CLARION PARTNERS

For Lease

Golden Triangle Industrial Park

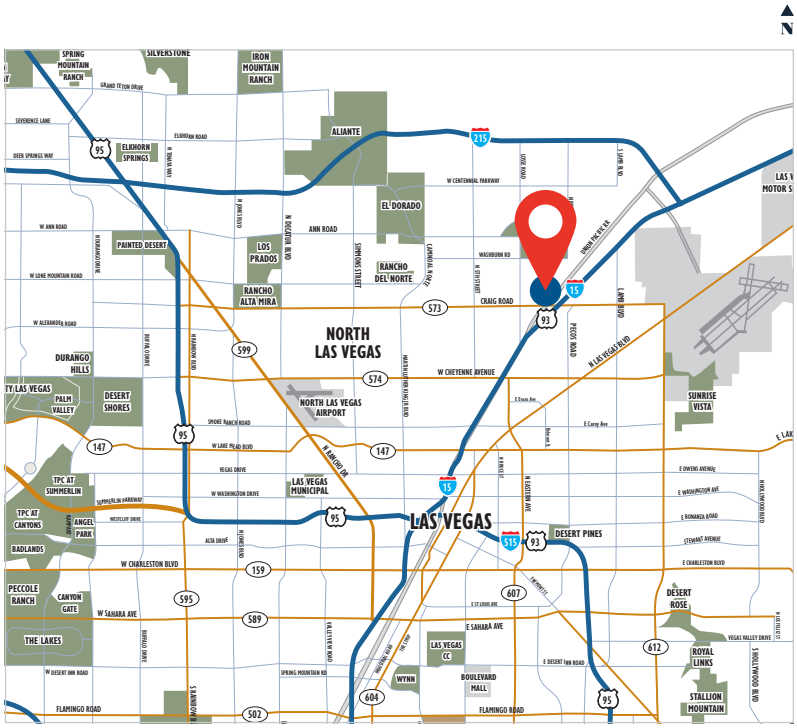
3115 E. Lone Mountain Rd., Suite 1400 - 1500
North Las Vegas, NV 89081

±35,940 – ±70,880 Total SF Available



Property Highlights

- ±70,880 SF
  - ±3,337 SF Existing Office Space
  - ±67,543 SF Warehouse Space
- ESFR Sprinklers
- Fifteen (15) ±9 x ±10' Dock High Doors
- Two (2) ±12' x ±14' Grade Level Doors
- ±30' Clear Height
- 277/480V, 3-Phase Power
- Fully Secured Truck Court
- ±50' x ±52' Column Spacing
- ±180' Truck Court
- 2% Skylights
- Zoned M-2
- Built in 2003



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.

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Golden Triangle Industrial Park

Site Plan

For illustration purposes only. Not to scale.



SUITE 1400 - 1500
AVAILABLE FOR LEASE

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For more information on this opportunity, please contact:

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Golden Triangle Industrial Park

BUILDING I – Suite 1400

For illustration purposes only. Not to scale.

±35,940 Total SF – ±1,737 SF Office

Nine (9) ±9 x ±10’ Dock High Doors
One (1) ±12’ x ±14’ Grade Door



Available Now

▼ = DOCK HIGH LOADING ▽ = PIT LEVELERS ● = GRADE LOADING ■ = WAREHOUSE ■ = OFFICE

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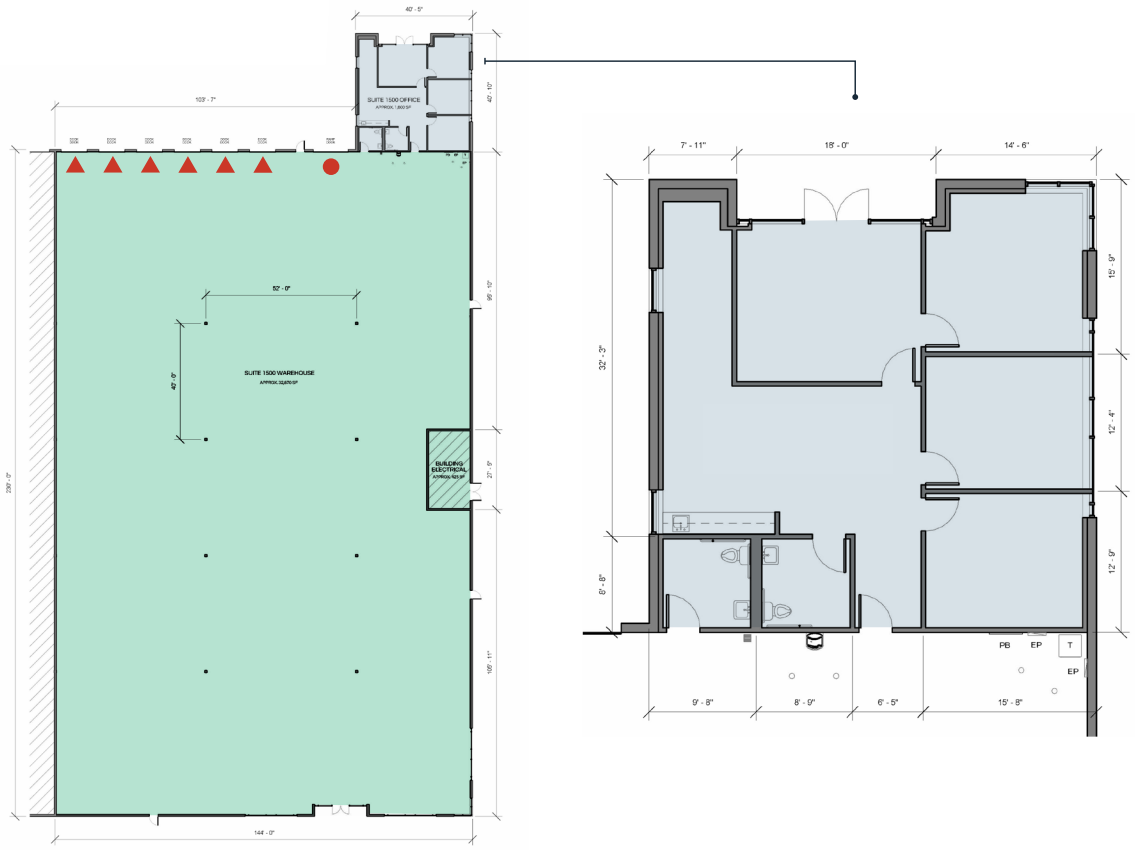
Golden Triangle Industrial Park

