Craig Corporate Park

4584 Calimesa Street, Las Vegas, NV 89115

±22,750 SF
Single Tenant Building

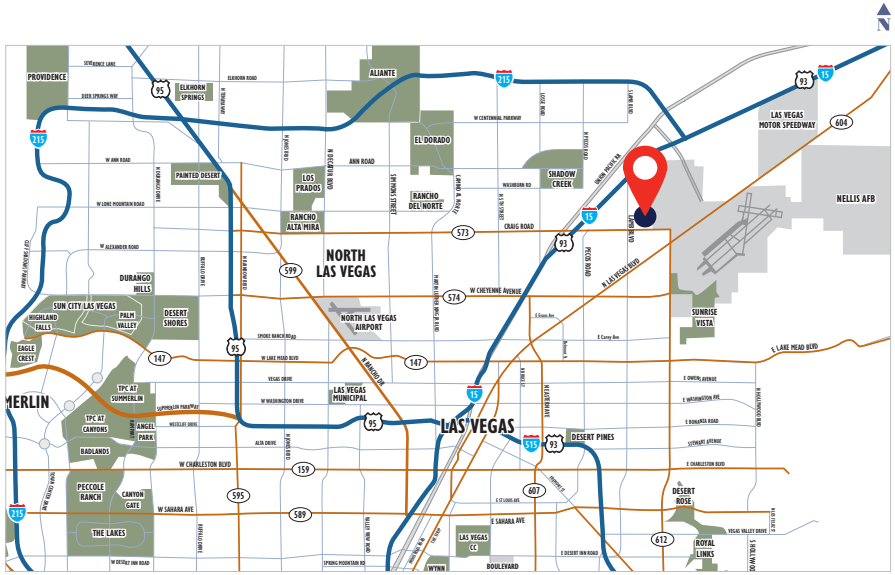


FOR SALE OR LEASE

Property Overview

Colliers is pleased to present **4584 Calimesa Street**, a ±22,750 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.

- ±22,750 Total SF
- ±970 Office SF
- ±21,780 Warehouse SF
- Three (3) ±9’ x ±10’ Dock Doors
- One (1) ±12’ x ±14’ Grade Door
- ±28’ Minimum Clear Height
- ±600 Amps, 277/480V, 3-Phase



Property Highlights

- Situated on ±1.29 Acres
- Concrete Tilt Up Construction
- Acralite Double Dome Skylights
- R-19 Batt Insulation
- ESFR Fire Suppression System
- ±43 Parking Spaces
- Clark County
- Zoned Industrial Park (IP)
- Built in 2008
- ±43 Total Parking Spaces
- APN: 140-05-210-026
- Natural Gas Heaters

CONTACT US

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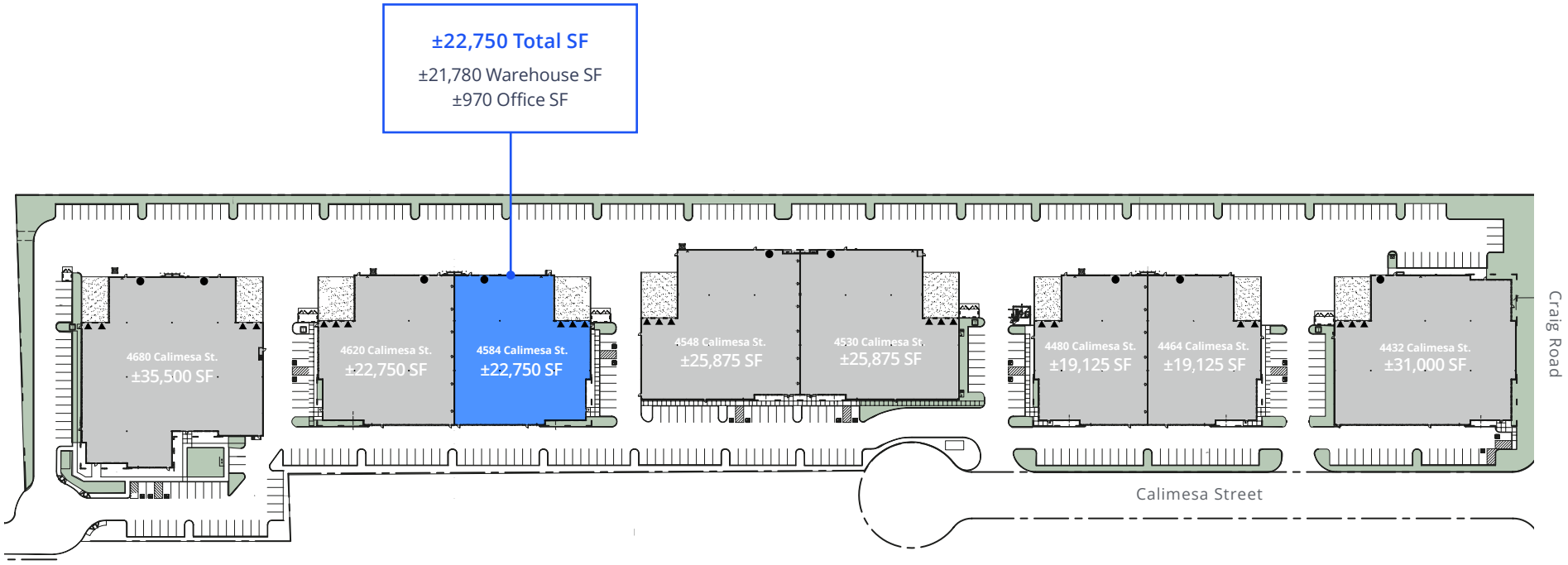
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Site Plan

