



CLARION PARTNERS

For Lease

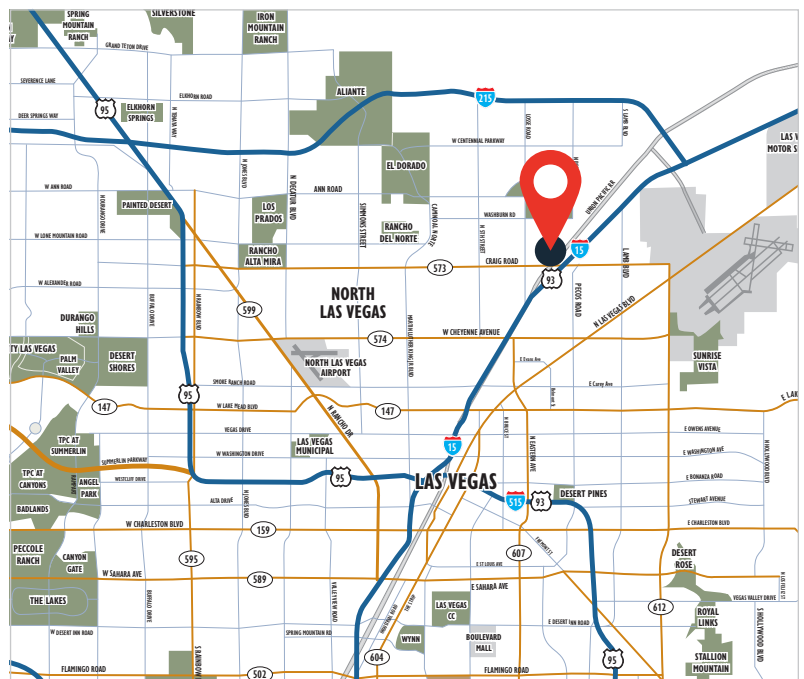
Golden Triangle Industrial Park
3115 E. Lone Mountain Rd., Suite 1300–1500
North Las Vegas, NV 89081

±34,940 — ±119,200 Total SF Available



Property Highlights

- ±119,200 SF
 - ±4,080 SF Office
 - ±115,120 SF Warehouse
- ESFR Sprinklers
- Twenty-Eight (28) ±9 x ±10' Dock High Doors
- Three (3) ±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





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Golden Triangle Industrial Park

Site Plan

For illustration purposes only. Not to scale.



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For more information on this opportunity, please contact:



