

FOR LEASE

Owned and Operated by



Las Vegas Corporate Center #18

3200 E. Gowan Road, Suite 107, North Las Vegas, NV 89030

±36,000 SF Available



LEASING INFO & CONTACT

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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.



3200 E. Gowan Road is located within the master planned Las Vegas Corporate Center, in North Las Vegas submarket. The building has excellent access to Interstate 15 via both the Craig Road and Cheyenne Avenue interchanges. The Property is a concrete tilt-up distribution building featuring 1.25% skylights, an ESFR Fire Suppression System, 30' clear height, evaporative cooling, 50'x48' typical column spacing and a ±200' Truck court with concrete aprons.

PROPERTY HIGHLIGHTS

Cross Streets	E. Gowan Road & Belmont Street
County	City of North Las Vegas
Zoning	M-2 (General Industrial)
APN	139-12-601-005
Year Built	2003
Clear Height	±30'

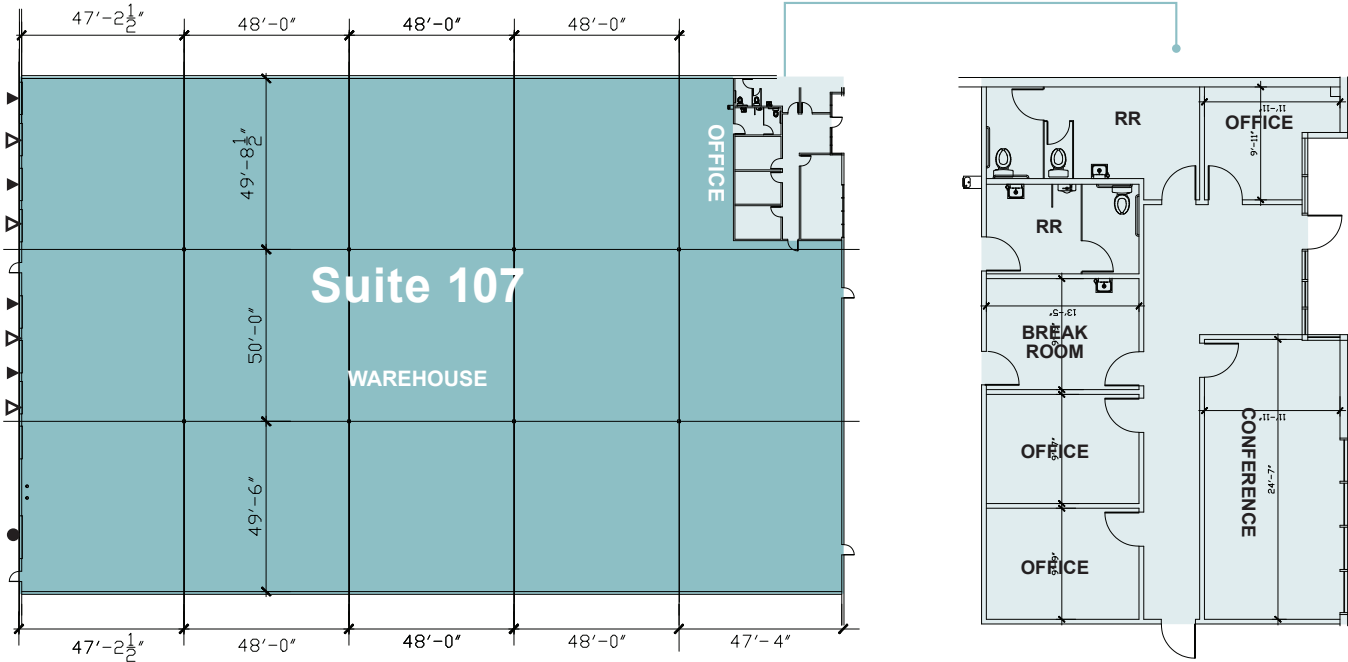
Total Building SF	±266,800 SF
Cooling	Evaporative Coolers
Power	277/480 Volt, 3-Phase
Sprinklers	ESFR
Column Spacing	±50' x ±48' Typical Column Spacing
Truck Court	±200' with concrete dock aprons

Suite 107

±36,000 SF Available

Drawings not to scale. For illustration purposes only.

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● = GRADE LOADING DOOR ▲ = DOCK LOADING DOOR ▲ = MECHANICAL PIT LEVELERS

Suite	107	Dock Loading	Eight (8) ±9' x ±10'
Total SF	±36,000 SF	NNN Fees (PSF)	\$0.17
Office SF	±1,400 SF	Grade Loading	One (1) ±12' x ±14'
Warehouse SF	±34,600 SF	Power	±400Amps, 277/480 Volt, 3-Phase (Tenant's electrician to confirm power)
		Available	August 1, 2024



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