

FOR LEASE

±6,971 SF - ±52,891 SF INDUSTRIAL UNITS

CBRE



GBS INDUSTRIAL CENTER

4724 MITCHELL STREET, 3917 E. LONE MOUNTAIN & 4751 VANDENBURG DRIVE
NORTH LAS VEGAS, NV 89081

ALEX STANISIC, SIOR

First Vice President

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PROPERTY OVERVIEW

GBS Industrial Center is located in the Nellis Industrial Park, which is just North of Craig Road, with access to the I-15 via Craig road and Lamb Blvd. The project is comprised of the following buildings:

4724 MITCHELL STREET	BUILDING A	±60,800 SF
3917 E. LONE MOUNTAIN	BUILDING B	±52,891 SF
3917 E. LONE MOUNTAIN	BUILDING D	±60,800 SF
4751 VANDENBURG DRIVE	BUILDING C	±33,231 SF (PRIVATE YARD)

- ±6,971 - ±52,891 SF AVAILABLE
- ±22 - ±24' CLEAR HEIGHT
- MINIMAL OFFICE BUILD-OUTS
- DOCK HIGH LOADING
- GRADE LEVEL LOADING
- 120/208V, 3-PHASE POWER
- EVAPORATIVE COOLED WAREHOUSE
- FIRE SPRINKLERS
- SKYLIGHTS
- LARGE OPEN TRUCK COURT
- CONCRETE TILT-UP CONSTRUCTION
- BUILT IN 1997
- ZONED M-2, CITY OF NORTH LAS VEGAS



SITE PLAN

- = LEASED
- = AVAILABLE



*not to scale
*all measurements are approximate

4724 MITCHELL STREET SUITE H

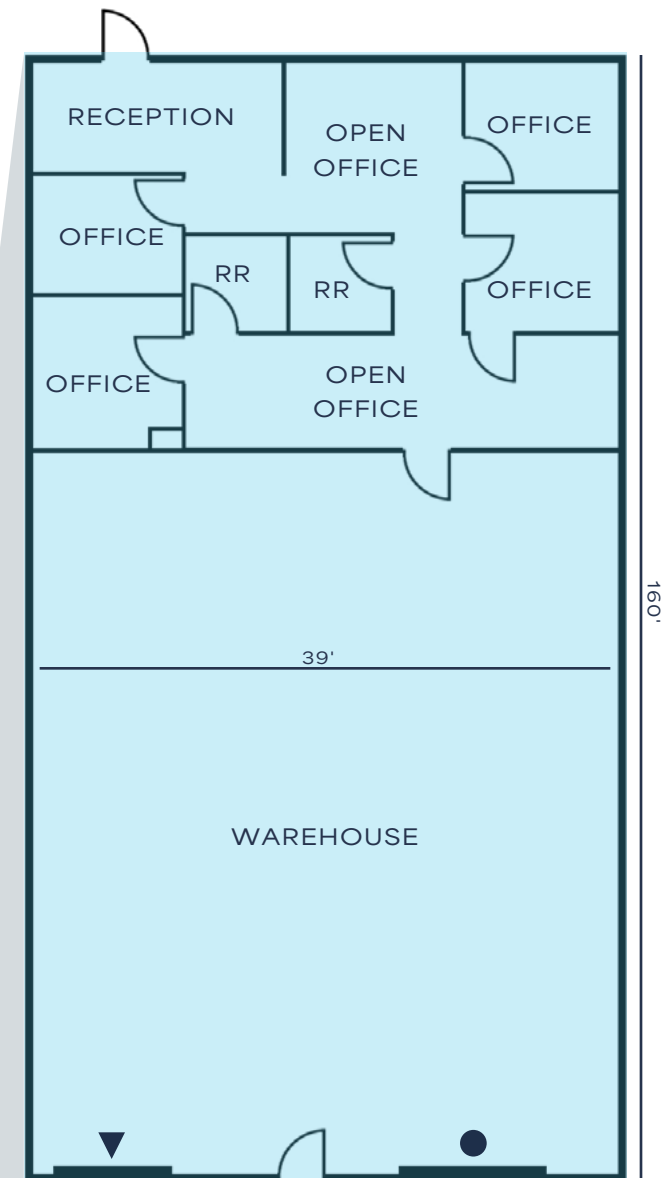
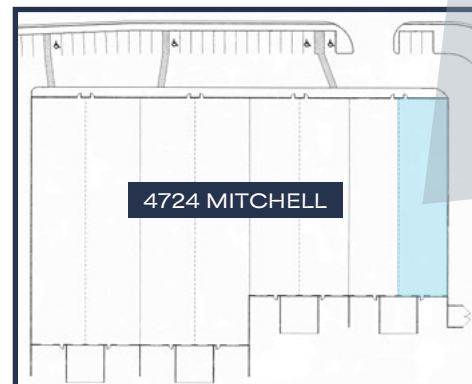
- ±6,971 SF TOTAL
- ±1,170 SF HVAC OFFICE
- ±5,801 SF OF EVAP-COOLED WAREHOUSE
- TWO (4) PRIVATE OFFICES
- TWO (2) RESTROOMS
- RECEPTION
- OPEN OFFICE
- ONE (1) 10' X 10' DOCK HI DOOR WITH LEVELER
- ONE (1) 12' X 10' GRADE LEVEL DOOR
- SKYLIGHTS
- ±22' CLEAR HEIGHT
- SPRINKLERED
- NATURAL GAS AVAILABLE
- 450 AMPS, 208/120 VOLT POWER (TENANT TO VERIFY)

