

Craig Corporate Park

4584 Calimesa Street, Las Vegas, NV 89115

Colliers



FOR SALE OR LEASE

±22,750 SF Freestanding Building

Jerry Doty, SIOR

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Property Overview

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



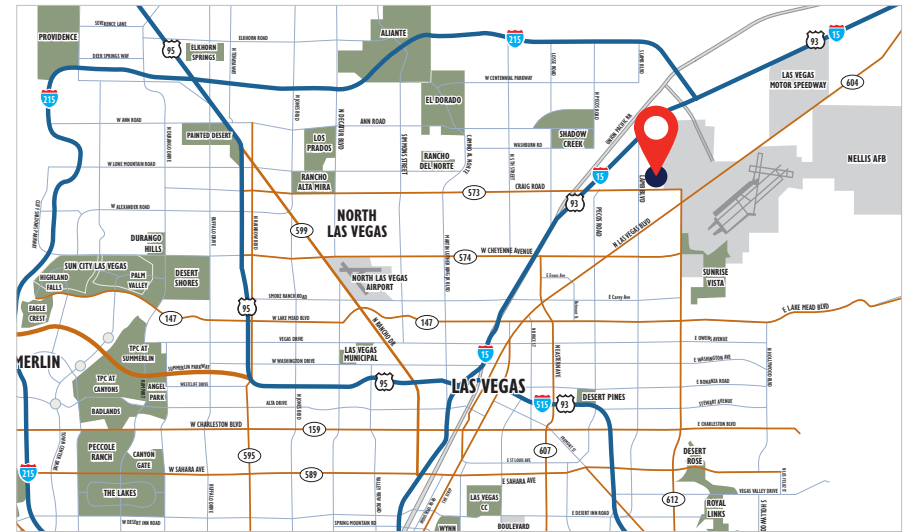
One (1) ±12' x ±14' Grade Door



±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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Site Plan



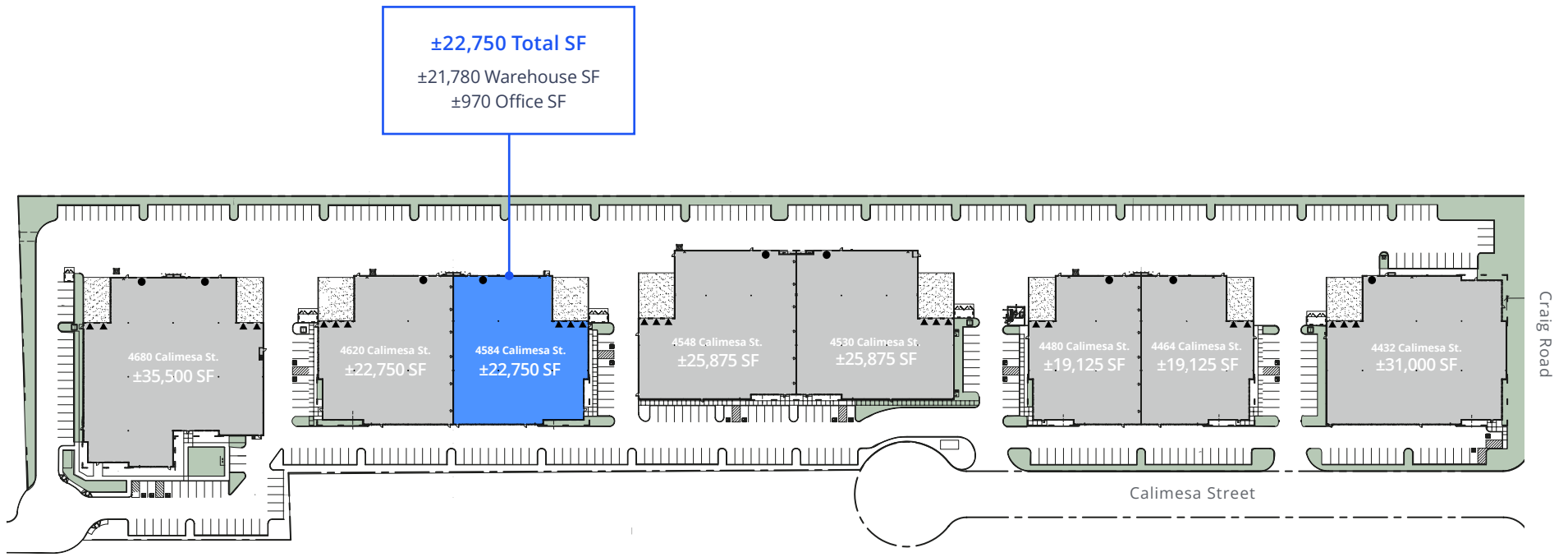
◀◀ For illustration purposes only. Not to scale.

