



CLARION PARTNERS

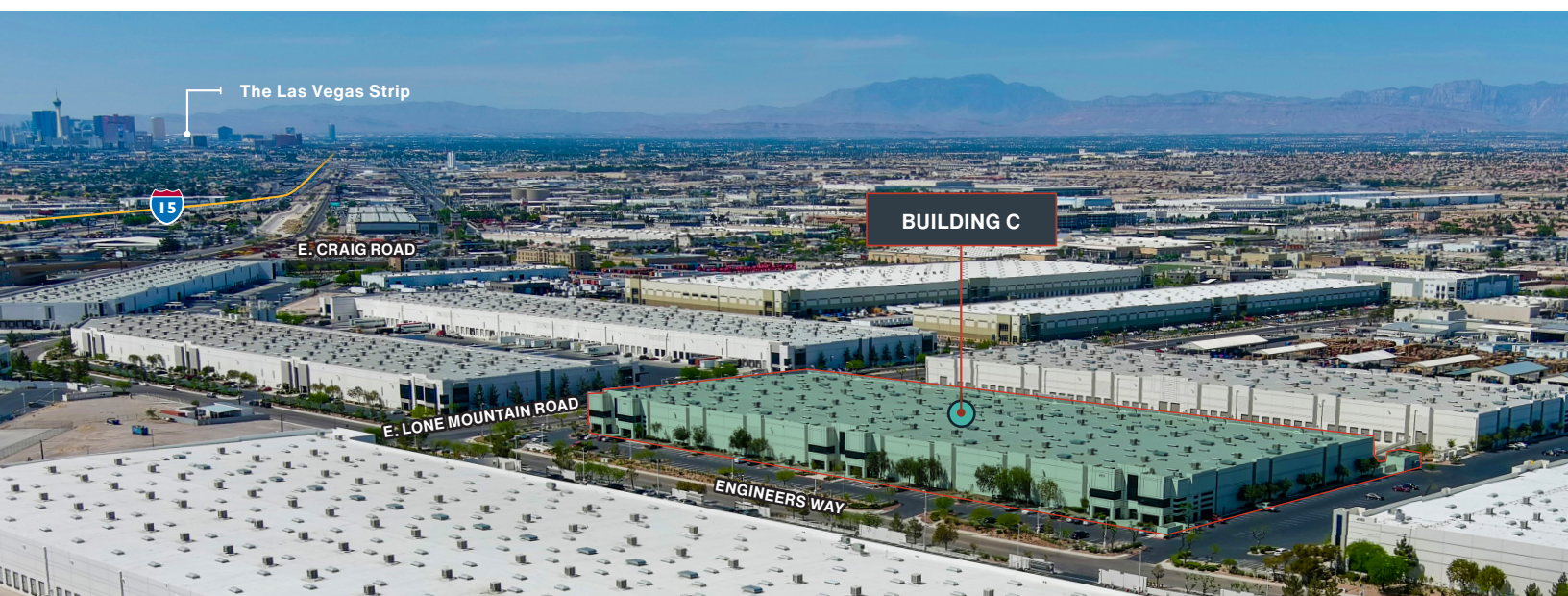
For Lease

Golden Triangle Industrial Park

4855 Engineers Way, Suite 101/102

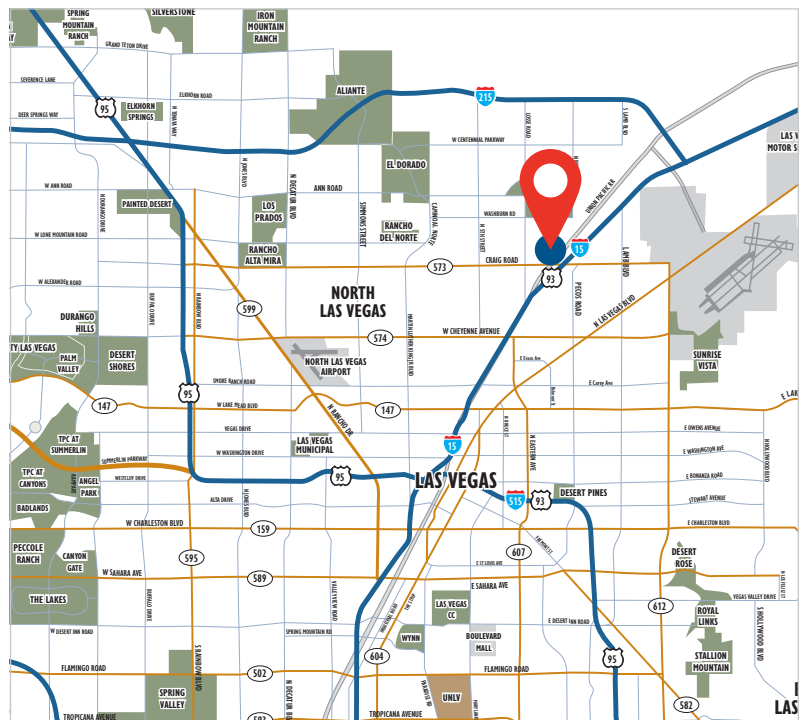
North Las Vegas, NV 89081

±218,298 Total SF Available



Property Highlights

- ±218,298 Total SF
 - ±17,242 SF Existing Office Space
 - ±201,056 SF Warehouse Space
- ESFR Sprinklers
- Thirty-seven (37) ±9' x ±10' Dock High Doors
 - Eighteen (18) Edge of Dock Levelers
 - Six (6) Mechanical Dock Levelers
- Four (4) ±12' x ±14' Grade Level Doors
- ±30' Clear Height
- ±4,000 Amps, 277/480V, 3-Phase Power
 - *Expandable to ±6,000A
 - *Power to be confirmed by Tenant
- ±60' x ±52' Column Spacing
- ±180' Truck Court
- 2% Skylights
- Zoned M-2
- Built in 2006



