# NORTH PARK ONE

A PROJECT OWNED BY: Invesco

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



## FOR LEASE: ±47,000 SF


**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

**ZACH MCCLENAHAN**
+1 702 836 3780
zach.mcclenahan@colliers.com
License # NV-S.0198177

**JERRY DOTY, SIOR**
+1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

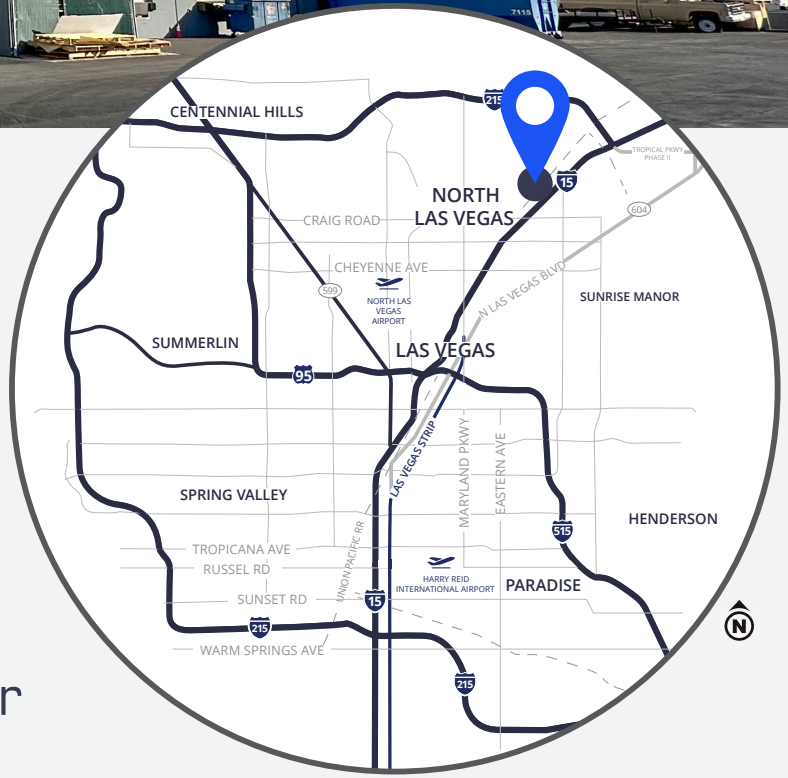
