

Located in the North Las Vegas Submarket

±4,015 SF – ±8,652 SF Available | For Lease

Civic Center Corporate Park

SEC Civic Center Drive & Alexander Road, North Las Vegas, NV 89030

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Accelerating success.

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Civic Center Corporate Park consists of two multi-tenant industrial/office buildings totaling ±70,591 SF situated on ±3.04 acres. Each building is serviced by both dock high loading doors and grade level roll up loading doors. Warehouse features include metal halide lighting, 277/480 volt, 3-phase power, ±18' clear height, 1% skylights, ±120' truck court, fire sprinklers, evaporative coolers in the warehouse and HVAC in the office.

Civic Center Corporate Park is located in the North Las Vegas submarket with the ability to service all areas of town from one central location. The property has great visibility from the I-15 freeway. This location offers close proximity to the Las Vegas "Strip" and Harry Reid International Airport.

Property Highlights

County	Clark
Zoning	M-2
APN	139-12-110-022
Building Area	Building B: ±32,071 SF & Building C: ±38,520 SF
Year Built	2007
Flood Zone	Not in a 100 year flood zone per Clark County Assessor

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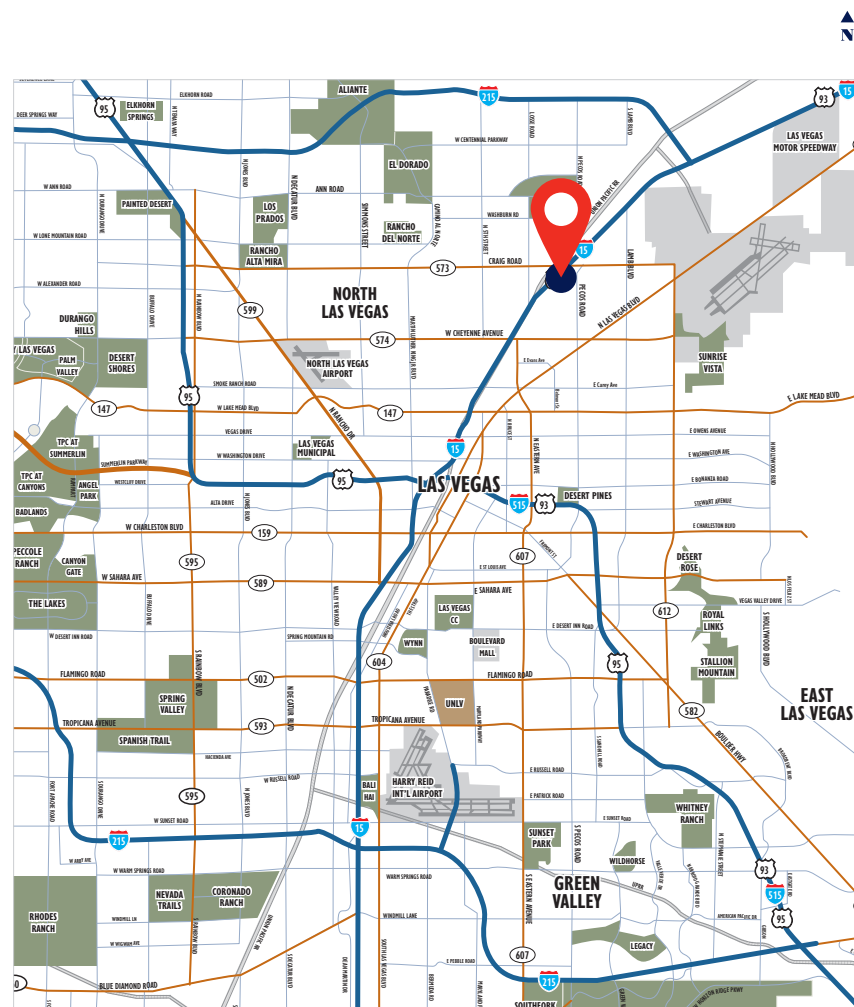
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Colliers Las Vegas

