NORTH PARK ONE

A PROJECT OWNED BY: Invesco

2191 MENDENHALL DRIVE, SUITE 107-111
NORTH LAS VEGAS, NV 89081



FOR LEASE: ±23,500 SF - ±47,000 SF

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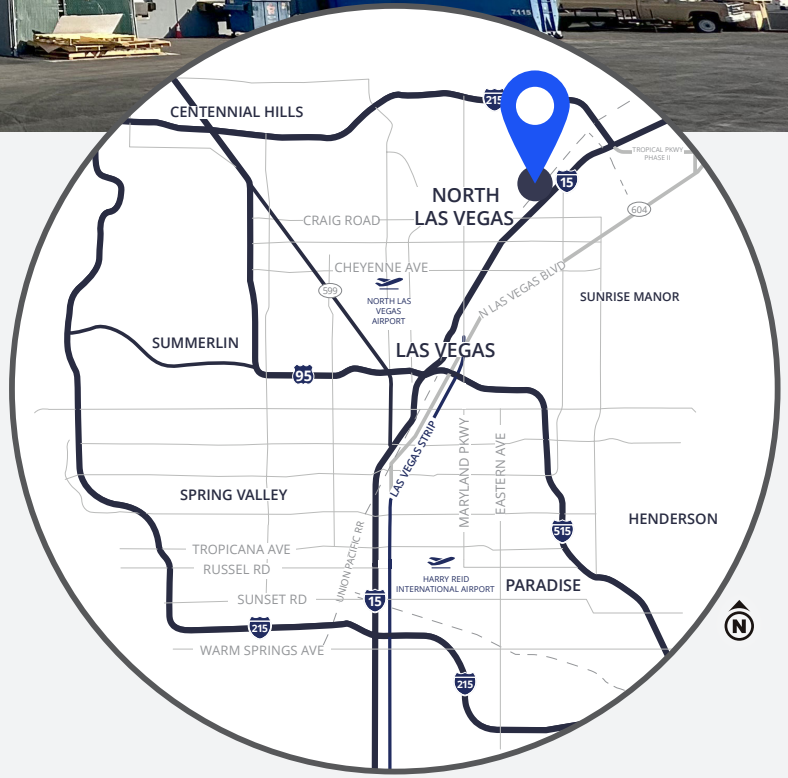
LEASING BY: Colliers



NORTH PARK ONE

PROPERTY OVERVIEW

North Park One is a ±107,000 SF industrial property located less than one mile from the I-15 & Craig Road Interchange in North Las Vegas and ±8 miles from the Las Vegas Strip. The property is a rear loaded distribution building and features evaporative coolers, fire sprinklers, 3-phase power, LED lighting and ±24' clear height.