LEASING BY: Colliers



# 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.




**FOR LEASE**

±47,000 SF

**PRICING DETAILS**

Contact Broker

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

Invesco | Colliers

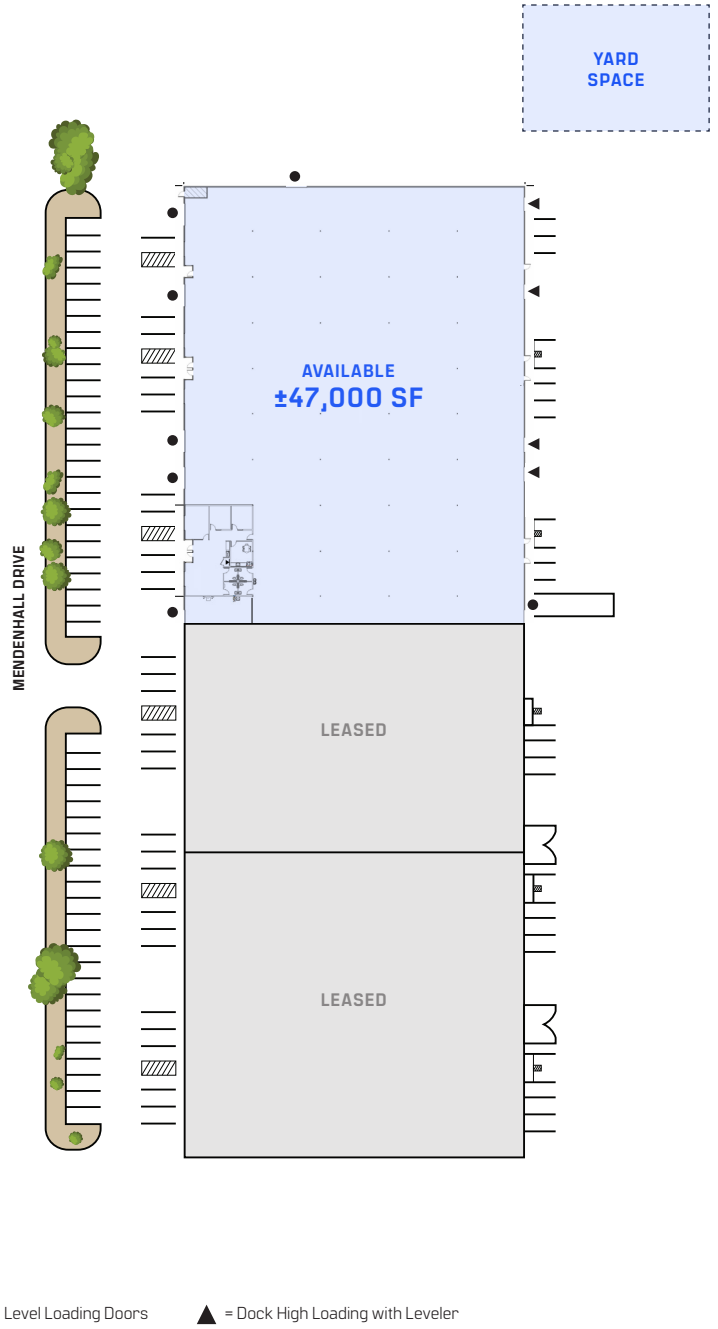
# NORTH PARK ONE

## 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

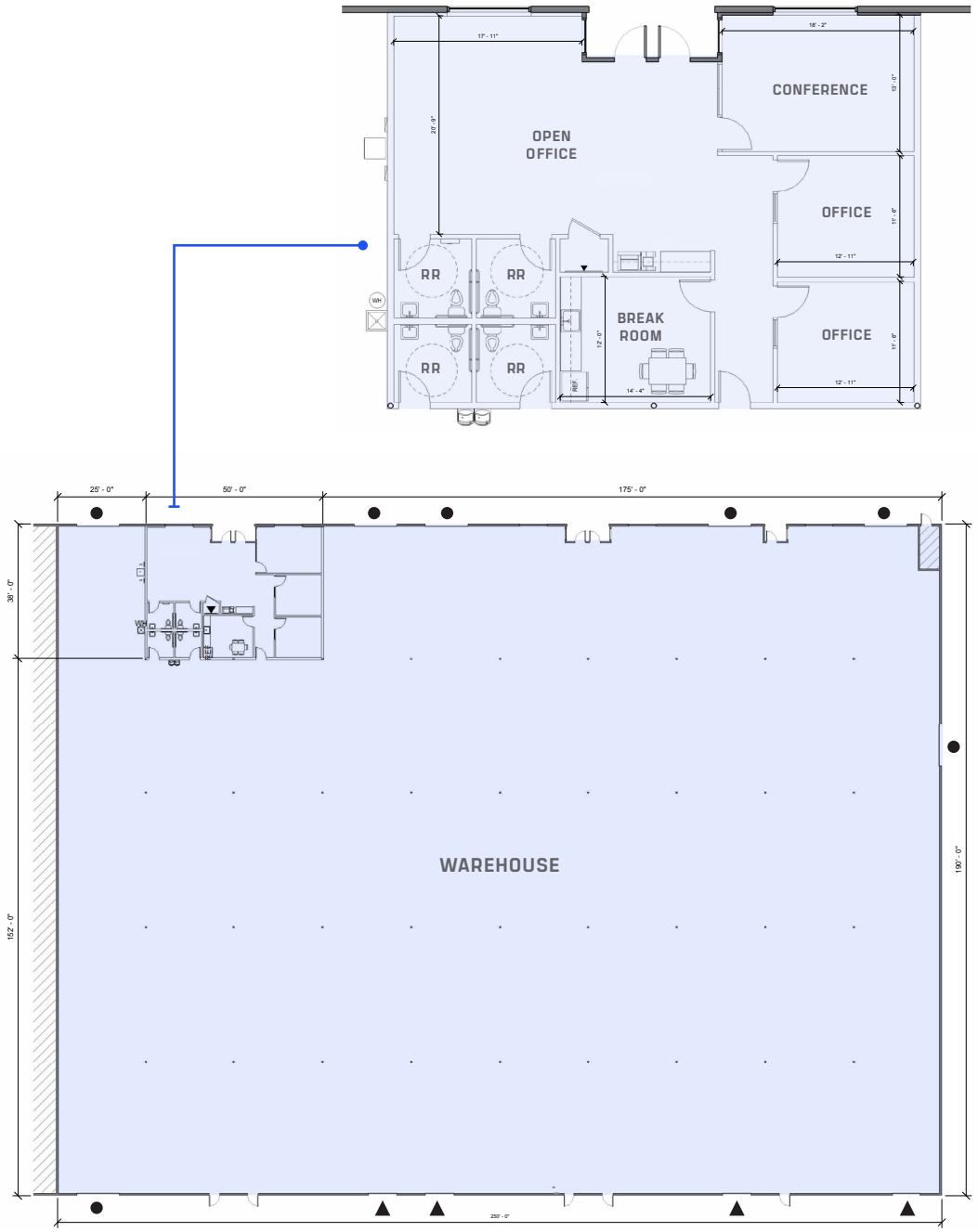
