



CLARION PARTNERS

For Lease

Warehouse/Office Space

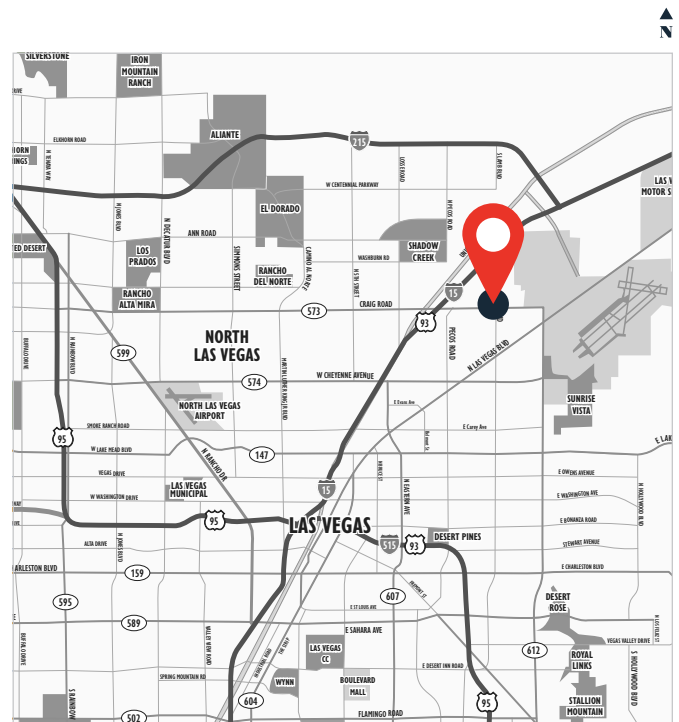
Craig Distribution Center II
4320 & 4340 N. Lamb Boulevard
Las Vegas, NV 89115

±31,200 SF Available



BUILDING HIGHLIGHTS

- Project Size (Two buildings): ±190,320 SF
- APN 140-05-317-006 and 140-05-317-007
- Built in 2004
- Situated on ±11.98 Acres
- ±9' x ±10' Dock High Loading Doors
- ±12' x ±14' Grade Level Loading Doors
- ±160' Truck Court with ±55' Concrete Dock Apron
- ±30' Clear Height
- ±50' x ±52' Column Spacing
- 277/480 Volt, 3-Phase Power
- ESFR Fire Suppression System
- Evaporative Cooled Warehouse
- Zoned IP Clark County
- Tri Tuff Skylights Throughout Warehouse