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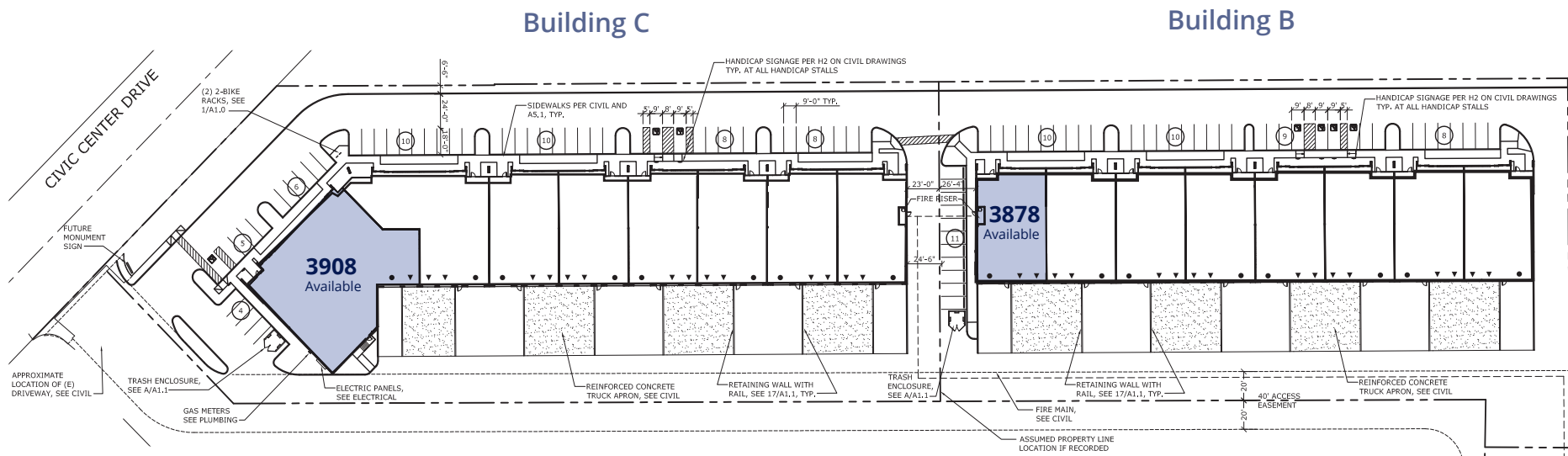
▲ = Dock High Level Doors

● = Grade Level Doors

For illustration purposes only. Not to scale.



Site Plan



Building	Total SF	Office SF	Dock Loading	Grade Loading	Clear Height	Lease Rate (NNN)	NNN Fees PSF
Building B 3878 Civic Center Drive	±4,015	±843	Two (2) ±9' x ±10'	One (1) ±12' x ±14'	±18'	\$1.10 PSF	\$0.27 PSF
Building C 3908 Civic Center Drive	±8,652	±1,127	One (1) ±9' x ±10'	One (1) ±12' x ±14'	±18'	\$0.60 PSF*	\$0.27 PSF

*Limited Time Offer Introductory Rate (Contact broker for more details)

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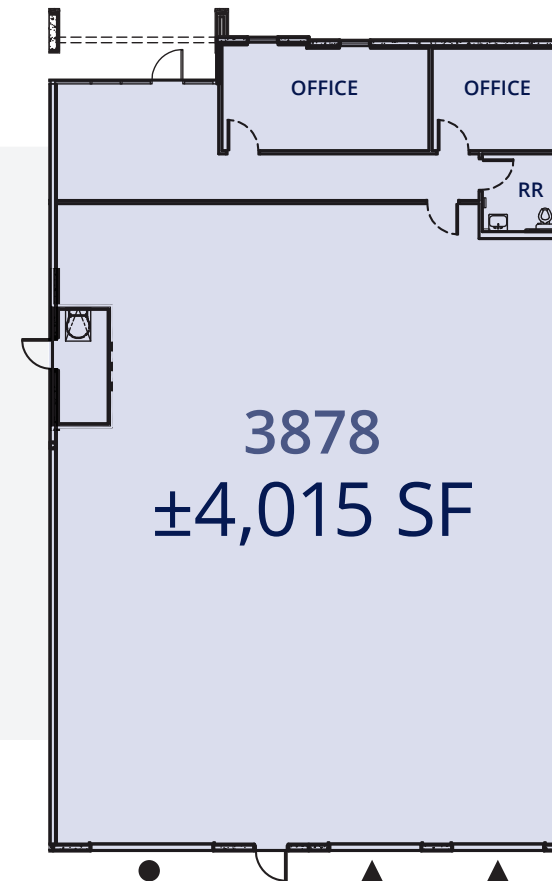
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Building B

3878 Civic Center Drive

Office	±843 SF
Power	277/480 Volt, 3 Phase Power
Fire Suppression	0.33 GPM/3,000 SF Fire Sprinkler System
Base Rent	\$1.10 PSF
NNN Expenses	\$0.27 PSF
Available	Now

