

Craig Corporate Park

4548 Calimesa Street, Las Vegas, NV 89115

Colliers



FOR SALE OR LEASE

±25,875 SF Industrial Building

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Property Overview

Colliers is pleased to present **4548 Calimesa Street**, a ±25,875 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.



NNN Fees (PSF): \$0.18 PSF

Available October 1, 2026



±25,875 Total SF



±3,000 Office SF



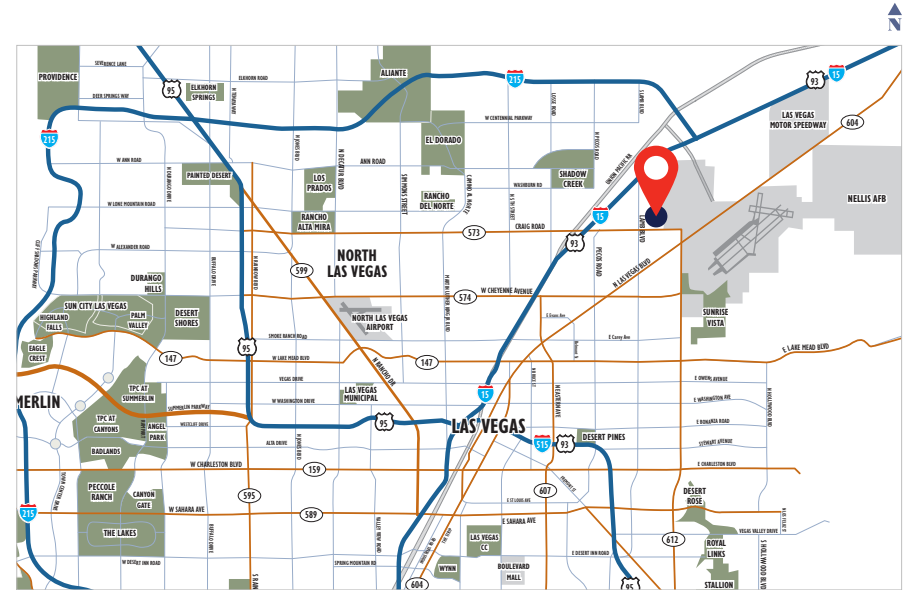
±22,875 Warehouse SF



Three (3) ±9' x ±10' Dock Doors



One (1) ±12' x ±14' Grade Door



Property Highlights

- Situated on ±1.32 Acres
- Concrete Tilt Up Construction
- ESFR Fire Suppression System
- ±50 Parking Spaces
- ±600 Amps, 277/480V, 3-Phase Power
*Tenant to Verify Power
- ±28' Minimum Clear Height
- APN: 140-052-10-025
- Clark County
- Zoned Industrial Park (IP)
- Built in 2008

CONTACT US

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Site Plan

Colliers

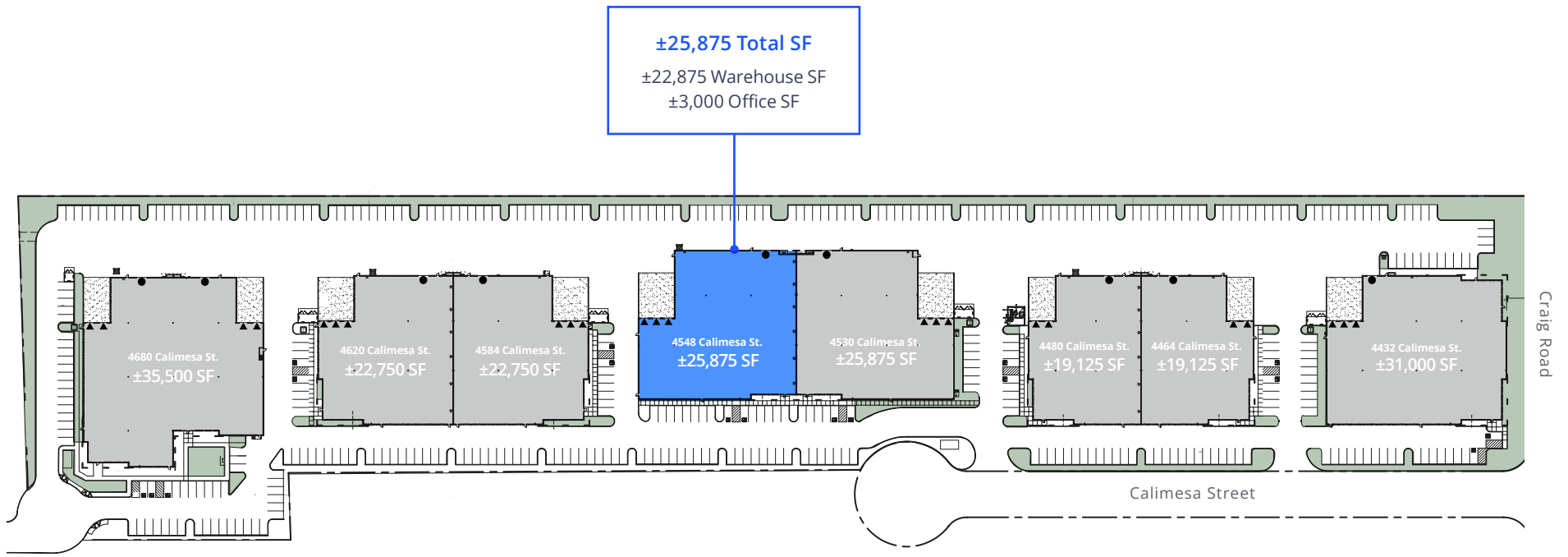
◀ For illustration purposes only. Not to scale.