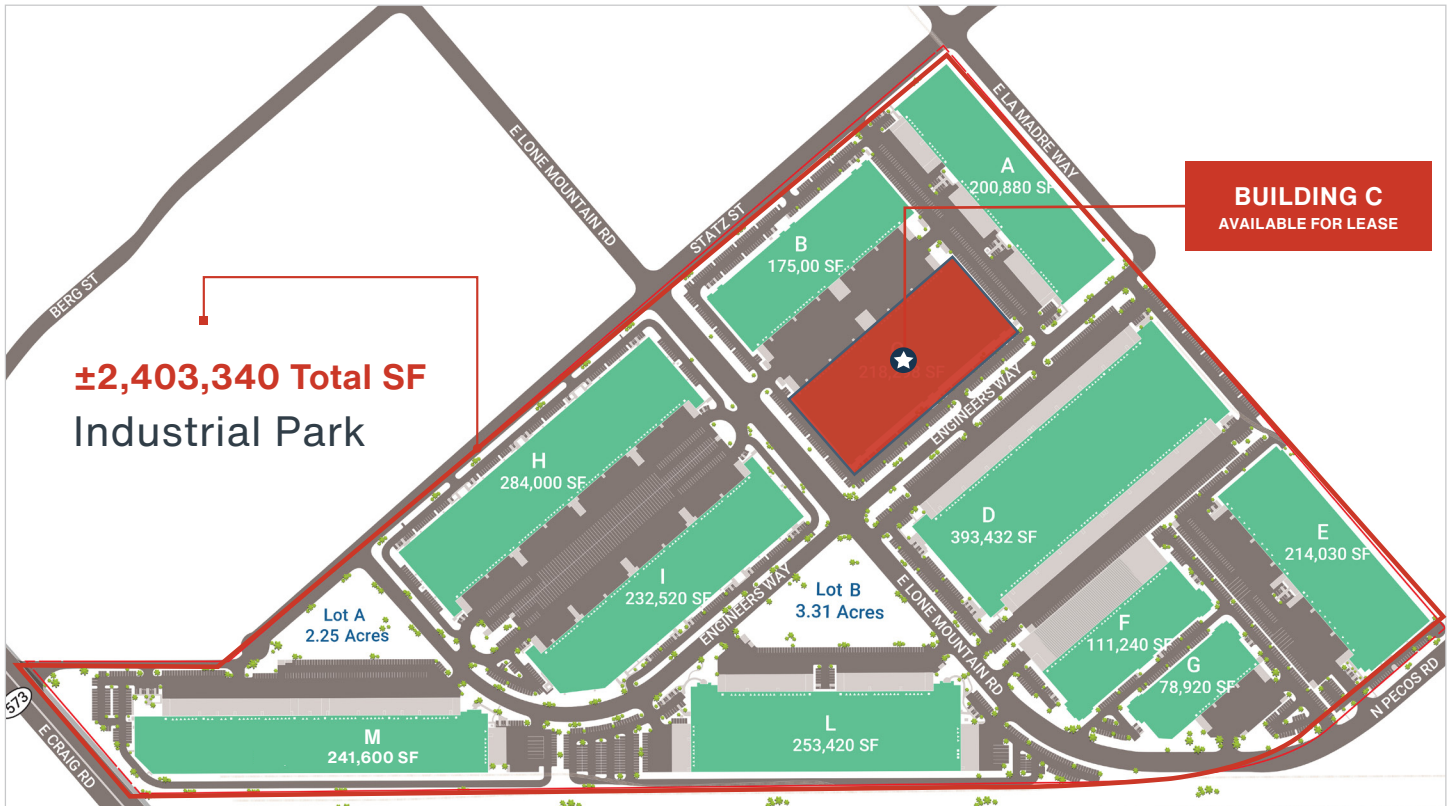


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Golden Triangle Industrial Park

Site Plan

For illustration purposes only. Not to scale.



CALL FOR PRICING

±218,298 Total SF Available

Available January 1, 2026