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±23,500 SF - ±47,000 SF

PRICING DETAILS
CONTACT BROKER

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Invesco | Colliers

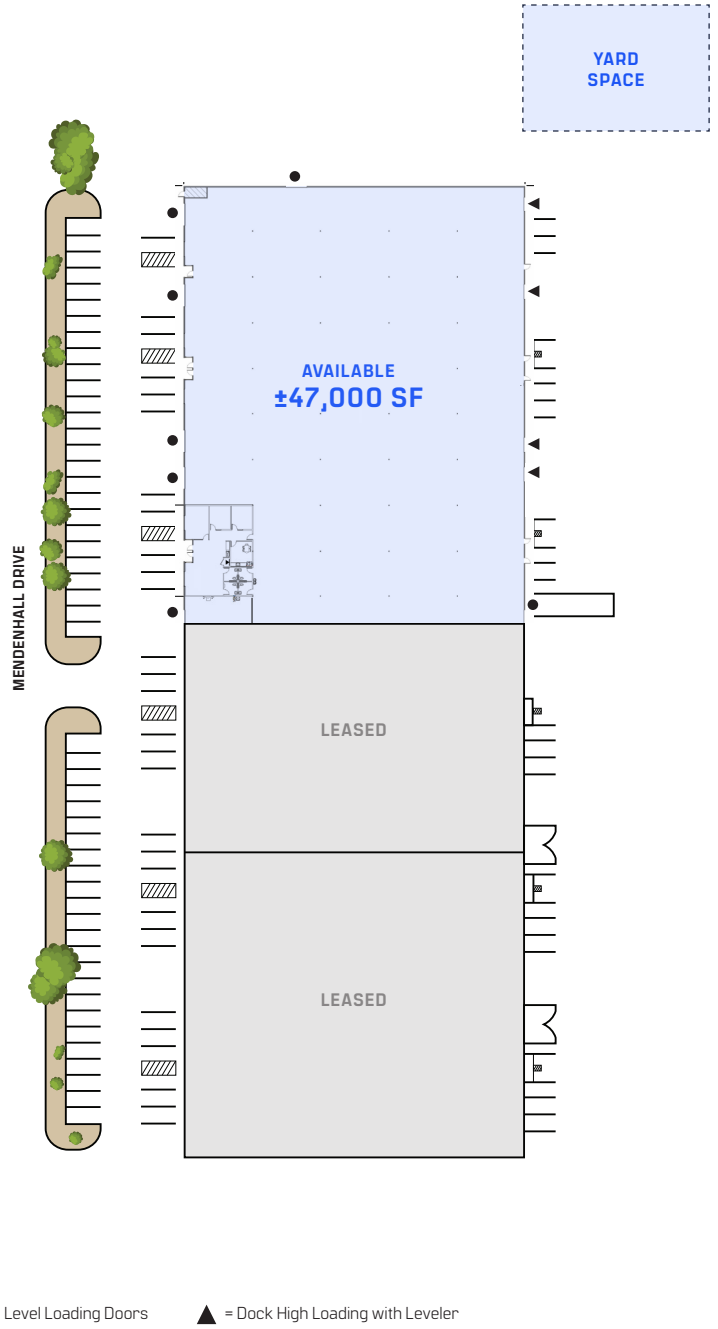
NORTH PARK ONE

PROPERTY HIGHLIGHTS

2191 MENDENHALL DRIVE, SUITE 107-111, NORTH LAS VEGAS, NV 89081

Cross Streets	Mendenhall Drive & Losee Road
County	Clark
Zoning	M-2 (General Industrial)
APN	139-02-601-005
Year Built	1995
Total Building SF	±107,000 SF
Acreage	±5.36 Acres
Clear Height	±24'
Lighting	LED Lighting
Cooling	Evaporative Coolers
Power	277/480V, 3-Phase Power
Sprinklers	0.30 GPM / 2,000 SF

Not To Scale. For Illustration Purposes Only.



