

±61,132 Total SF Storage Space

Colliers

5070 E. El Campo Grande Ave., North Las Vegas, NV 89115



FOR SUBLEASE

NO PARKING FIRE LANE

Property Overview

Colliers is pleased to present **5070 E. El Campo Grande Ave.**, a $\pm 61,132$ SF sublease opportunity situated within a $\pm 212,225$ SF Class-A industrial facility, offering tenants a dedicated, functional space ideal for bulk/dead storage operations. Strategically located in the North Las Vegas Speedway submarket, this property delivers unmatched regional connectivity with immediate access to the I-15 freeway positioning your operations at the heart of a rapidly expanding logistics and distribution hub.

$\pm 61,132$ Total SF



Dead Storage



M2 Zoning



26' Minimum Clear Height



ESFR Sprinklers



Property Highlights

- Dimensions: 283' x 740', Column Spacing 60' x 56'
- 185' Secured Truck Court
- R-19 (Warehouse); R-30 (Office) Roof Insulation
- 7" Floor Slab
- Ten (10) $\pm 9'$ x $\pm 10'$ Dock Doors with Three (3) Hydraulic Dock Levelers
- One (1) $\pm 12'$ x $\pm 14'$ Grade Level Door
- Racking in-place in Warehouse
- Warehouse Restroom