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For more information on this opportunity, please contact:



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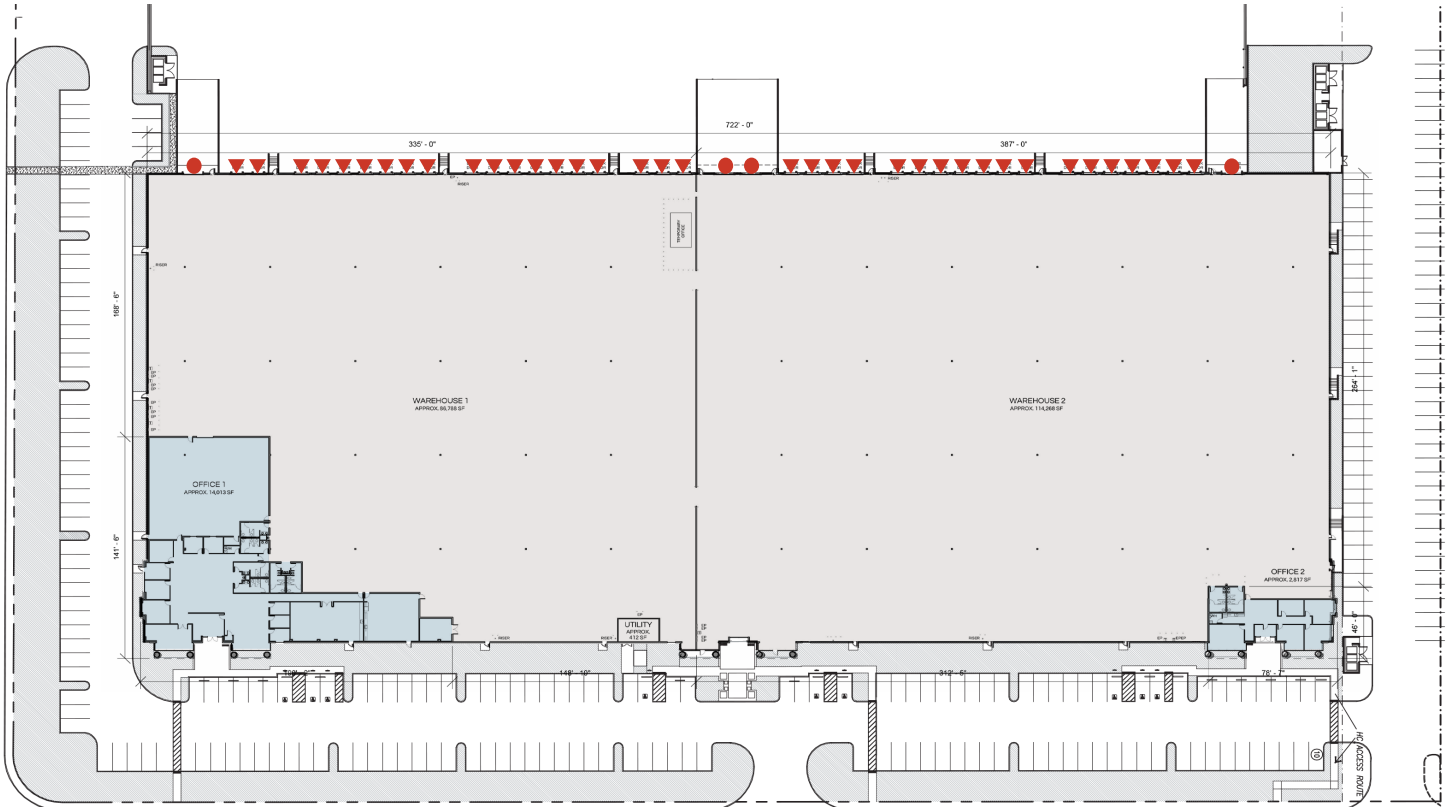
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Building C – Suite 101/102