■ = Available

■ = NAP

▲ = Dock Well Loading Doors

● = Grade Doors



Craig Corporate Park
4548 Calimesa Street
Las Vegas, NV 89115



Situated on ±1.32 Acres
±25,875 Total SF



Clark County
Zoned Industrial Park (IP)
APN: 140-052-10-025



±50 Total Parking Spaces

Floor Plan

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Las Vegas, NV 89115



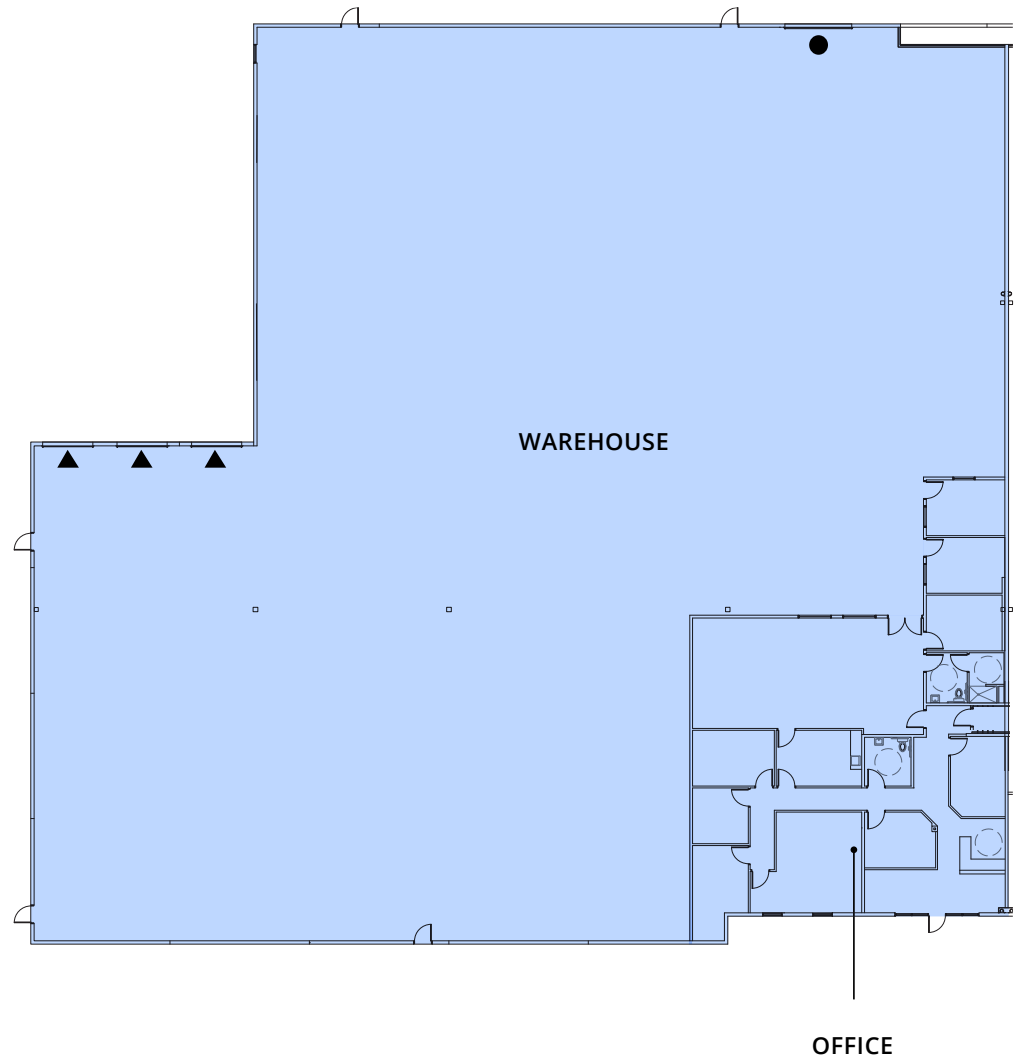
±25,875 Total SF
±3,000 Office SF
±22,875 Warehouse SF