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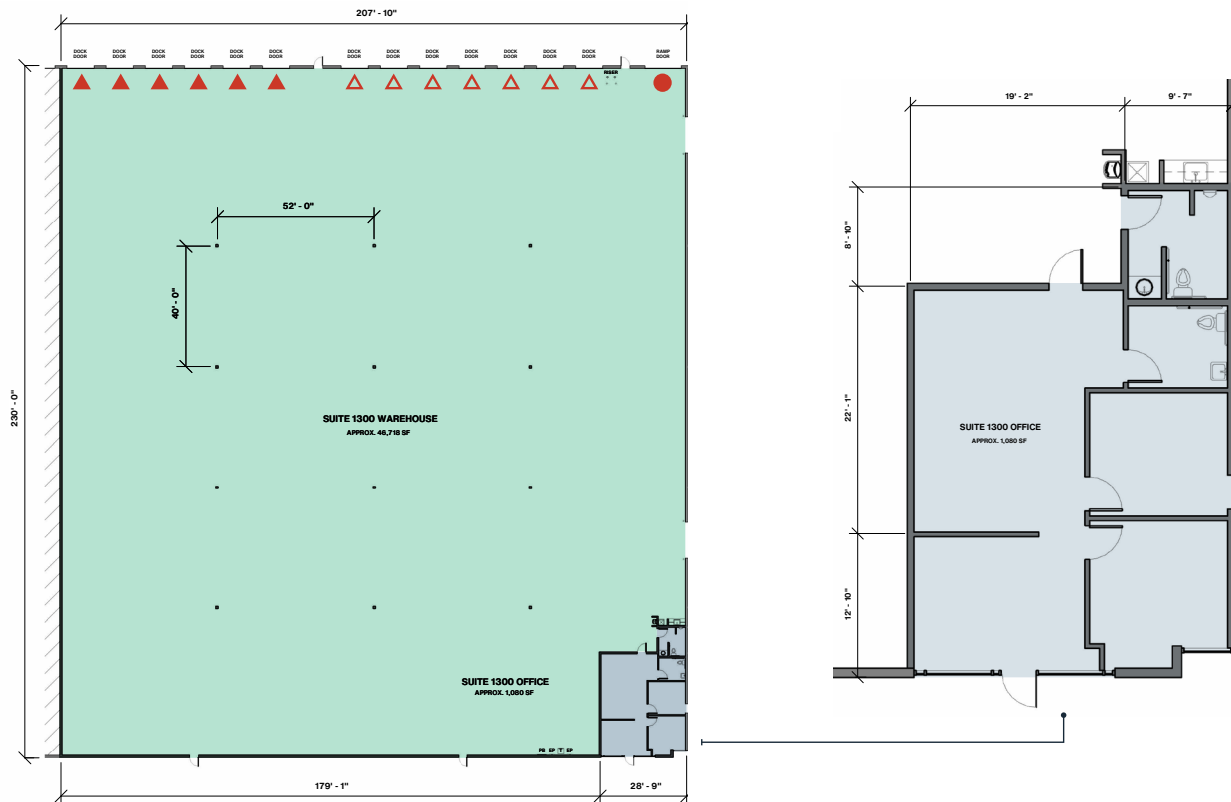
BUILDING I Suite 1300

For illustration purposes only. Not to scale.

±48,320 Total SF – ±1,080 SF Office

Thirteen (13) ±9 x ±10' Dock High Doors

One (1) ±12' x ±14' Grade Door



Available April 1, 2026

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



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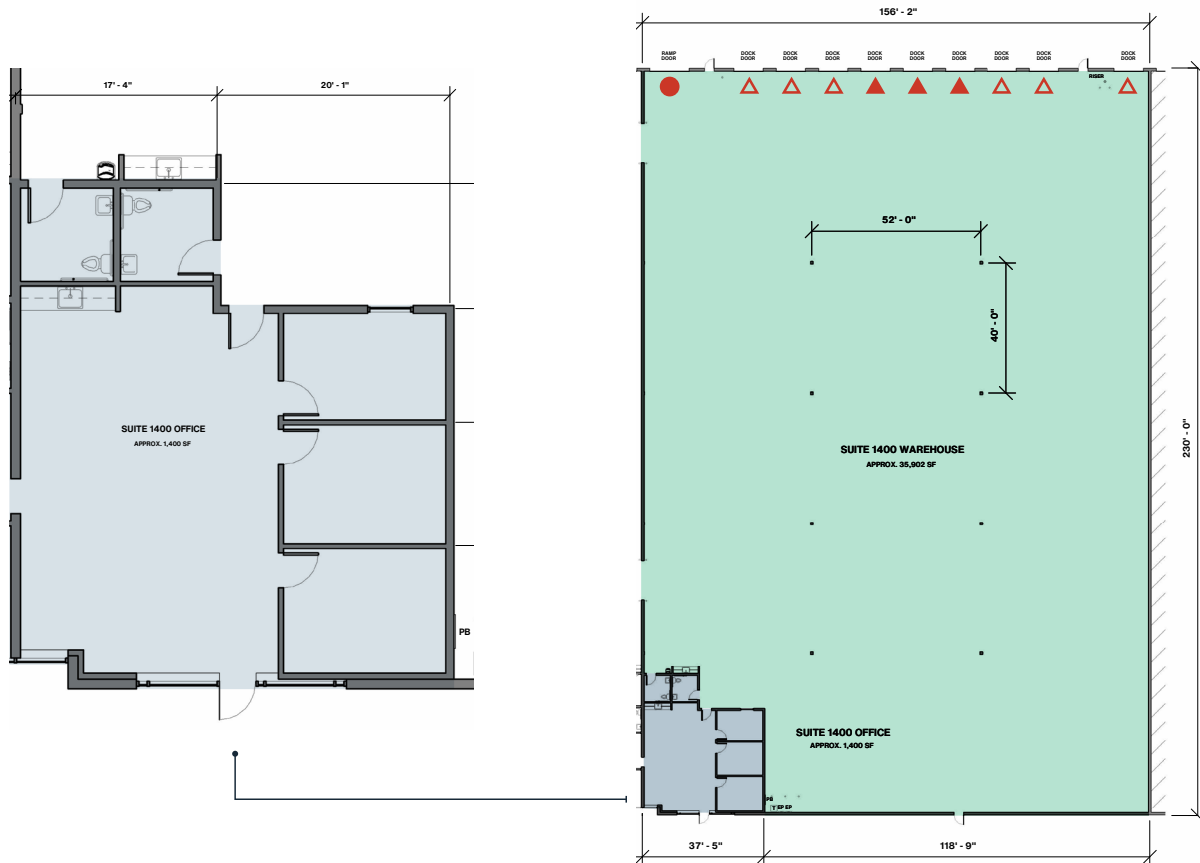
BUILDING I – Suite 1400