NORTH PARK
ONE

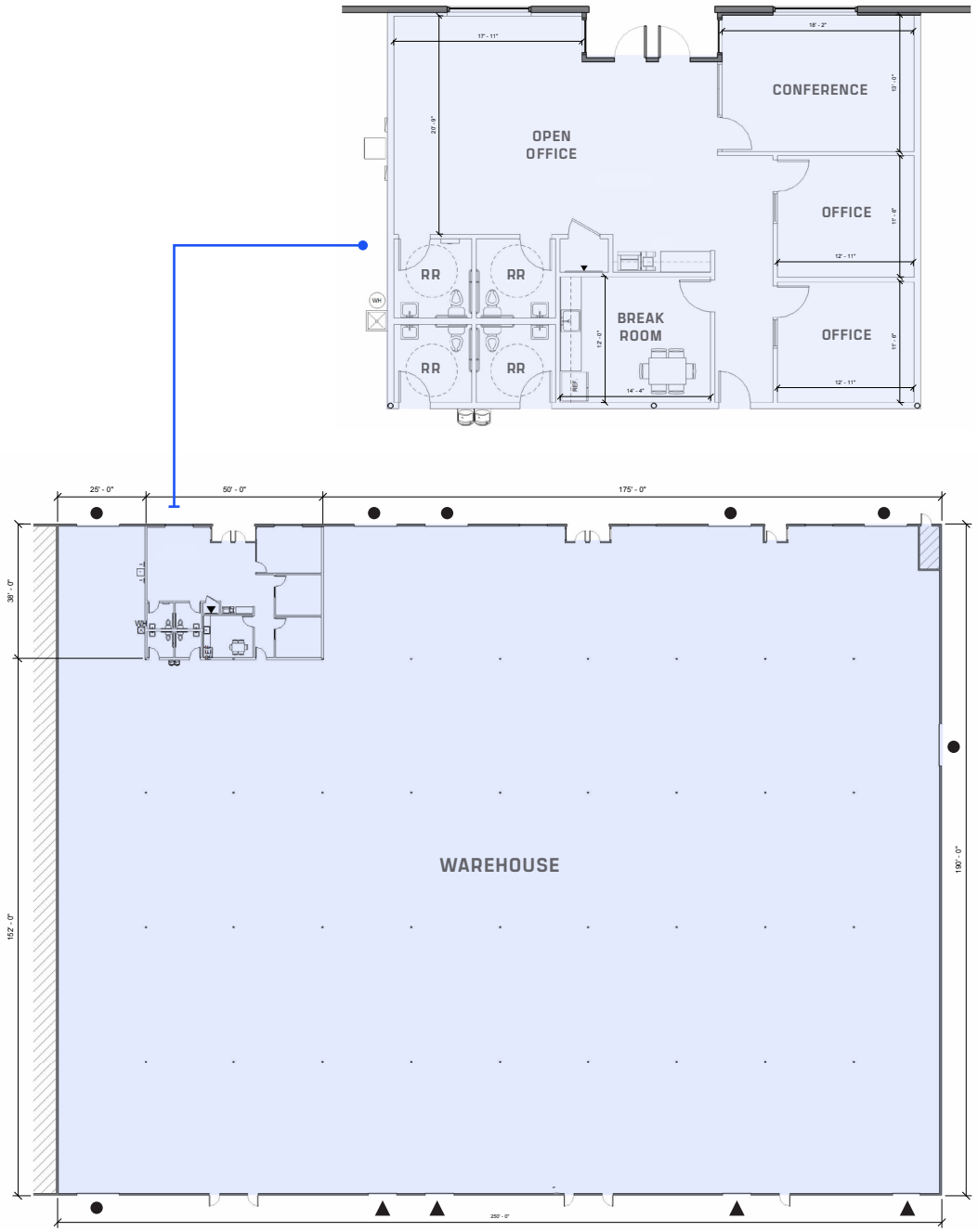
CONCEPTUAL FLOOR PLAN

SUITE 107-111

- ±47,000 Total SF
- ±1,900 SF Office
- ±45,091 SF Warehouse
- Four (4) ±8' x ±10'
  Dock Loading Doors
- Seven (7) ±12' x ±14
  Grade Level Loading Doors
- ±24' Clear Height
- Sprinklers 0.30 GPM / 2,000 SF
- 277/480V, 3-Phase Power
- Private Yard With Potential To Be
  Fully Secured
- Available Now

PRICING DETAILS

Contact Broker



● = Grade Level Loading Doors ▲ = Dock High Loading with Leveler

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NORTH PARK
ONE

CONCEPTUAL FLOOR PLAN

SUITE 107

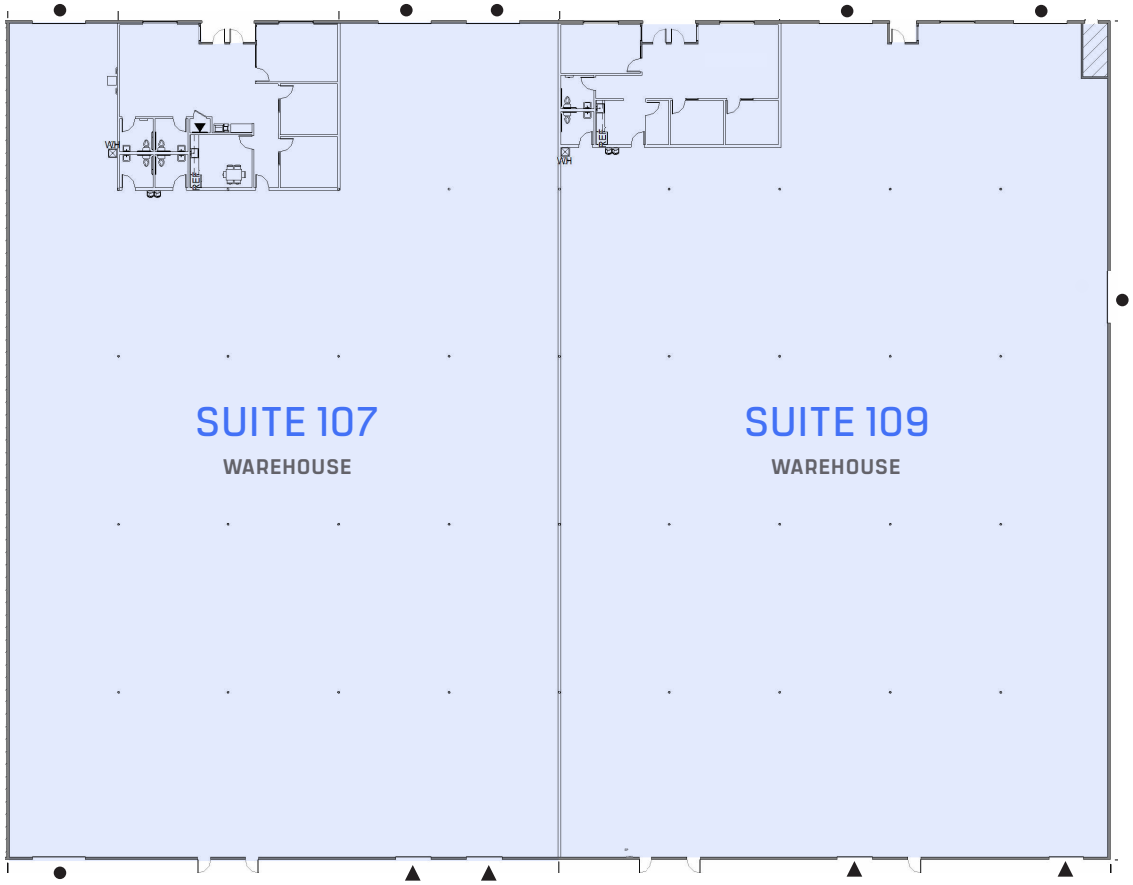
- ±23,500 Total SF
- ±1,900 SF Office
- ±21,600 SF Warehouse
- Two (2) ±8' x ±10'
  Dock Loading Doors
- Four (4) ±12' x ±14'
  Grade Level Loading Doors