BUILDING I – Suite 1500

For illustration purposes only. Not to scale.

±34,940 Total SF – ±1,600 SF Office

Six (6) ±9’ x ±10’ Dock High Doors
One (1) ±12’ x ±14’ Grade Door



Available 05/01/2027

▼ = DOCK HIGH LOADING ● = GRADE LOADING ■ = WAREHOUSE ■ = OFFICE

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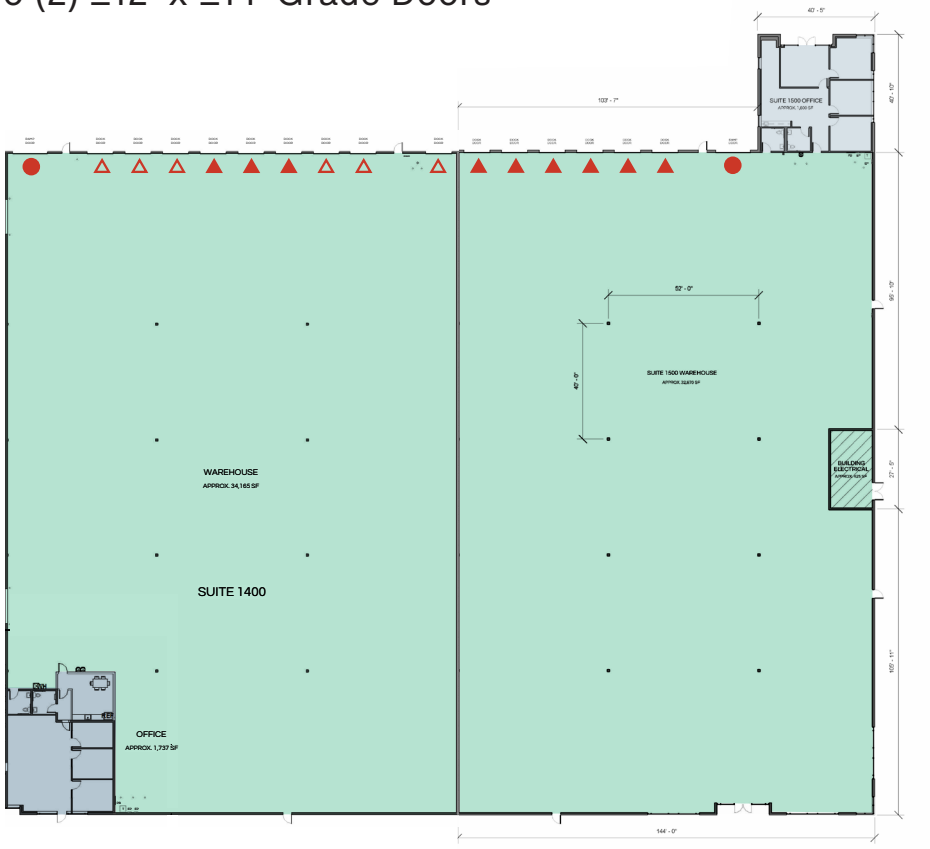
Golden Triangle Industrial Park

BUILDING I – Suite 1400 & 1500

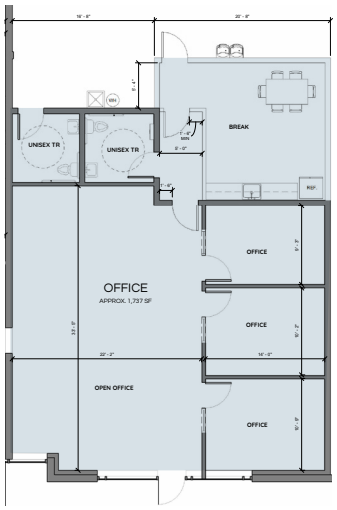
For illustration purposes only. Not to scale.

±70,880 Total SF – ±3,337 SF Office

Fifteen (15) ±9 x ±10’ Dock High Doors
Two (2) ±12’ x ±14’ Grade Doors



Suite 1400 Office



Suite 1500 Office



Available Now

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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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