## CONCEPTUAL FLOOR PLAN

## 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

Not To Scale. For Illustration Purposes Only.

NORTH PARK
# ONE

## CONCEPTUAL FLOOR PLAN

## SUITE 107

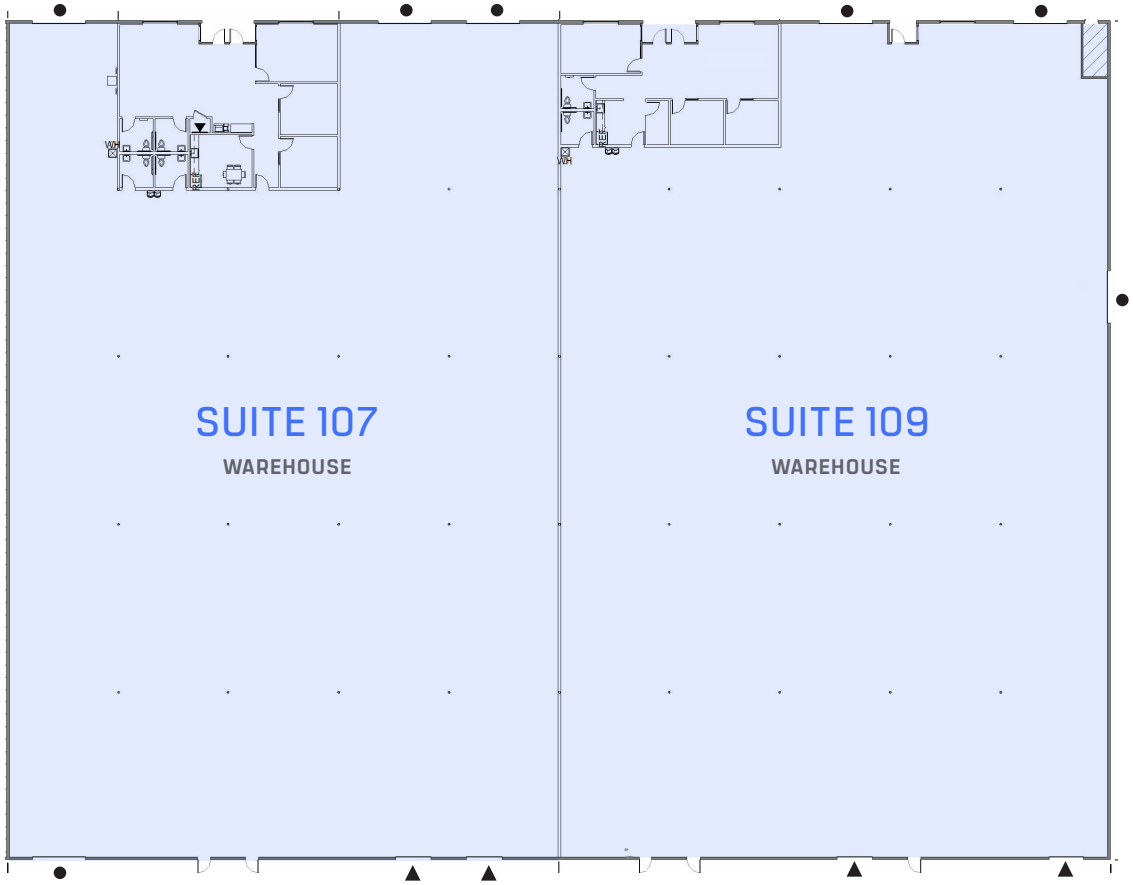
- ±23,500 Total SF
- ±1,900 SF Office
- ±21,600 SF Warehouse
- Two (2) ±8' x ±10'
  Dock Loading Doors
- Four (4) ±12' x ±14'
  Grade Level Loading Doors