For illustration purposes only. Not to scale.

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



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±22,750 Total SF

Clark County
Zoned Industrial Park (IP)
APN: 140-05-210-026

±43 Total Parking Spaces

Floor Plan

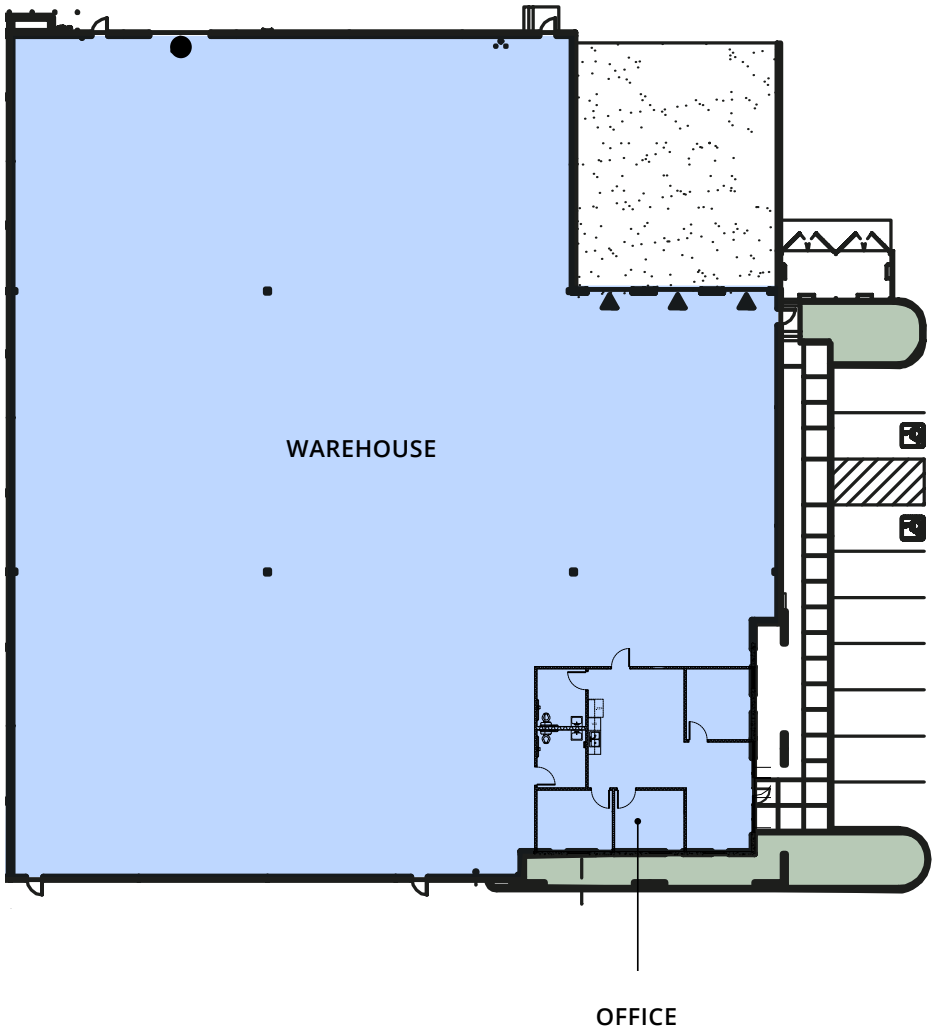
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Las Vegas, NV 89115