LEASE RATE : \$1.15/SF (NNN)

CAMS : \$0.21/SF

AVAILABILITY : NOW AVAILABLE!

- ▲ = DOCK-HI DOOR
- = GRADE-LEVEL DOOR



*not to scale

*all measurements are approximate

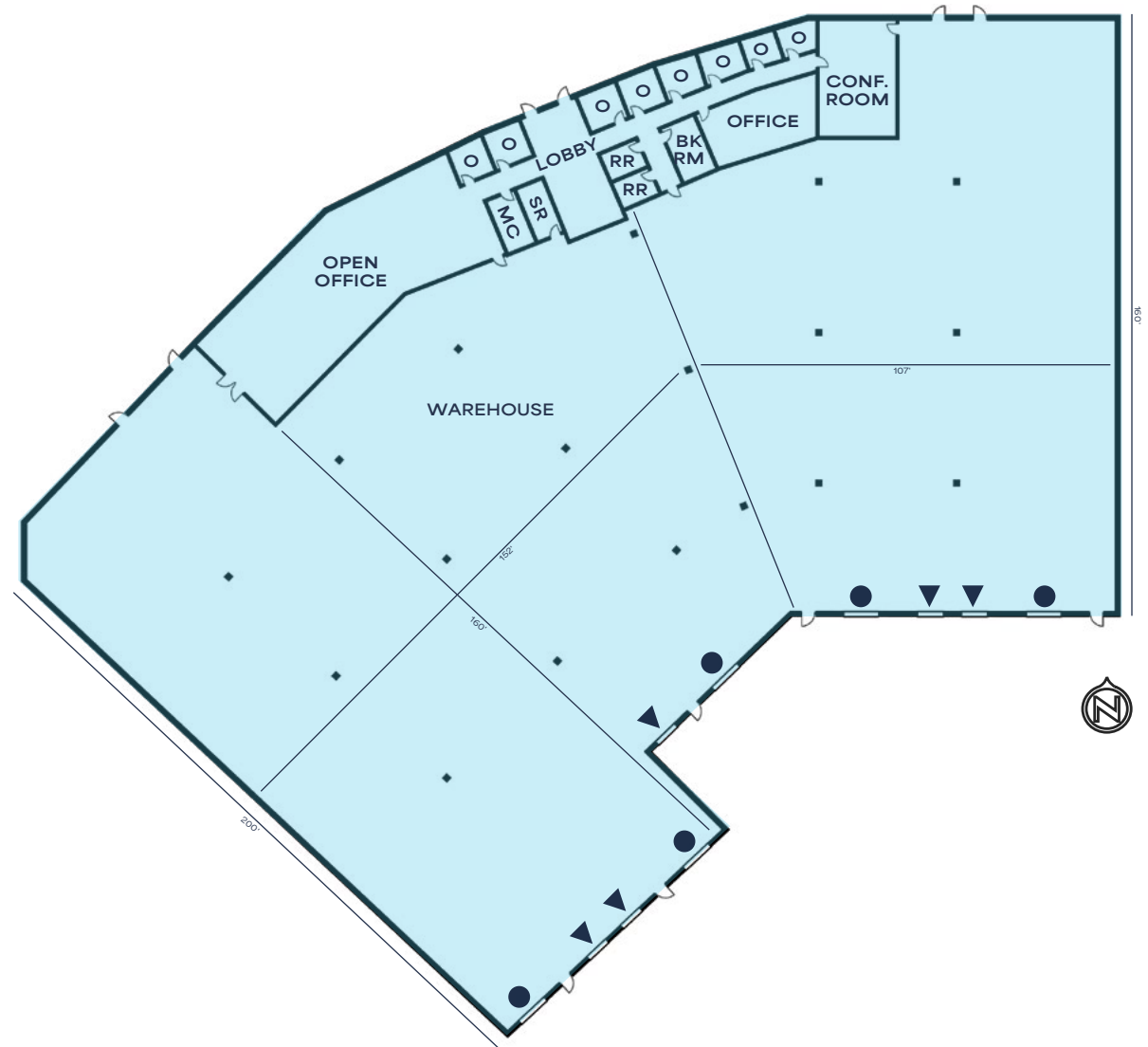
3917 LONE MOUNTAIN BUILDING B

- ±52,891 SF TOTAL
- ±5,250 SF HVAC OFFICE
- ±47,641 SF OF EVAP-COOLED WAREHOUSE
- TWO (2) PRIVATE RESTROOMS
- 40' X 40' COLUMN SPACING
(INTERIOR ANGLE SLIGHTLY SMALLER)
- FIVE (5) 10' X 10' DOCK HIGH DOORS WITH LEVELERS
- FIVE (5) 14' X 10' GRADE LEVEL DOORS
- SPRINKLERED
- SKYLIGHTS
- ±24' CLEAR HEIGHT
- NATURAL GAS AVAILABLE
- POWER - (TENANT TO VERIFY)
 - 750 AMPS 480/277Y
 - 625 AMPS 208/120Y

LEASE RATE : NEGOTIABLE

CAMS : \$0.21/SF

AVAILABILITY : NOW AVAILABLE!