For illustration purposes only. Not to scale.

±35,940 Total SF – ±1,400 SF Office

Nine (9) ±9 x ±10' Dock High Doors

One (1) ±12' x ±14' Grade Door



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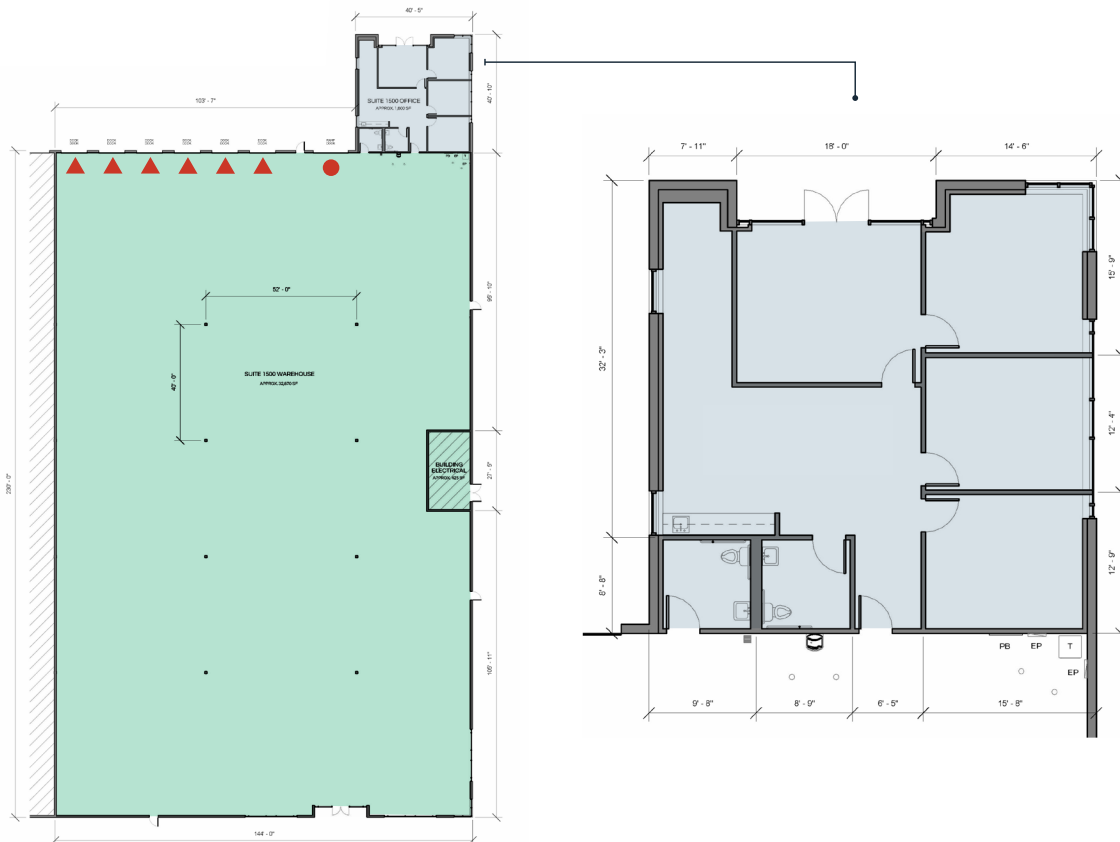
BUILDING I – Suite 1500