## 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**

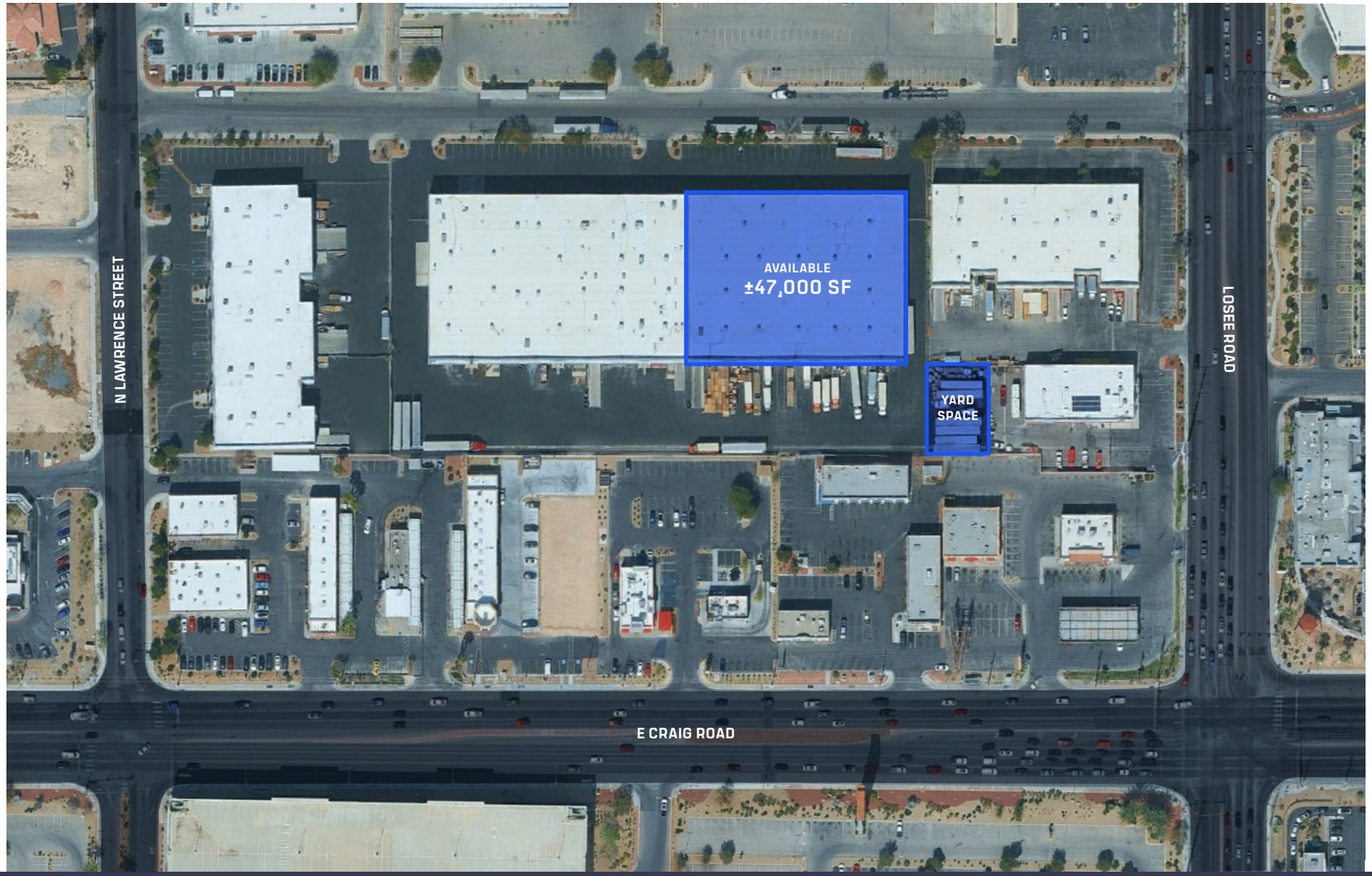
Contact Broker




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

Not To Scale. For Illustration Purposes Only.

