WAREHOUSE/ OFFICE SPACE

NORTH LAS VEGAS SUBMARKET

4171 Distribution Circle, Suite 105
North Las Vegas, NV 89030



ESFR Upgrade Coming Soon! Estimated Completion By November!

FOR LEASE

$1.00 PSF Broker Bonus

Lease to be signed on December 31, 2026 | Minimum 3-Year Deal

±23,307 SF

Excellent access to I-15 Freeway

LINK

REPRESENTED BY Colliers

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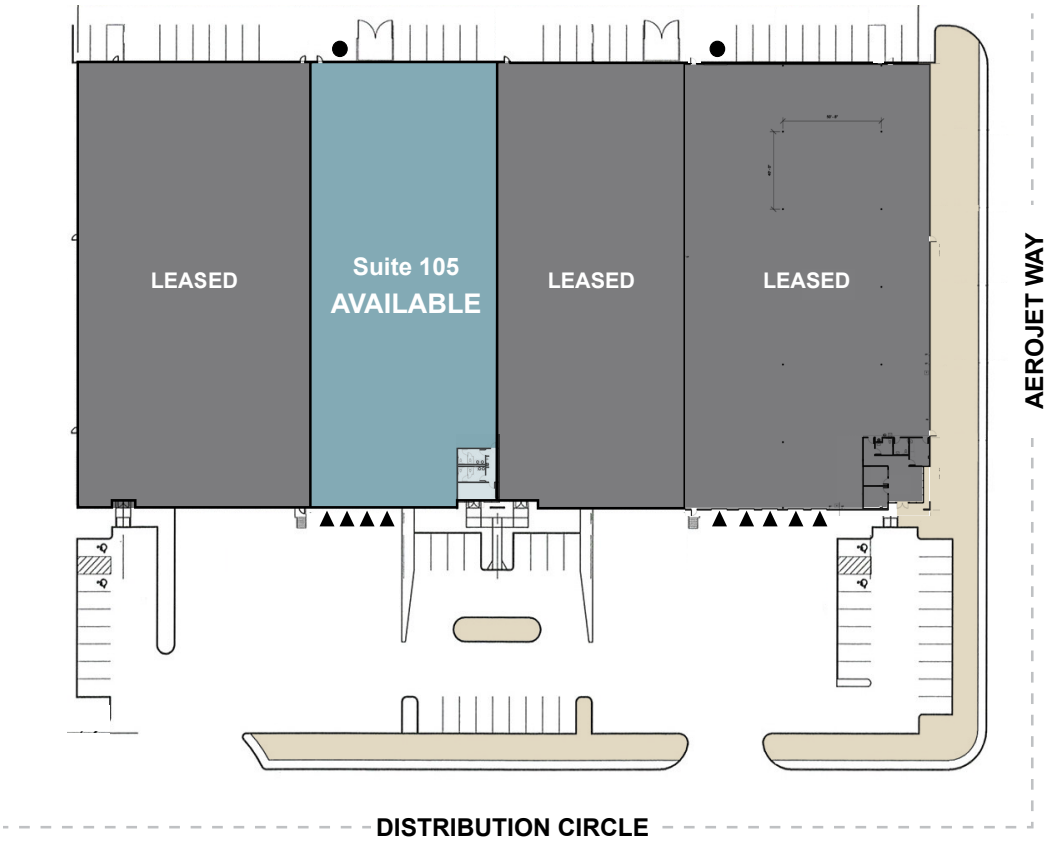
Drawings not to scale. For illustration purposes only.

= AVAILABLE

= LEASED

▲ = DOCK LOADING DOOR

● = GRADE LOADING DOOR



FOR LEASE

LOCATED IN NORTH LAS VEGAS

Distribution Circle is located just west of the I-15 Freeway off of Craig Road and Losee Road. This front-loaded, ±104,880 SF concrete tilt-up building has ±23,307 square feet available.