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±34,940 Total SF – ±1,600 SF Office

Six (6) ±9' x ±10' Dock High Doors

One (1) ±12' x ±14' Grade Door



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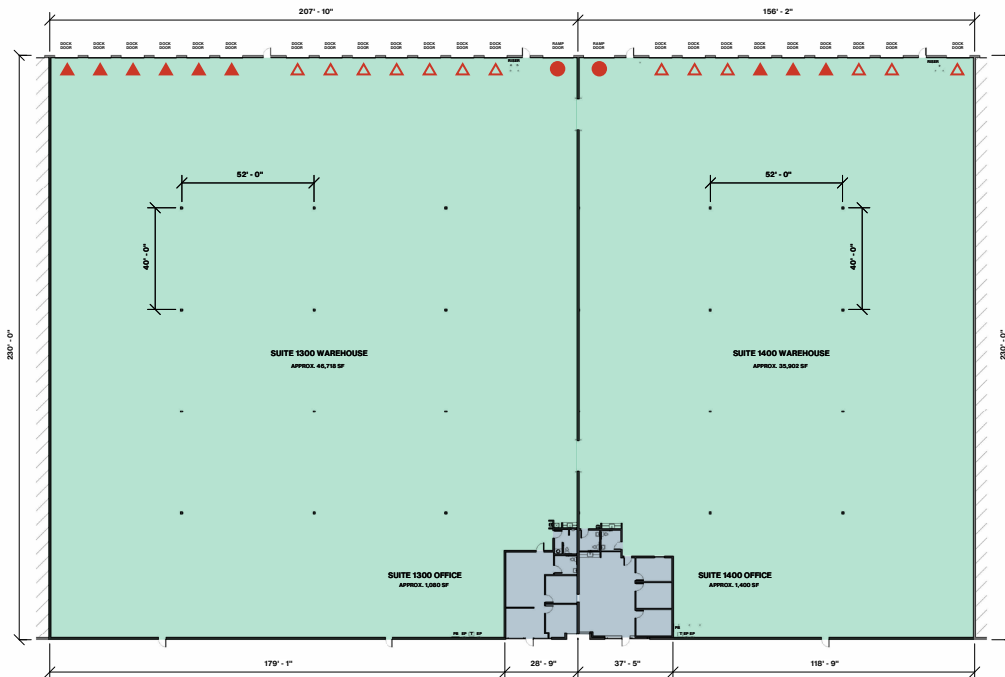
BUILDING I – Suite 1300 & 1400

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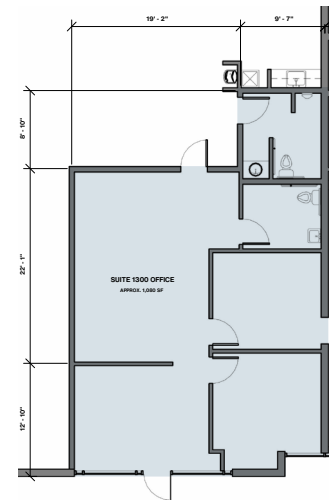
±84,260 Total SF – ±2,480 SF Office