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±218,298 Total SF – ±17,242 SF Office



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▼ = DOCK HIGH LOADING ● = GRADE LOADING



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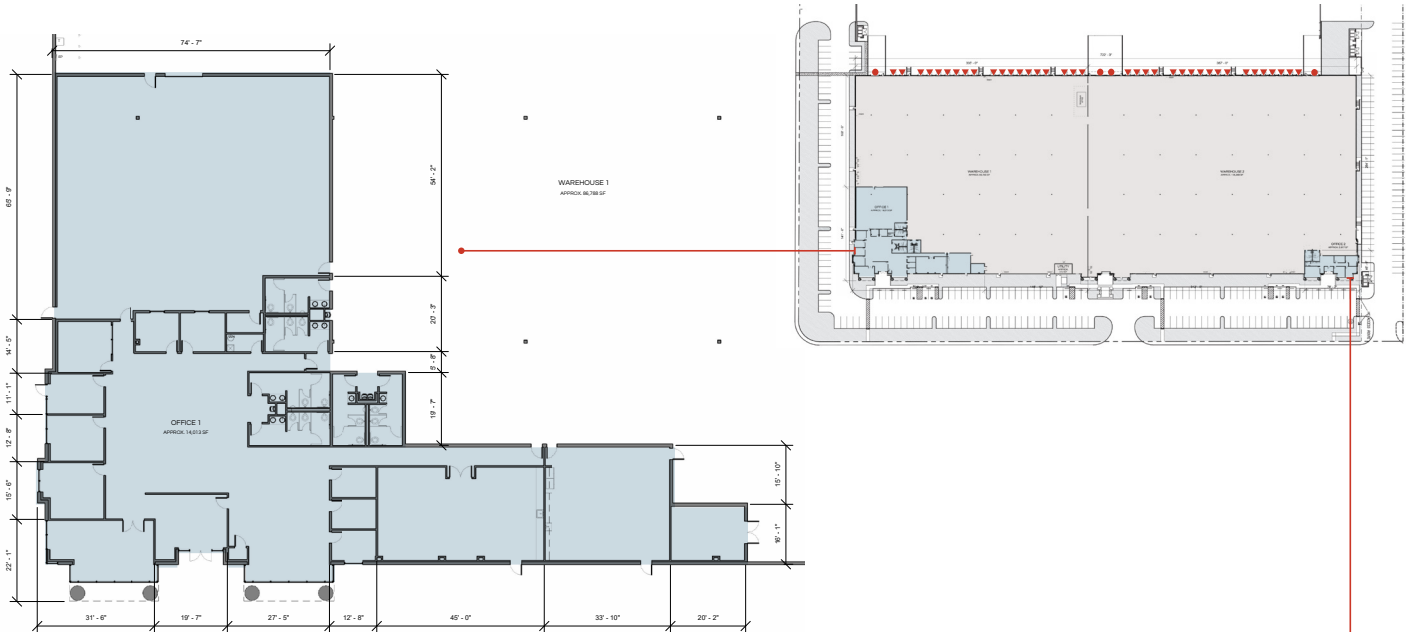
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Building C – Suite 101/102