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Site Aerial

±22,750 SF
Single Tenant Building

N



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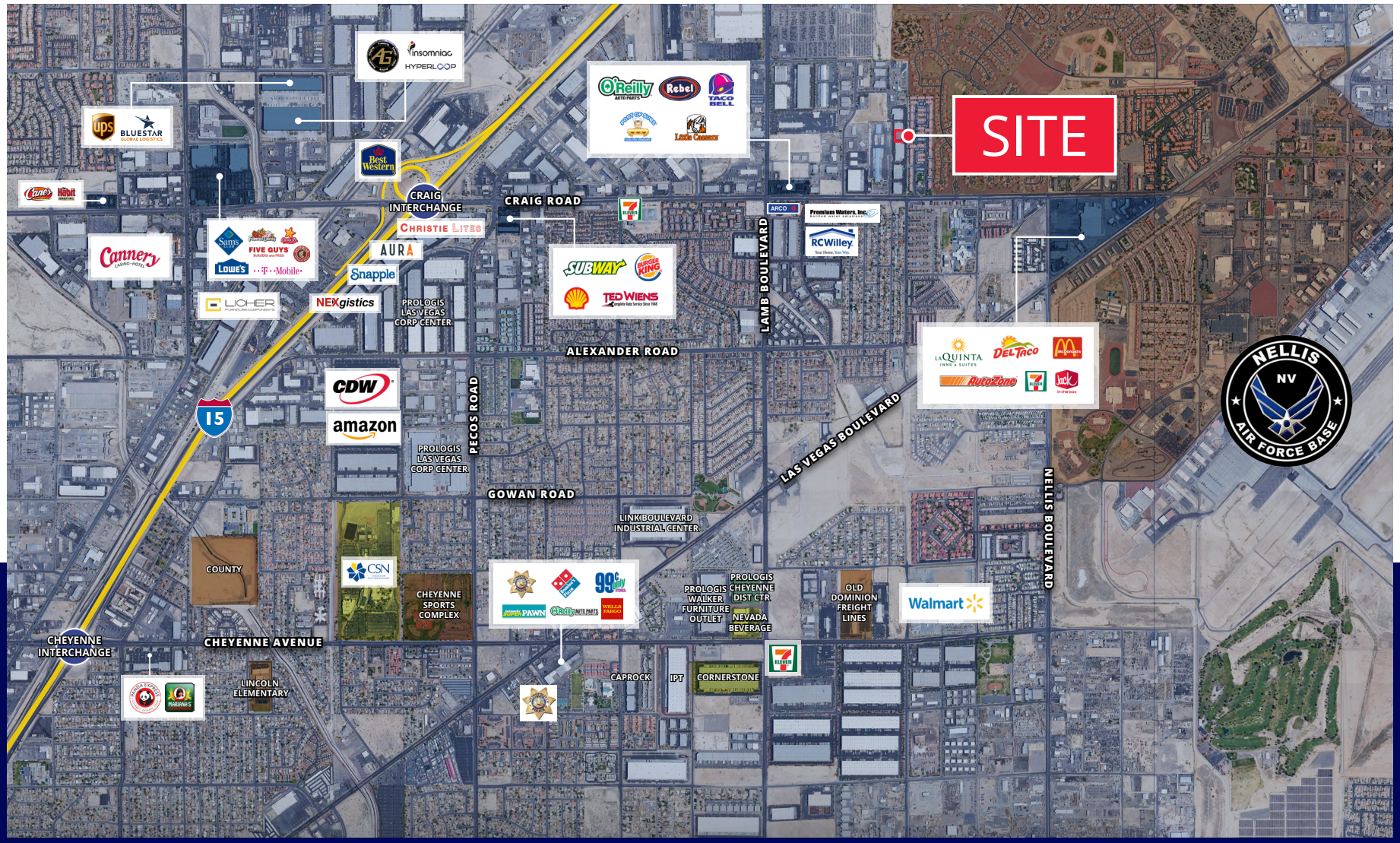
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Location Map

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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