▲ = DOCK-HI DOOR

● = GRADE-LEVEL DOOR

**not to scale*

**all measurements are approximate*

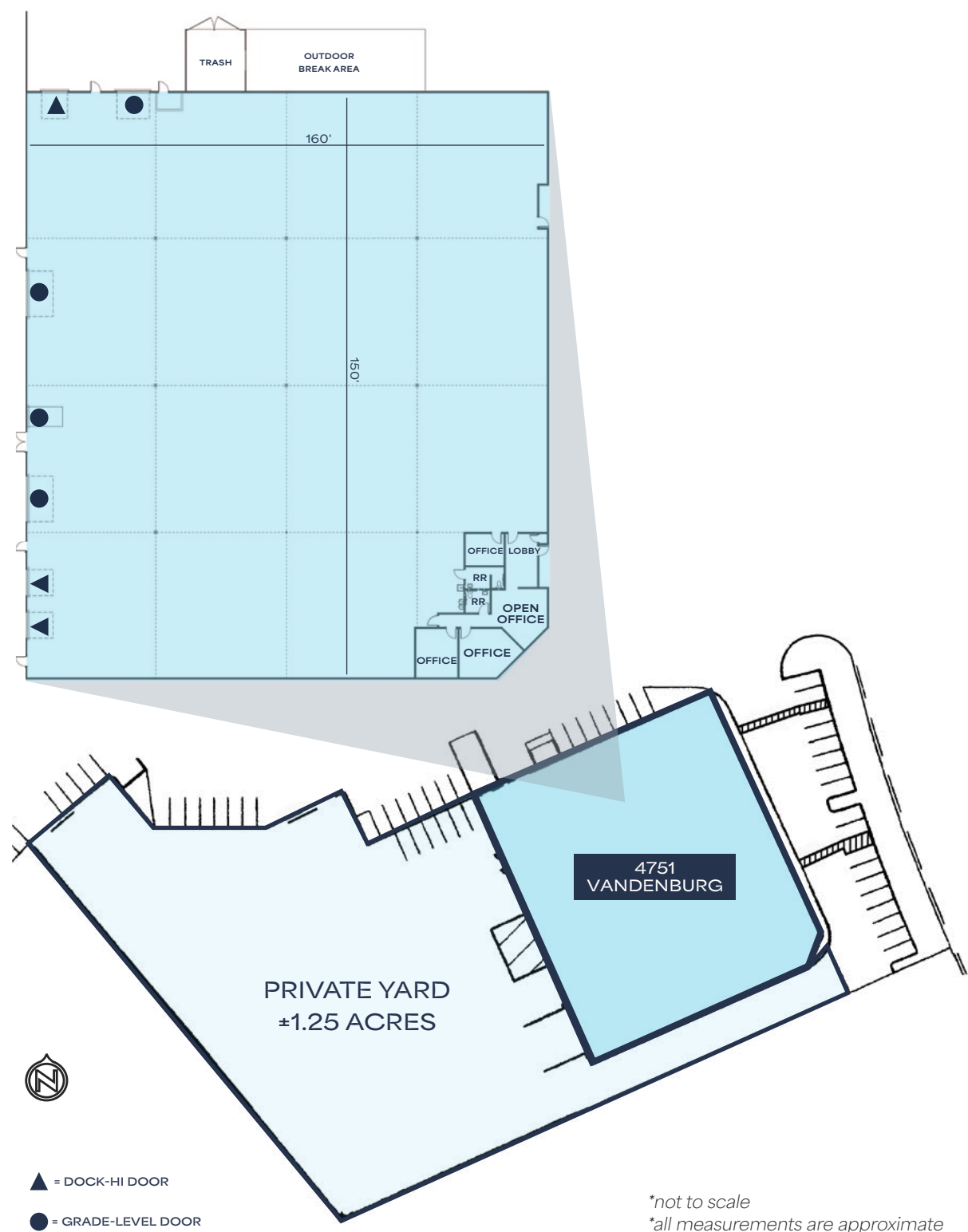
4751 VANDENBURG (INCLUDES PRIVATE YARD)

- ±33,231 SF TOTAL
- ±1,096 SF HVAC OFFICE
- ±32,135 SF OF EVAP-COOLED WAREHOUSE
- ±1.25 ACRE PRIVATE SECURED AND PAVED YARD WITH 3 SEPARATE ENTRANCES
- THREE (3) PRIVATE OFFICES
- TWO (2) PRIVATE RESTROOMS
- LOBBY, OPEN OFFICE
- 40' X 45' COLUMN SPACING
- THREE (3) 10' X 8' DOCK HIGH DOORS WITH LEVELERS
- TWO (2) 18' X 14' OVERSIZED GRADE LEVEL DOORS
- ONE (1) 12' X 10' GRADE LEVEL DOOR
- ONE (10) 10' X 10' GRADE LEVEL DOOR
- SPRINKLERED
- SKYLIGHTS
- ±24' CLEAR HEIGHT
- NATURAL GAS AVAILABLE
- POWER - (TENANT TO VERIFY)
 - 1200 AMPS 480/277Y
 - 400 AMPS 208/120Y

LEASE RATE : NEGOTIABLE

CAMS : \$0.21/SF

AVAILABILITY : NOW AVAILABLE!



**not to scale
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AERIAL MAP



GBS
INDUSTRIAL
CENTER



DISTANCES TO:

1-215 Freeway	3.3 miles
I-15 Freeway	1.2 miles
Las Vegas "Strip"	11.0 miles
Harry Reid Int'l Airport	15.0 miles



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