SUITE 109

- ±23,500 Total SF
- ±1,415 SF Office
- ±22,085 SF Warehouse
- Two (2) ±8' x ±10'
  Dock Loading Doors
- Three (3) ±12' x ±14'
  Grade Level Loading Doors

PRICING DETAILS

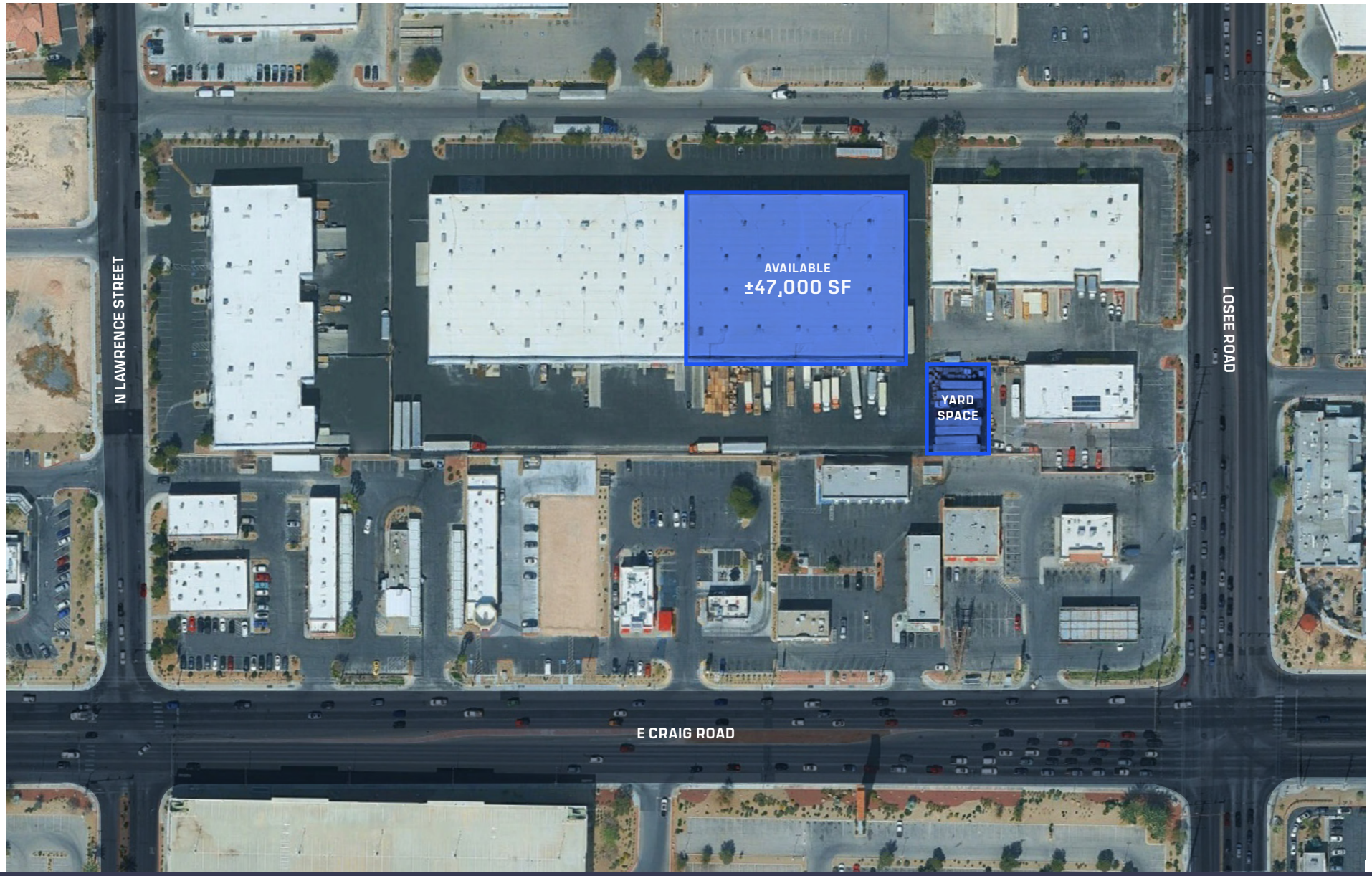
Contact Broker



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SUITE 107-111





NORTH PARK
ONE

±13 Miles to Harry Reid International Airport

±8 Miles to the Las Vegas Strip

±1 Day Truck Service to 61 Million People

±0.85 Miles to the I-15

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