Twenty-Two (22) ±9 x ±10' Dock High Doors

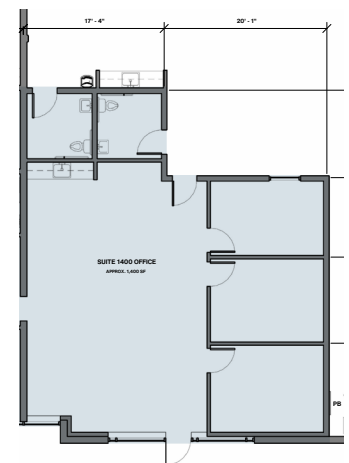
Two (2) ±12' x ±14' Grade Doors



Suite 1300 Office



Suite 1400 Office



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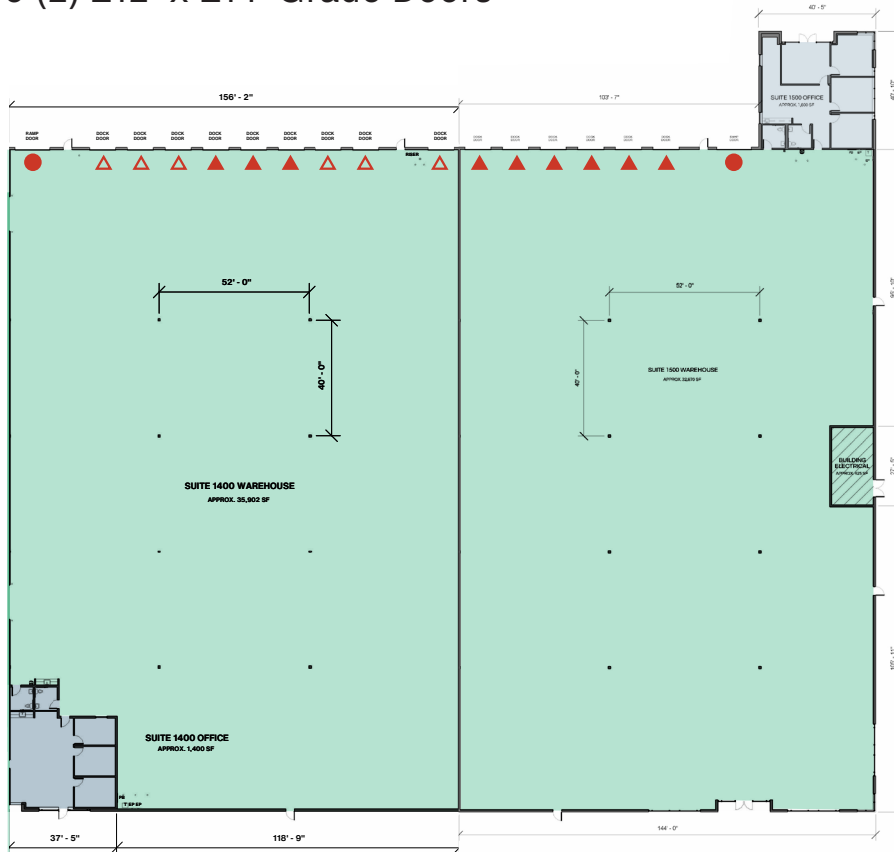
BUILDING I – Suite 1400 & 1500

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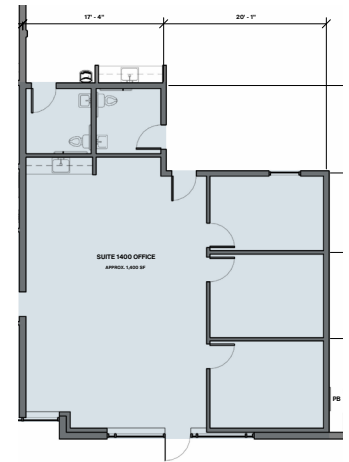
±70,880 Total SF – ±3,000 SF Office