CONTACT US

Jerry Doty, SIOR

Vice Chair

Direct: +1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045

Morgan Elson

Associate

Direct: +1 702 836 3710

morgan.elson@colliers.com

License # NV-S.0184877

Zach McClenahan

Associate

Direct: +1 702 836 3780

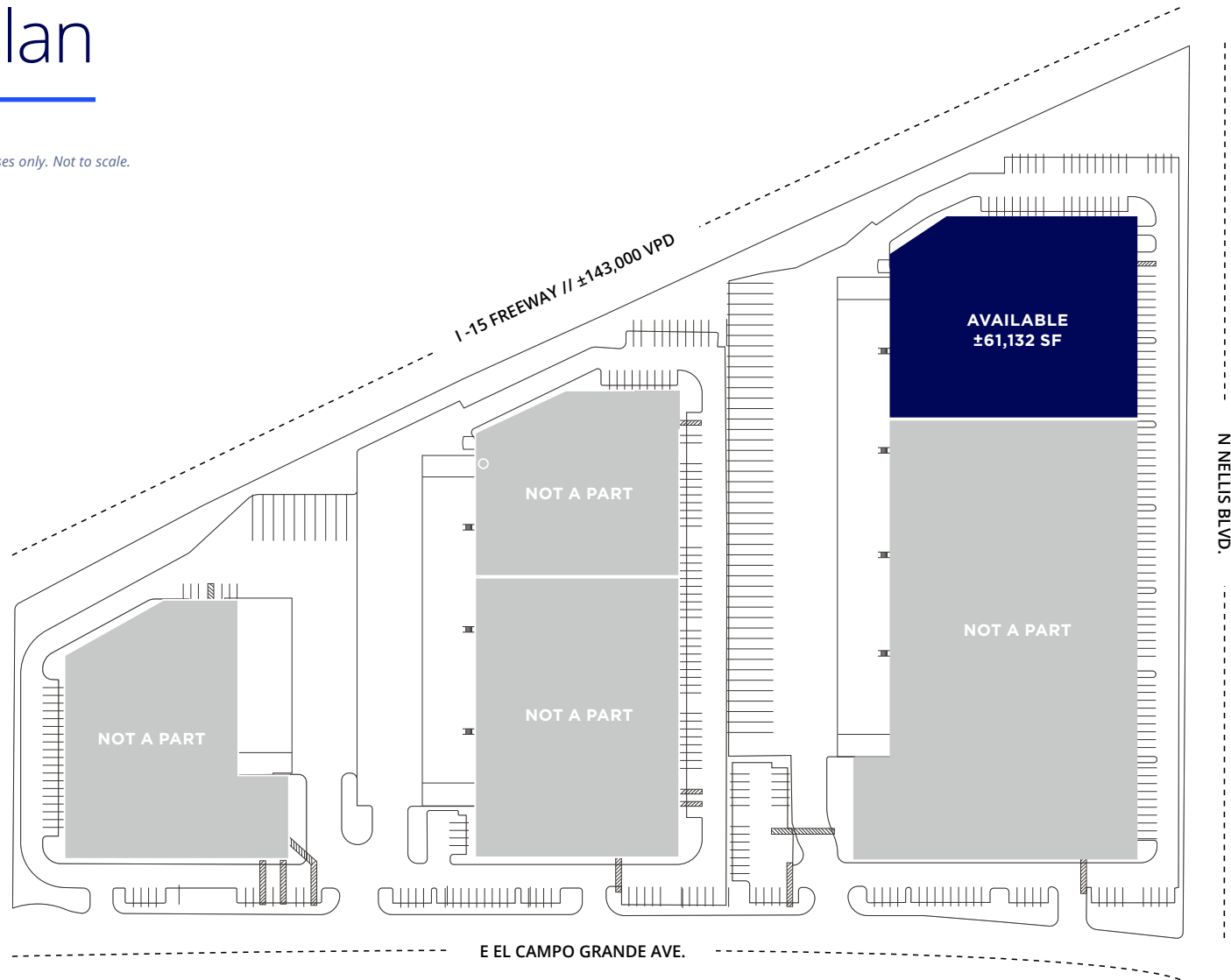
zach.mcclenahan@colliers.com

License # NV-S.198177

Site Plan

▲
N For illustration purposes only. Not to scale.

■ = Available
■ = Not A Part



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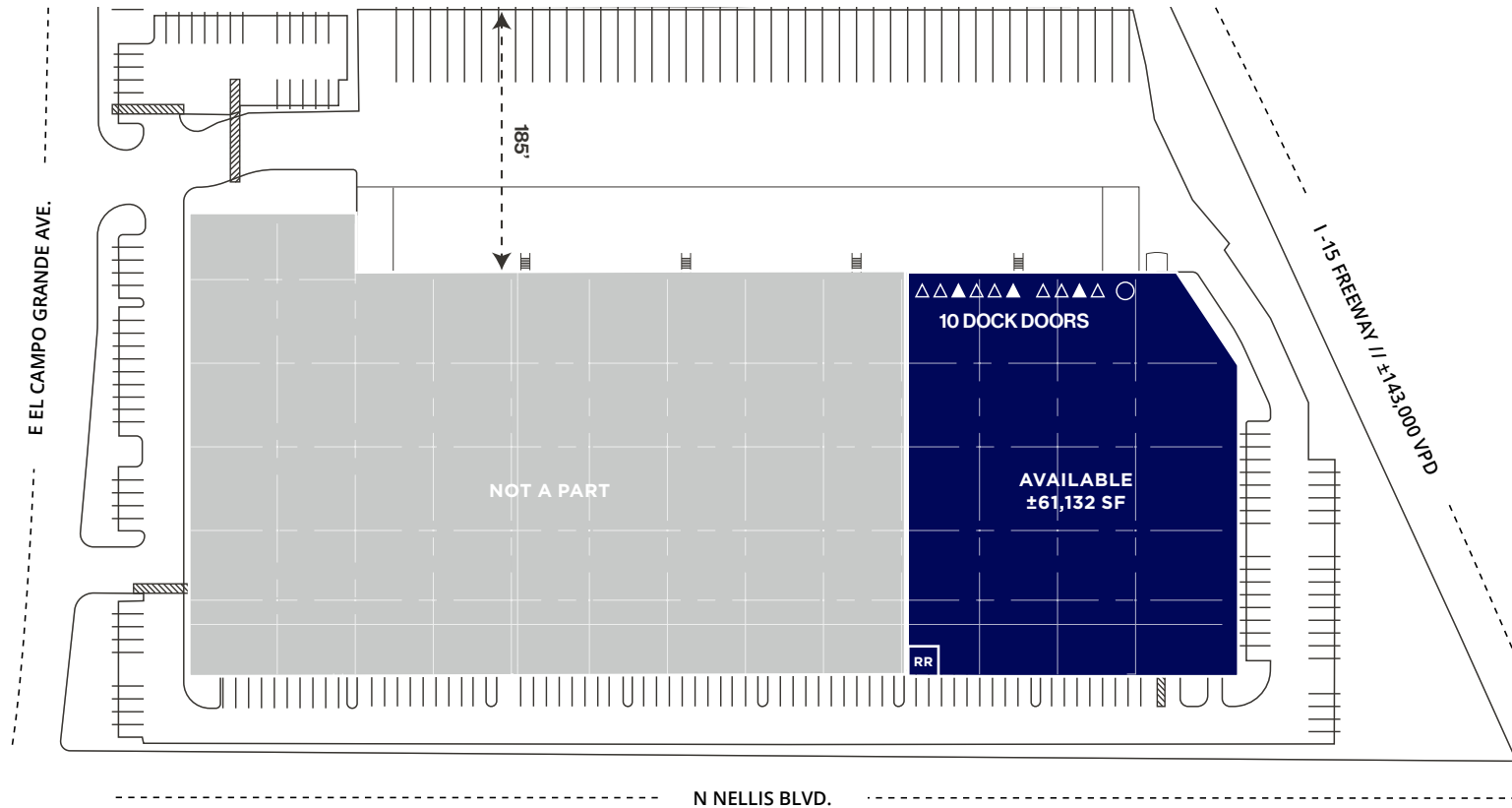
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Building 1