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

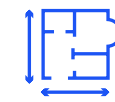


±600 Amps, 277/480V, 3-Phase Power
*Tenant to Verify Power



▲ = Dock Well Loading Doors ● = Grade Doors

Site Aerial



±25,875 SF
Freestanding Building



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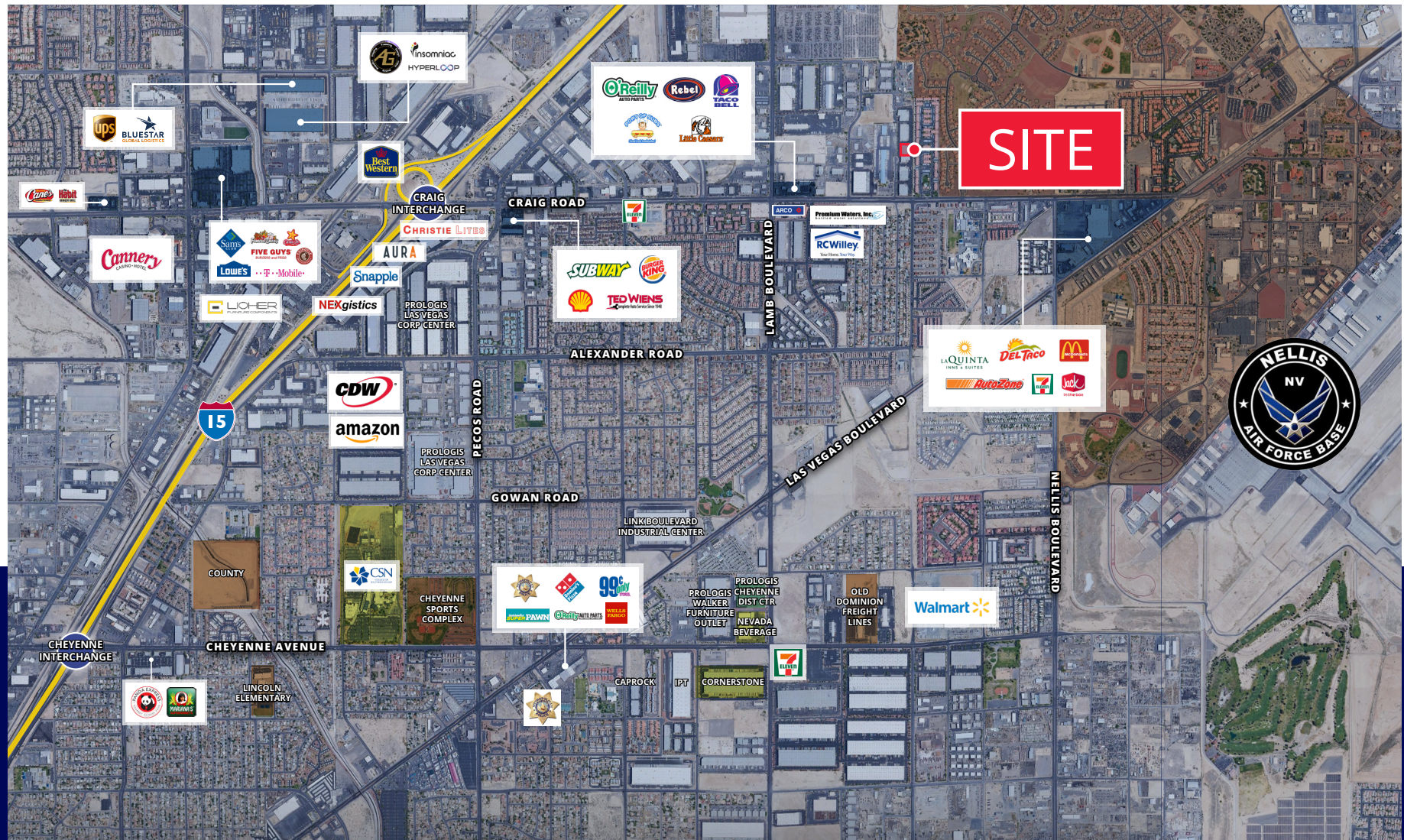
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Location Map

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



Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$6 billion in annual revenues, 28,000 professionals, and \$110 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

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