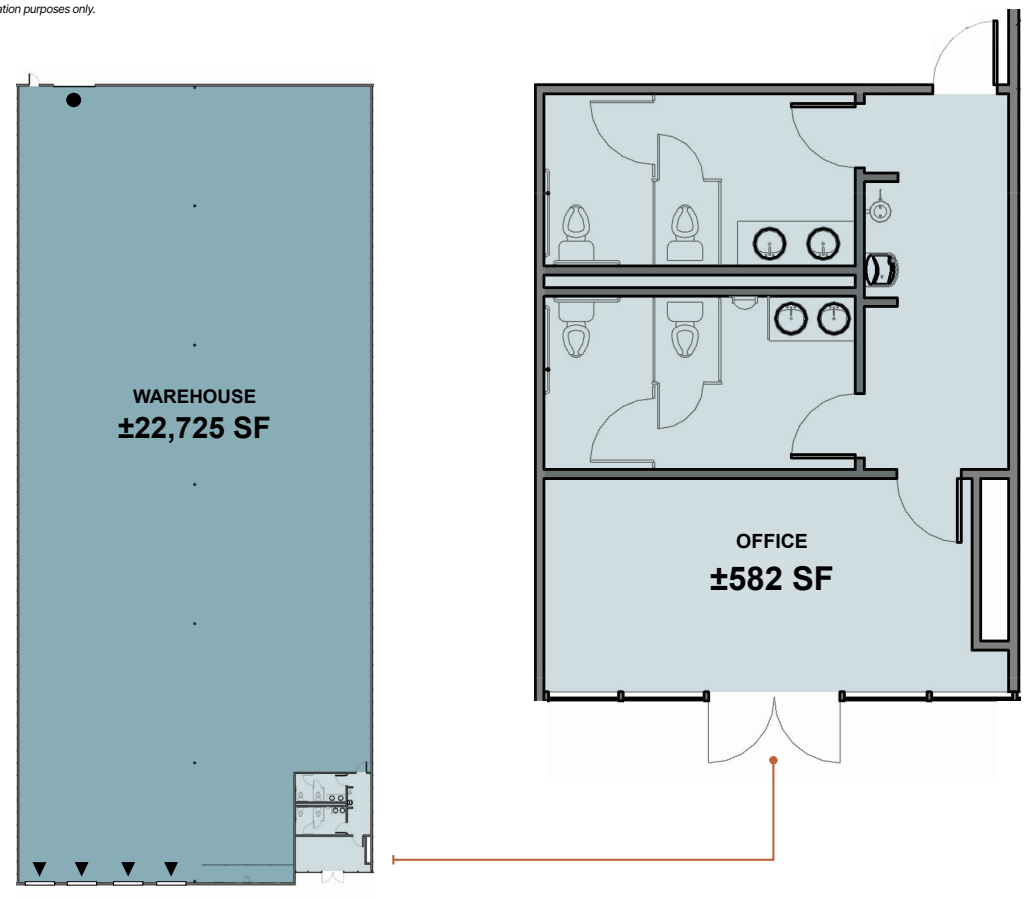
PROPERTY HIGHLIGHTS

Cross Streets	Aerojet Way and Distribution Circle
County	North Las Vegas
Zoning	M-2 (General Industrial)
APN	139-02-703-006
Year Built	1995

Clear Height	±26′
Cooling	Evaporative Cooled Warehouse
Power	277/480 Volt 3-Phase Power
Sprinklers	0.33 GPM/ 3,000 SF *(ESFR Upgrade Coming Soon - Estimated Completion By November!)*
Parking	0.74 Parking Stalls/per 1,000 SF

SUITE 105
±23,307 SF

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▲ = DOCK LOADING DOOR

FOR LEASE

AVAILABLE NOW

Suite	105
Total SF	±23,307 SF
Office SF	±582 SF
Warehouse SF	±22,725 SF

Dock Loading	Four (4) ±9′ x ±10′ One (1) Pit Leveler
Grade Loading	One (1) ±12′ x ±14′
Power	±400 Amps, 277/480V, 3-Phase Power *(Tenant's electrician to confirm power)*
NNN Fees (PSF)	$0.17

HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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CONTACT INFORMATION

4171 Distribution Circle
North Las Vegas, NV 89030

Jerry Doty, SIOR

jerry.doty@colliers.com

(702) 836 3735

License # NV-S.0172045

Morgan Elson

morgan.elson@colliers.com

(702) 836 3710

License # NV-S.0184877

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

LINK

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