■ = Available ■ = Not A Part ○ = Grade Doors △ = Dock Doors ▲ = Hydraulic Dock Leveler

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±61,132 Total SF
Dead Storage



Ten (10) ±9' x ±10' Dock Doors
One (1) ±12' x ±14' Grade Level Door

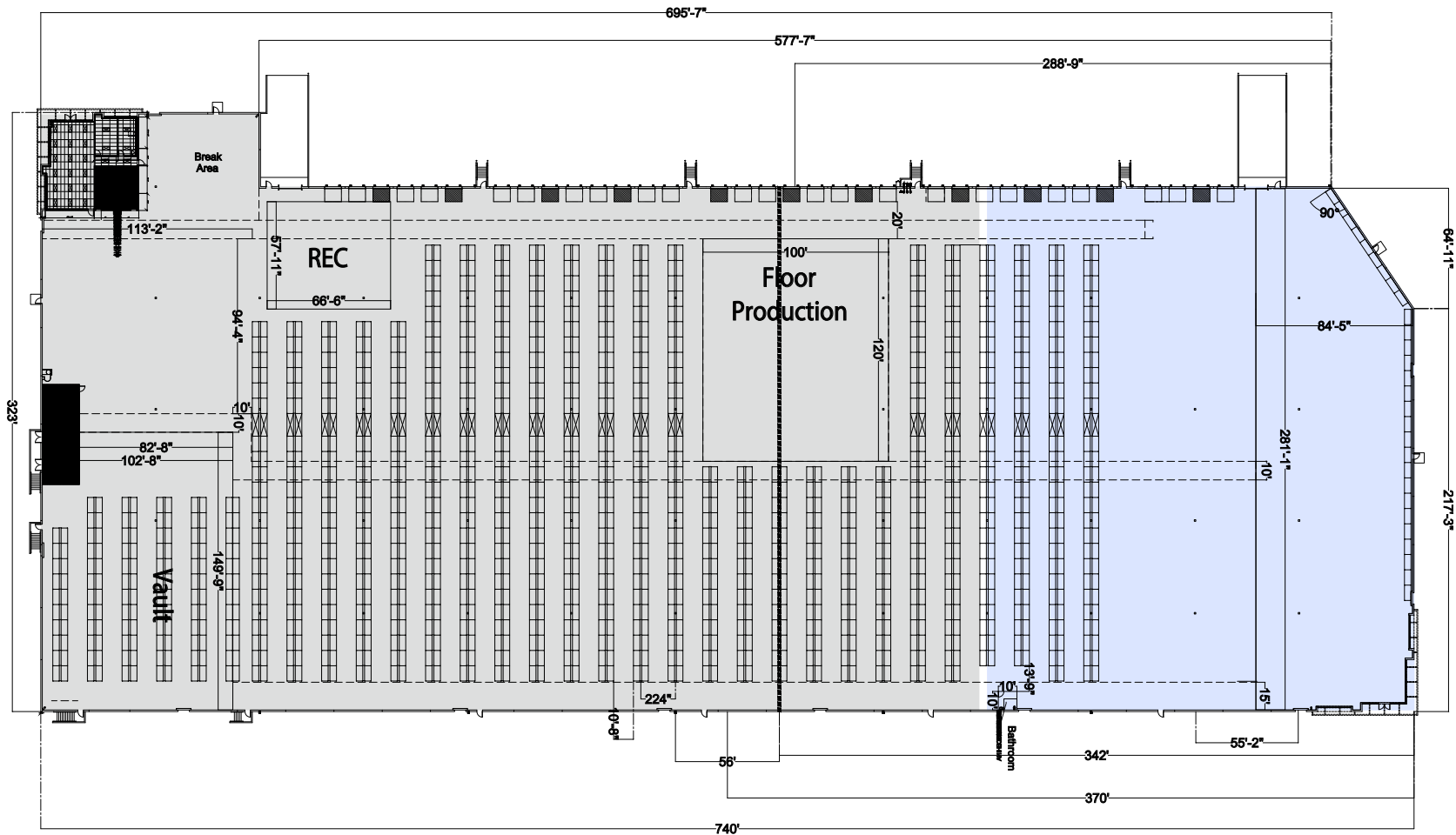


Lease Rate:
Contact Broker



Existing Racking Plan

► For illustration purposes only. Not to scale. ■ = Available ■ = Not A Part



Location Map

Located in the Heart of the North Las Vegas, what is considered to be the premier industrial submarket in Southern Nevada.