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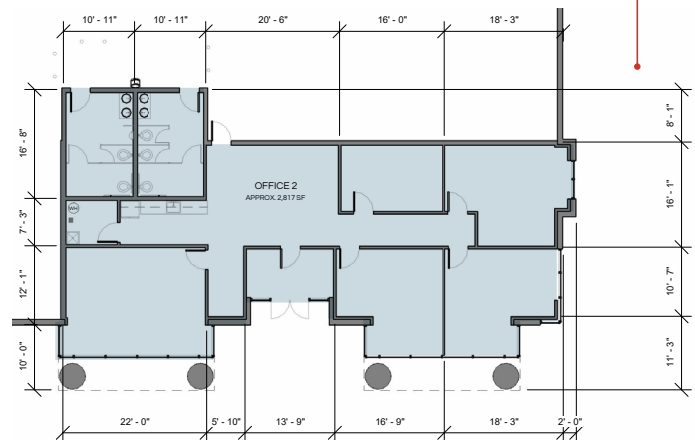
±218,298 Total SF – ±17,242 SF Office



OFFICE 1 – ±14,425 SF

Available January 1, 2026

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OFFICE 2 – ±2,817 SF



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BUILDING C – Suite 101

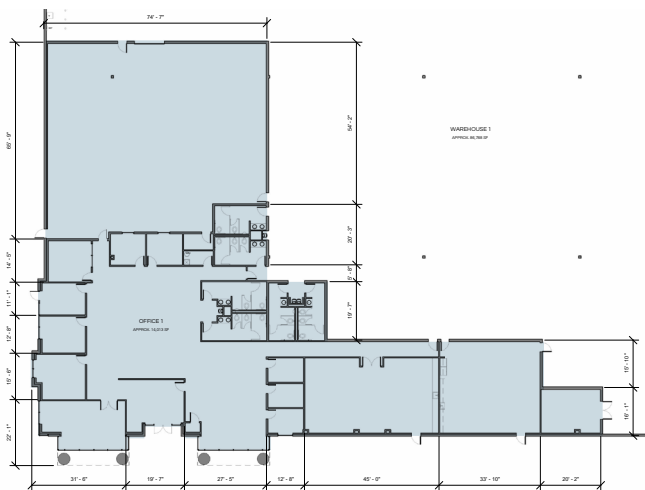
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±101,213 SF