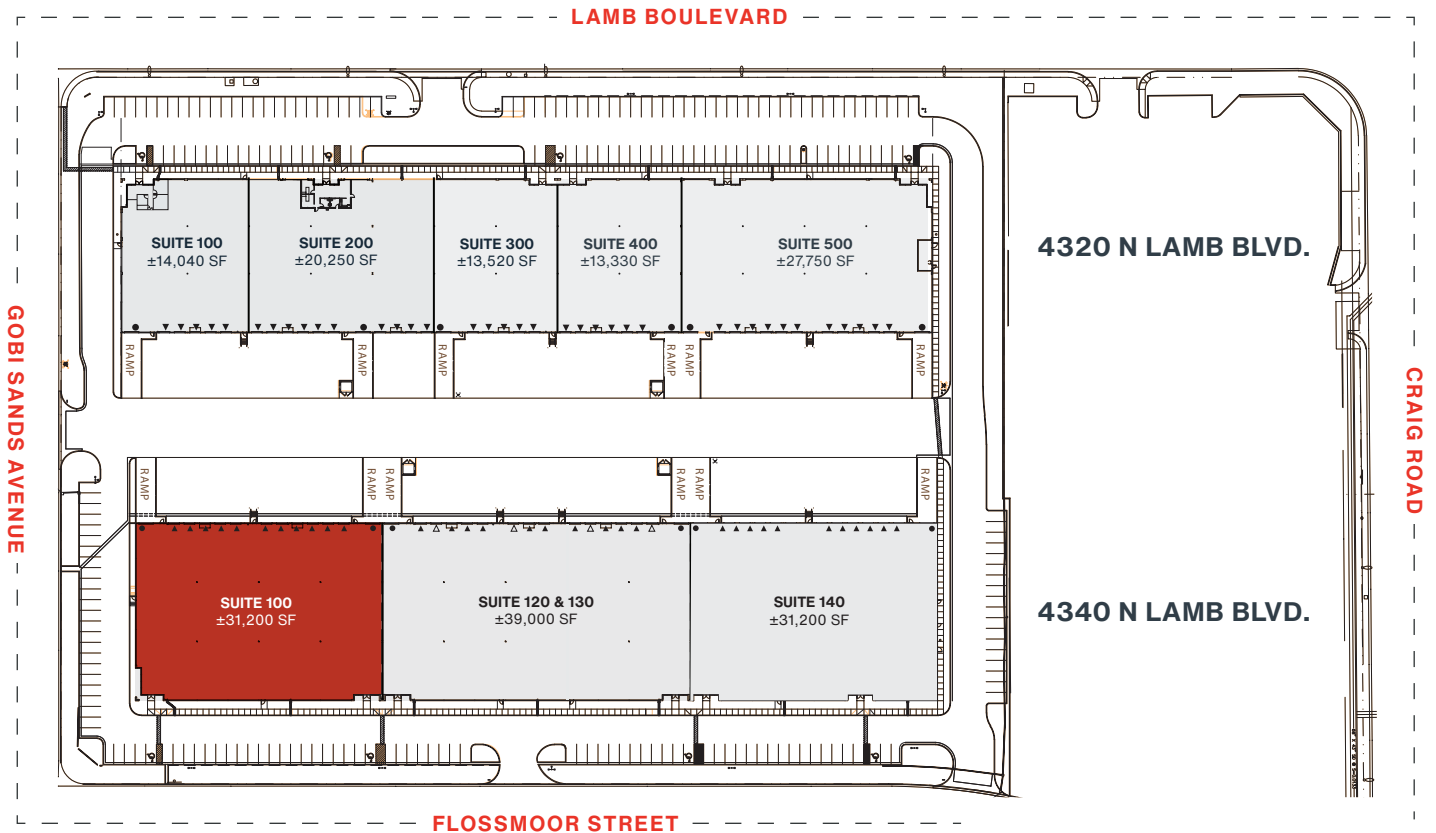




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Craig Distribution Center II

For illustration purposes only. Not to scale.



▲ = DOCK LOADING DOORS EDGE OF DOCK

● = GRADE LOADING DOORS

■ = LEASED

■ = AVAILABLE

CRAIG DISTRIBUTION CENTER II is a ±11.98 acre industrial park located in the North Las Vegas submarket just minutes from the I-15 Interstate via Craig Road and Lamb Boulevard interchanges. The park consists of two concrete tilt-up buildings totaling ±190,320 SF.



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For more information on this opportunity, please contact:



CHRIS LANE, SIOR, CCIM

+1 702 836 3728
chris.lane@colliers.com
License # NV-S.0166896

JERRY DOTY, SIOR

+1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

PAUL SWEETLAND, SIOR

+1 702 836 3750
paul.sweetland@colliers.com
License # NV-S.0043604

MORGAN ELSON

+1 702 836 3710
morgan.elson@colliers.com
License # NV-S.0184877



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Craig Distribution Center II

4340 N. LAMB BOULEVARD

Suite 100

▲ = DOCK LOADING DOORS EDGE OF DOCK

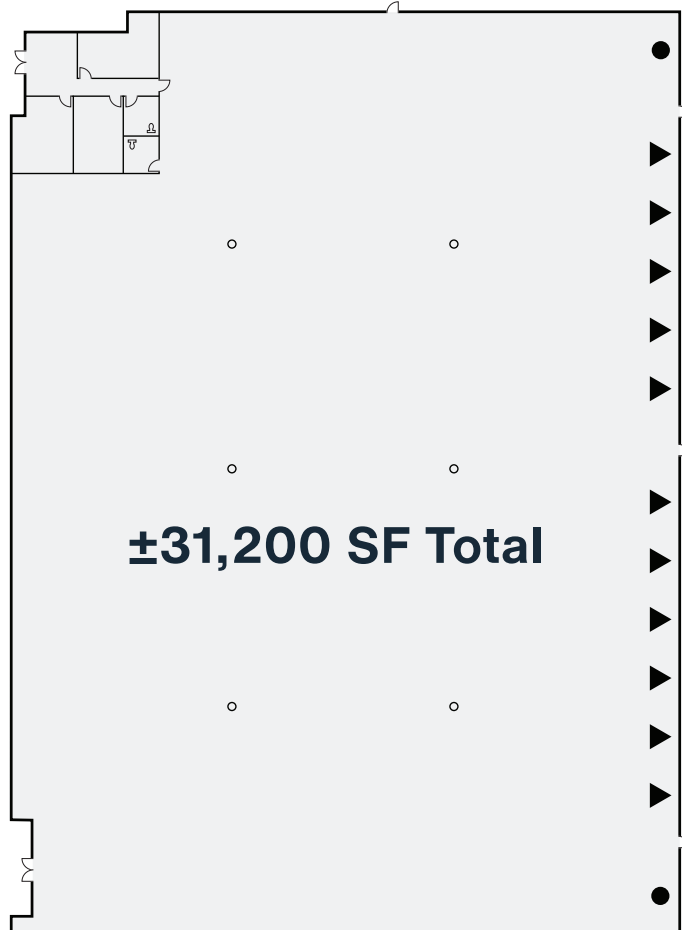
● = GRADE LOADING DOORS

Lease Rate:
Negotiable

NNN Fees:
TBD

Available:
April 1, 2027

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- ±31,200 Total SF
- ±800 Office SF
- ±30,400 Warehouse SF
- (Eleven) 11 ±9' x ±10' Dock Loading Doors
- Two (2) ±12' x ±14' Grade Loading Doors
- 277/480V, 3-Phase Power*

**To be verified by Tenant*



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Craig Distribution Center II



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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