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One-Day Truck Service

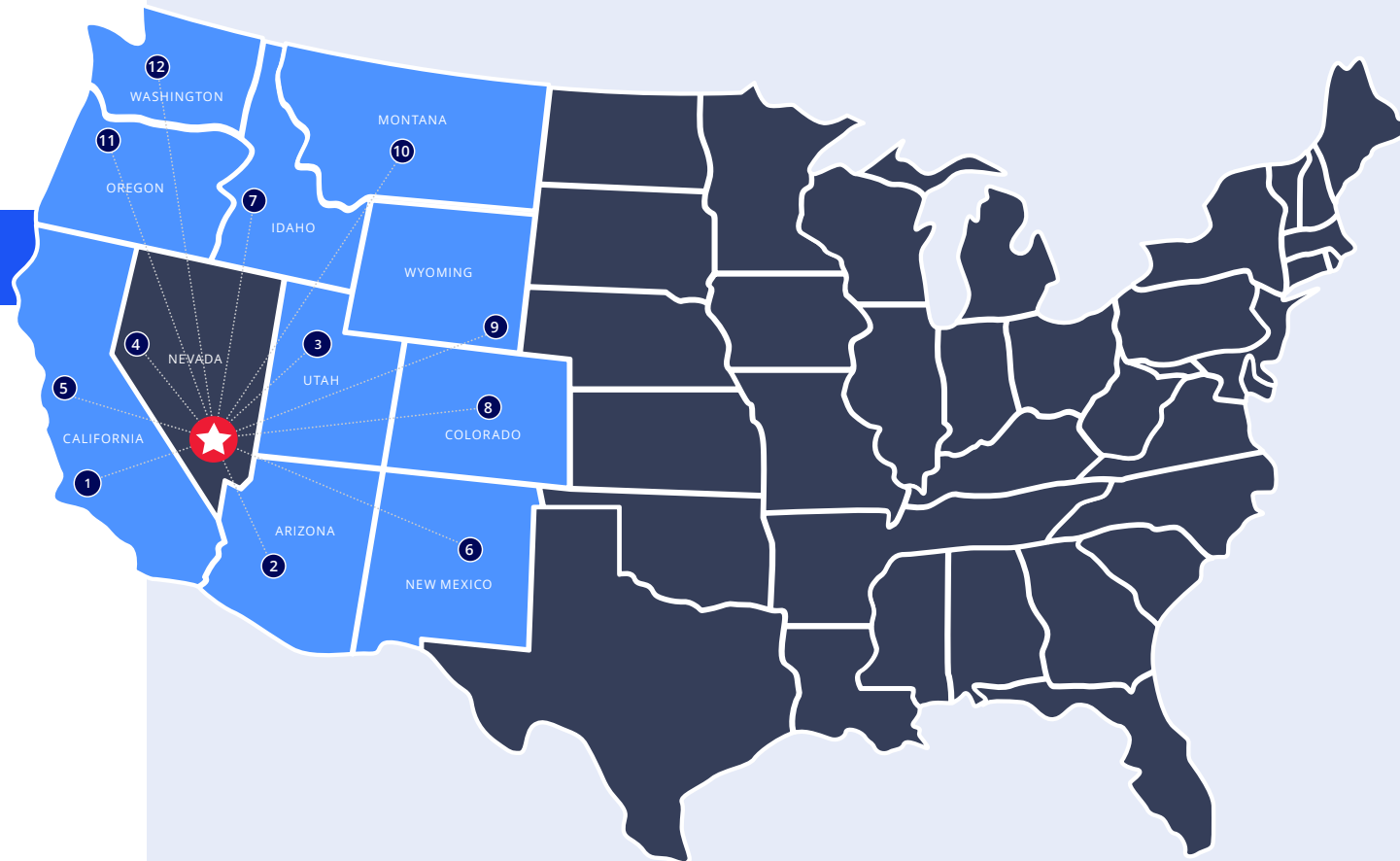
Access to serving over 77 million+ people within a one day truck drive.

23.1% of U.S. Population

2.3M+ Residents in Southern Nevada

Colliers

- | | |
|--|---|
| 1 Los Angeles
265 Miles
3h 54min | 2 Phoenix
300 Miles
4h 39min |
| 3 Salt Lake City
424 Miles
5h 50min | 4 Reno
452 Miles
6h 55min |
| 5 San Francisco
562 Miles
8h 20min | 6 Santa Fe
634 Miles
9h 8min |
| 7 Boise
634 Miles
9h 31min | 8 Denver
752 Miles
10h 45min |
| 9 Cheyenne
837 Miles
11h 52min | 10 Helena
907 Miles
12h 31min |
| 11 Portland
982 Miles
15h 44min | 12 Seattle
1,129 Miles
16h 52min |



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

ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals

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