# 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

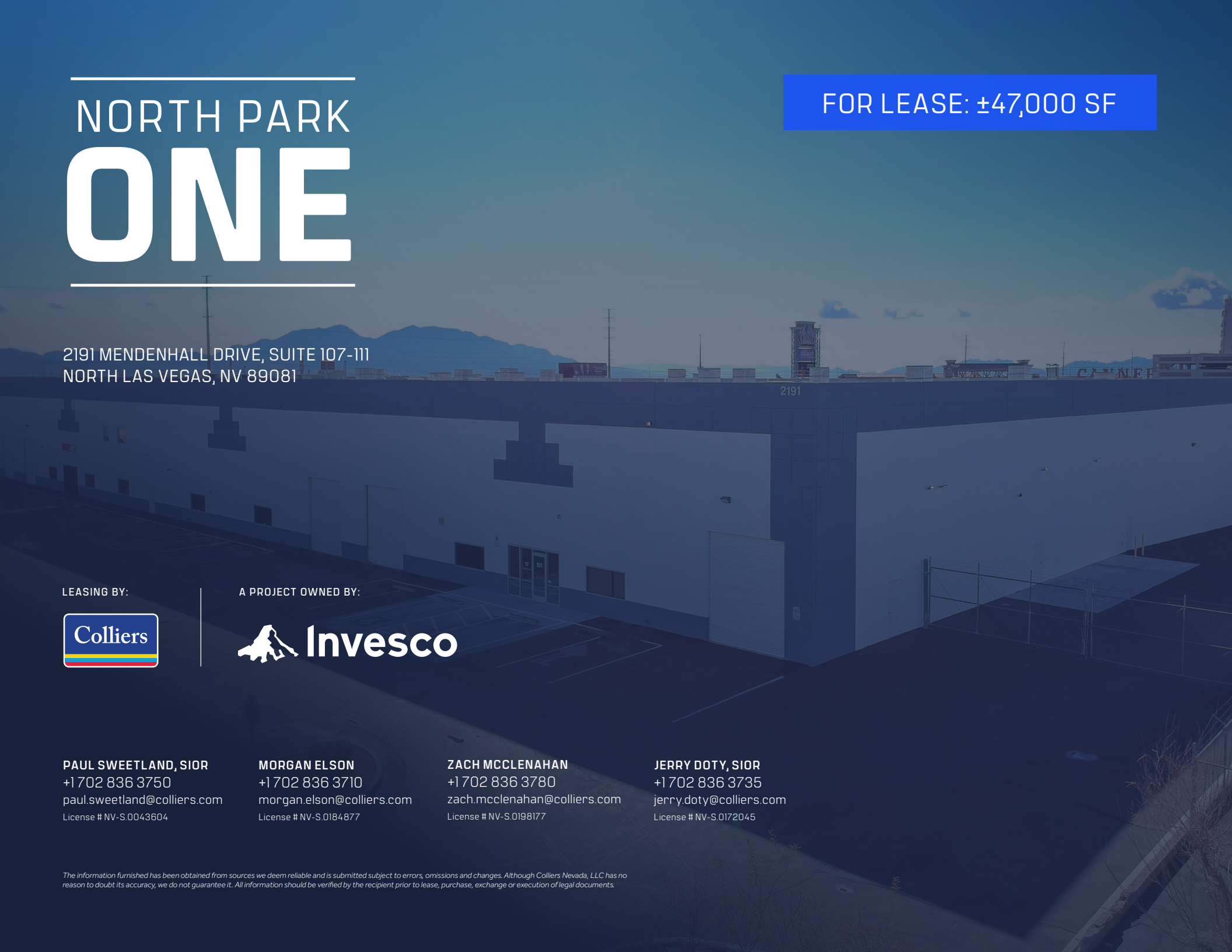
LEASED BY:

Colliers

# NORTH PARK ONE

**FOR LEASE: ±47,000 SF**

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




LEASING BY:

Colliers

A PROJECT OWNED BY:

Invesco

**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

**ZACH MCCLENAHAN**
+1 702 836 3780
zach.mcclenahan@colliers.com
License # NV-S.0198177

**JERRY DOTY, SIOR**
+1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

*The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.*