■ = Available

■ = NAP

▲ = Dock Well Loading Doors

● = Grade Doors



Craig Corporate Park
4584 Calimesa Street
Las Vegas, NV 89115



Situated on ±1.29 Acres
±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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±22,750 Total SF
±970 Office SF
±21,780 Warehouse SF

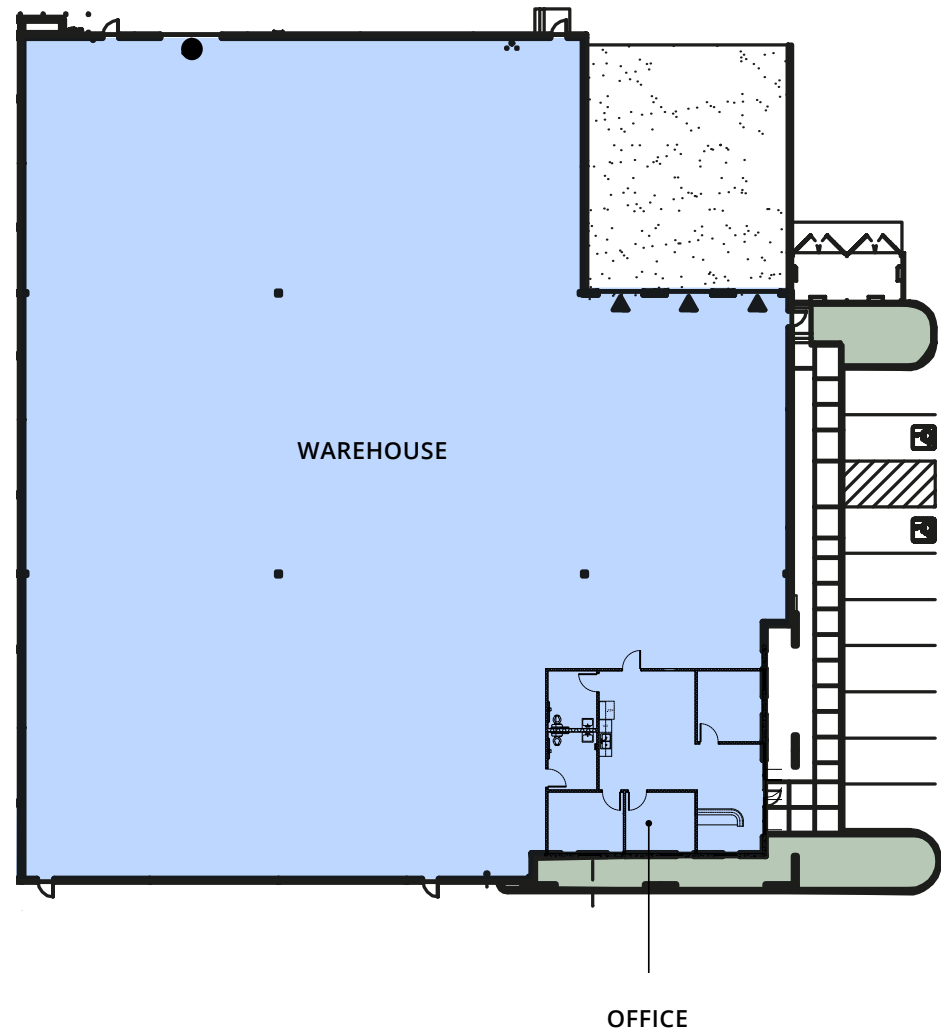


Three (3) ±9' x ±10' Dock Doors
One (1) ±12' x ±14' Grade Door



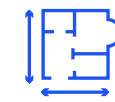
±600 Amps, 277/480V, 3-Phase

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▲ = Dock Well Loading Doors ● = Grade Doors