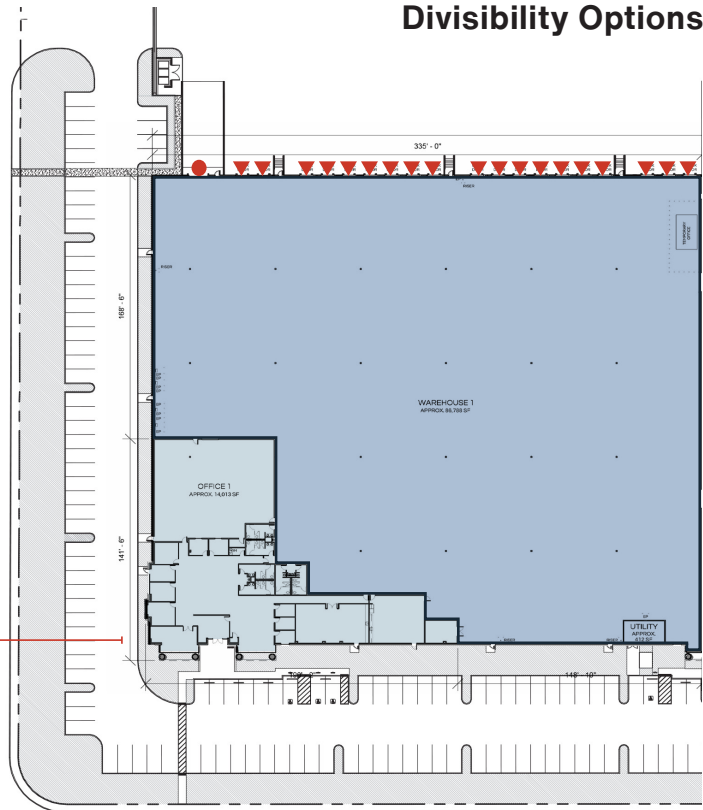
±14,425 SF Office

19 Dock Doors

1 Grade Door



Divisibility Options



Available January 1, 2026

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BUILDING C – Suite 102

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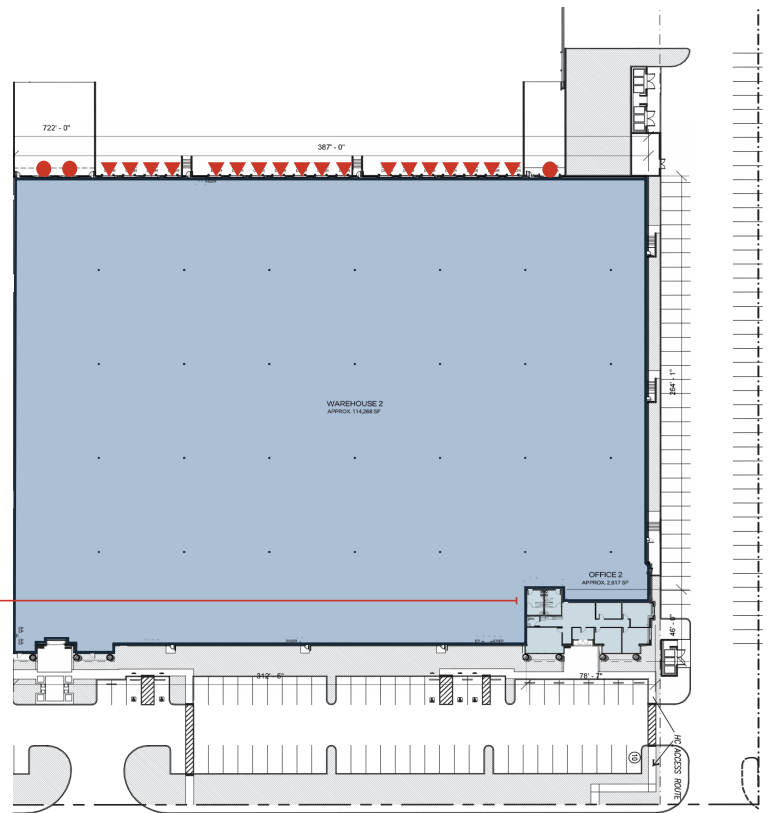
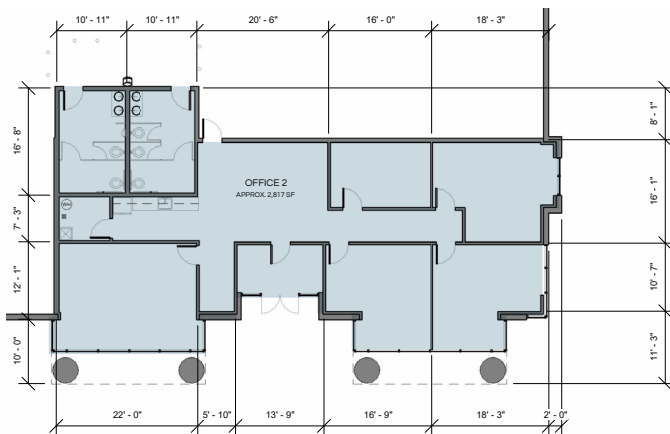
±117,085 SF

±2,817 SF Office

18 Dock Doors

3 Grade Doors

Divisibility Options



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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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