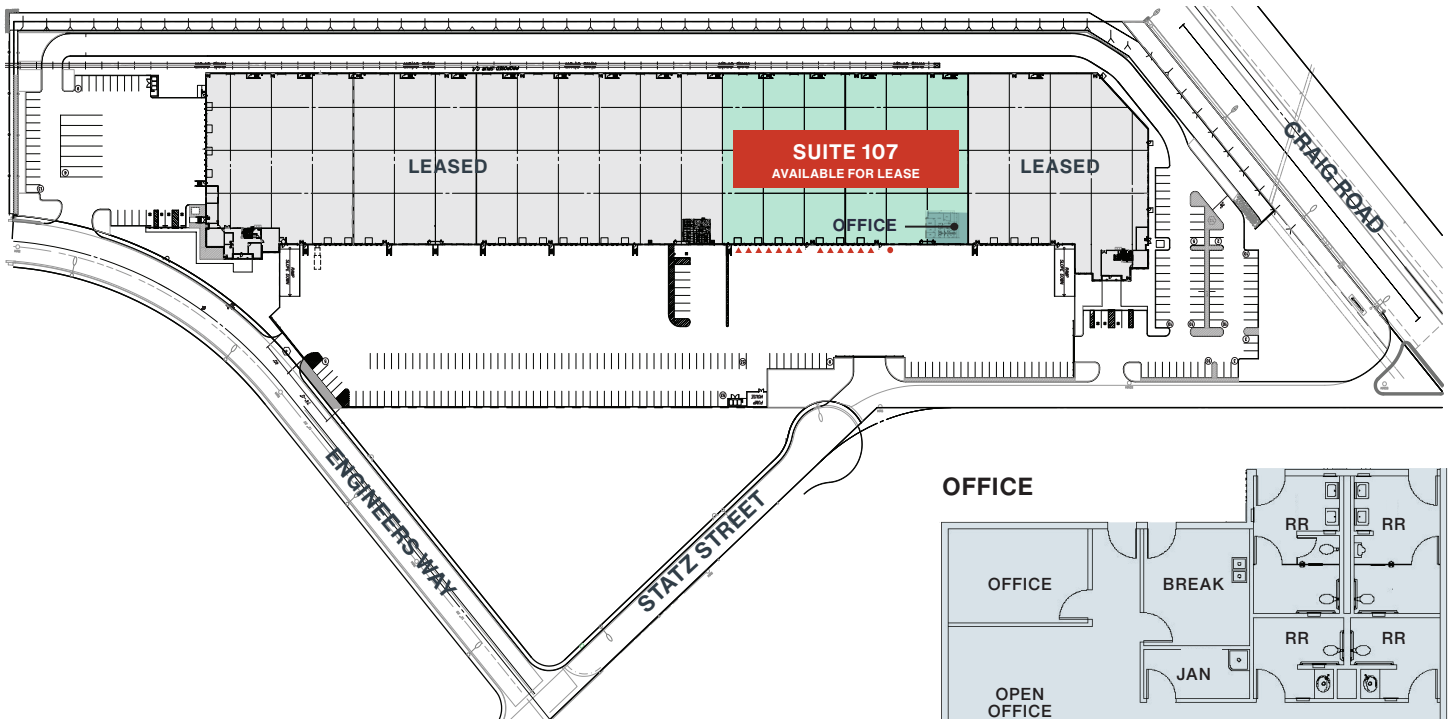
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BUILDING M – Suite 107

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±65,550 Total SF – ±2,000 SF Office



▼ = DOCK HIGH LOADING ● = GRADE LOADING ■ = AVAILABLE



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NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive



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