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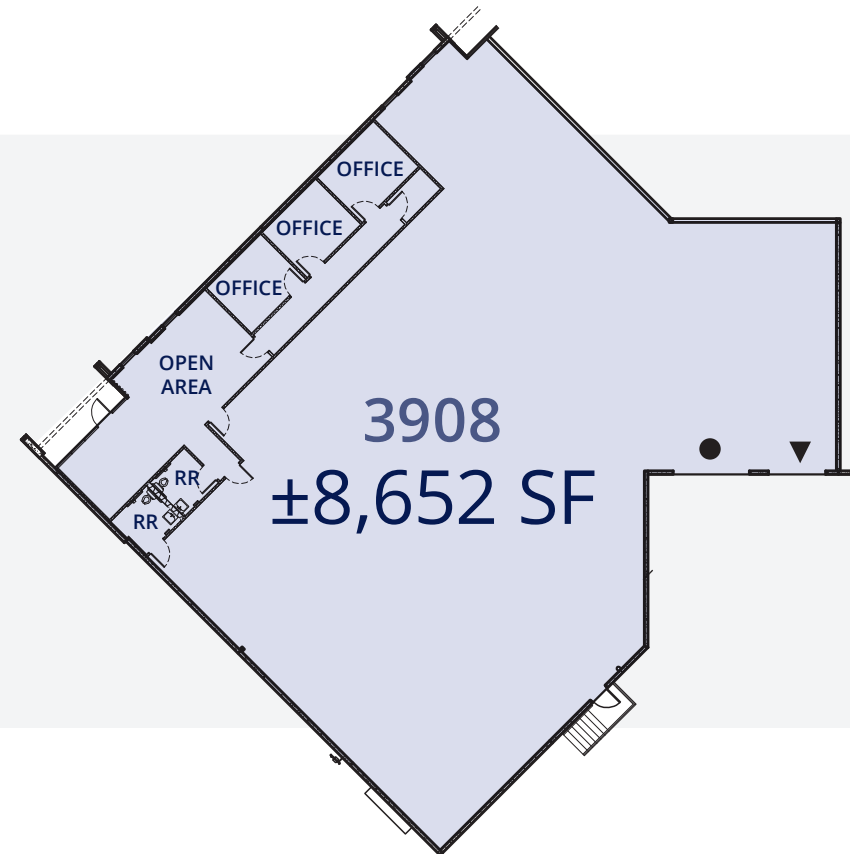
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Building C

3908 Civic Center Drive



Office	±1,127 SF
Power	277/480 Volt, 3 Phase Power
Fire Suppression	0.33 GPM/3,000 SF Fire Sprinkler System
Base Rent	\$0.60 PSF*
NNN Expenses	\$0.27 PSF
Available	Now

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Building C Racking Plan

*Tenant is to verify all racking specs and can reach out to Source4 for additional information



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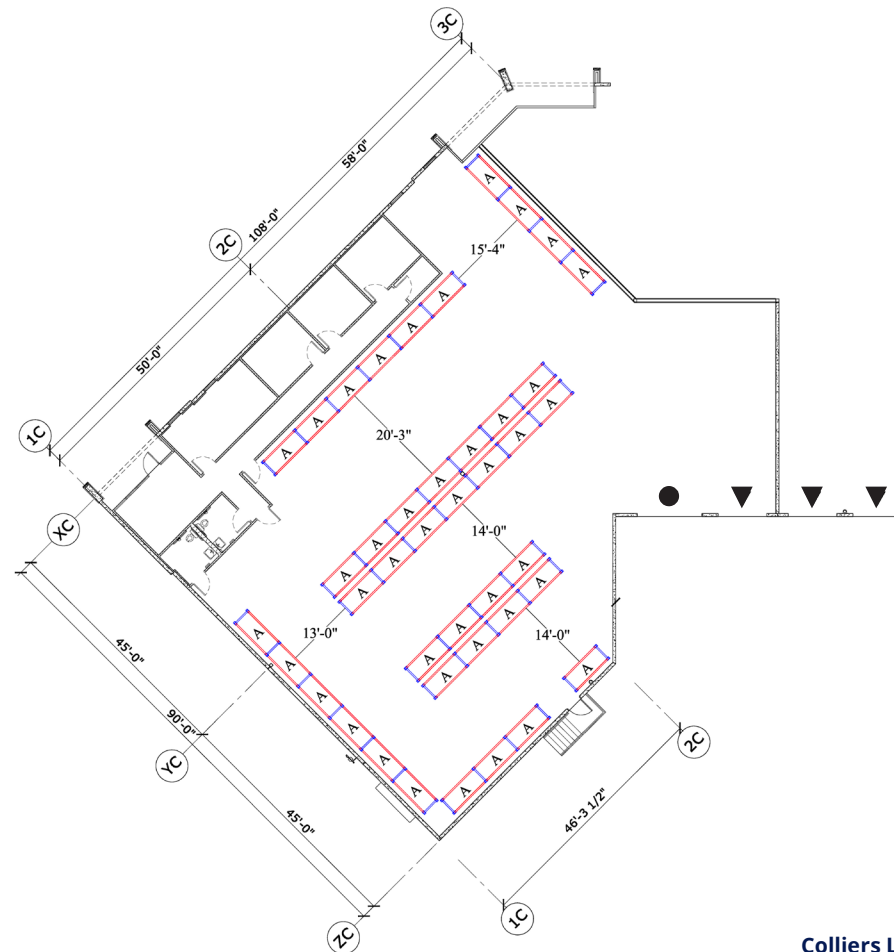
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Aerial Map



\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

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