Site Aerial



±22,750 SF
Freestanding Building



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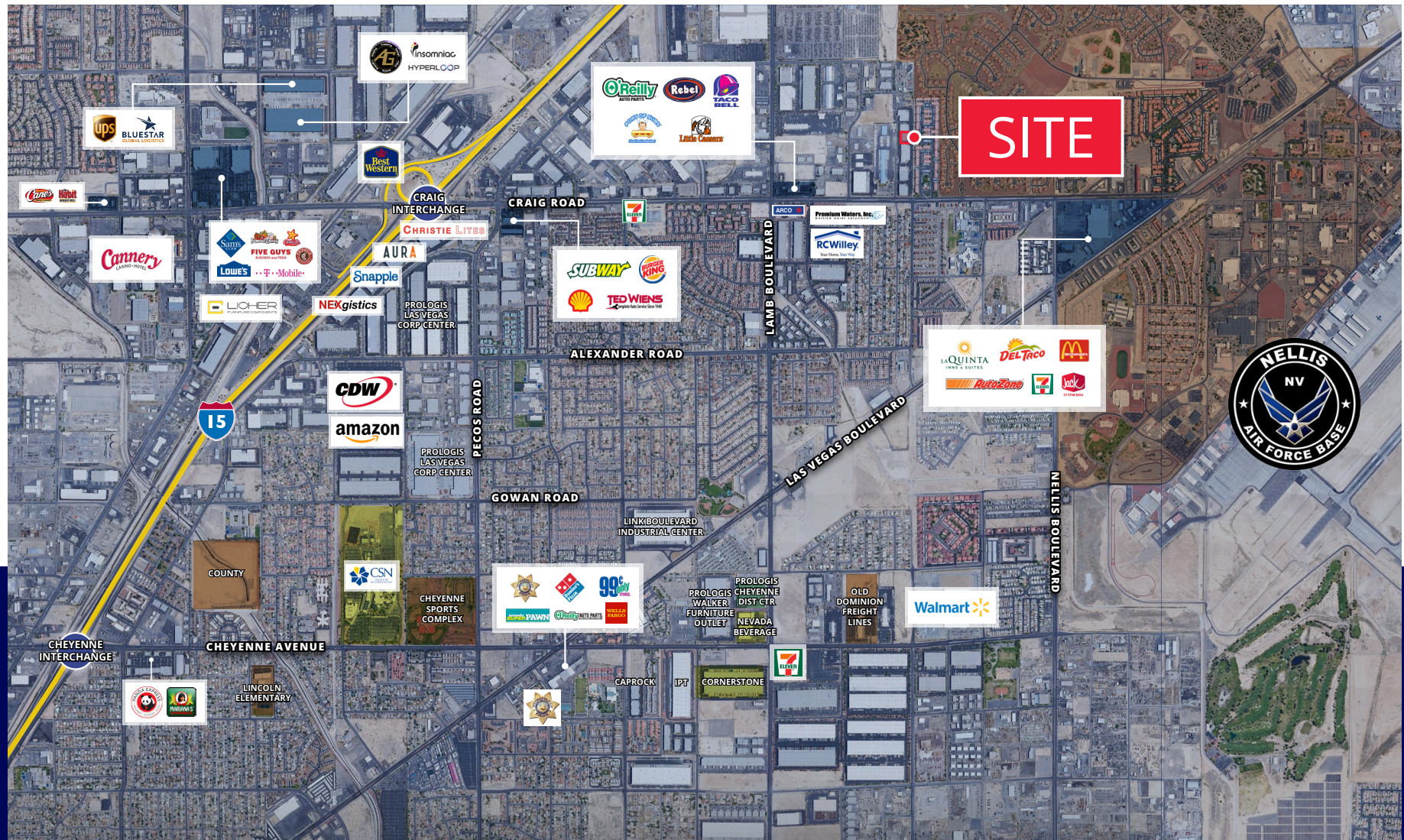
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Location Map

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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