Fifteen (15) ±9 x ±10' Dock High Doors

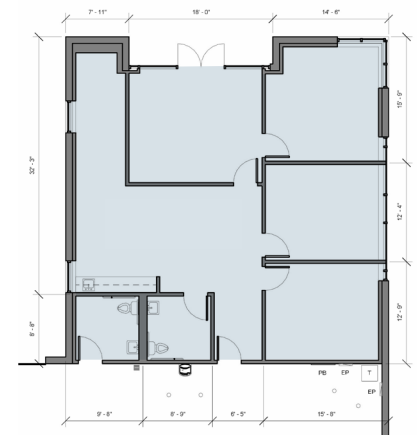
Two (2) ±12' x ±14' Grade Doors



Suite 1400 Office



Suite 1500 Office



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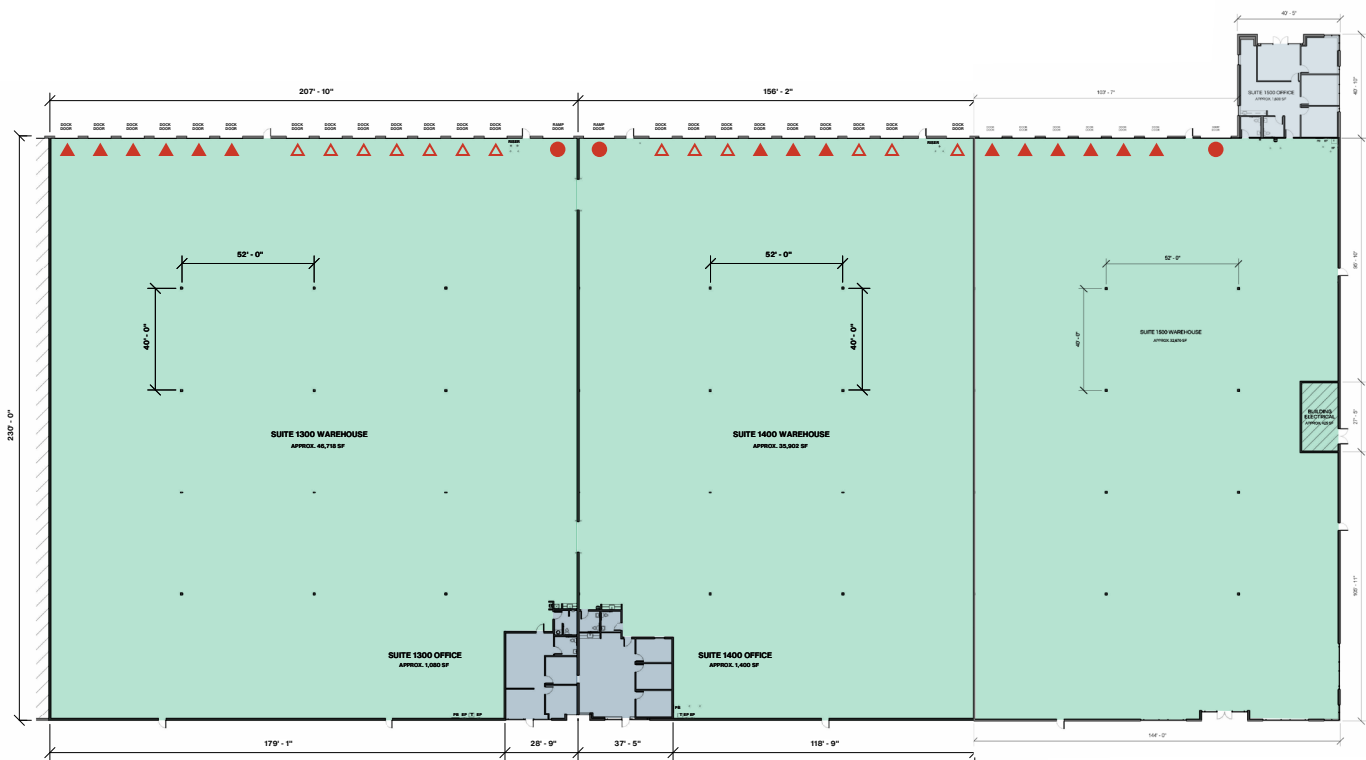
BUILDING I – Suite 1300–1500

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±119,200 Total SF – ±4,080 SF Office

Twenty-Eight (28) ±9 x ±10' Dock High Doors

Three (3) ±12' x ±14' Grade Doors



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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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