

FOR LEASE | ±22,800 SF

READILY AVAILABLE
FOR OCCUPANCY



CRAIG COMMERCE CENTER

4120 E. CRAIG ROAD

NORTH LAS VEGAS, NV 89030

CBRE

PROPERTY HIGHLIGHTS

Craig Commerce Center is located in a densely developed industrial area of North Las Vegas, Nevada. Easily accessible from Craig Road, a major east-west commercial corridor that leads to the Interstate 15 offering high visibility to a combined 89,500 vehicles per day.

The North Las Vegas economy is similar to that of the entire Las Vegas MSA. Tourism, gaming, e-commerce and manufacturing represent a large portion of the economy. The area is continuing to see rapid Industrial growth with 5.6 million sq. ft. currently under construction as well as rapid construction of new houses in the wake of creation of new service jobs. The federal government is also a major presence in Las Vegas. Nellis Air Force Base, located in the area, is one of the largest single employers in Southern Nevada.



BUILT
1999



APN
140-06-610-017



**ANNUAL REAL
ESTATE TAXES**
±\$29,050.19



ZONING
M-2
(NORTH LAS VEGAS)

AVAILABLE SF

±22,800 SF

AVAILABILITY

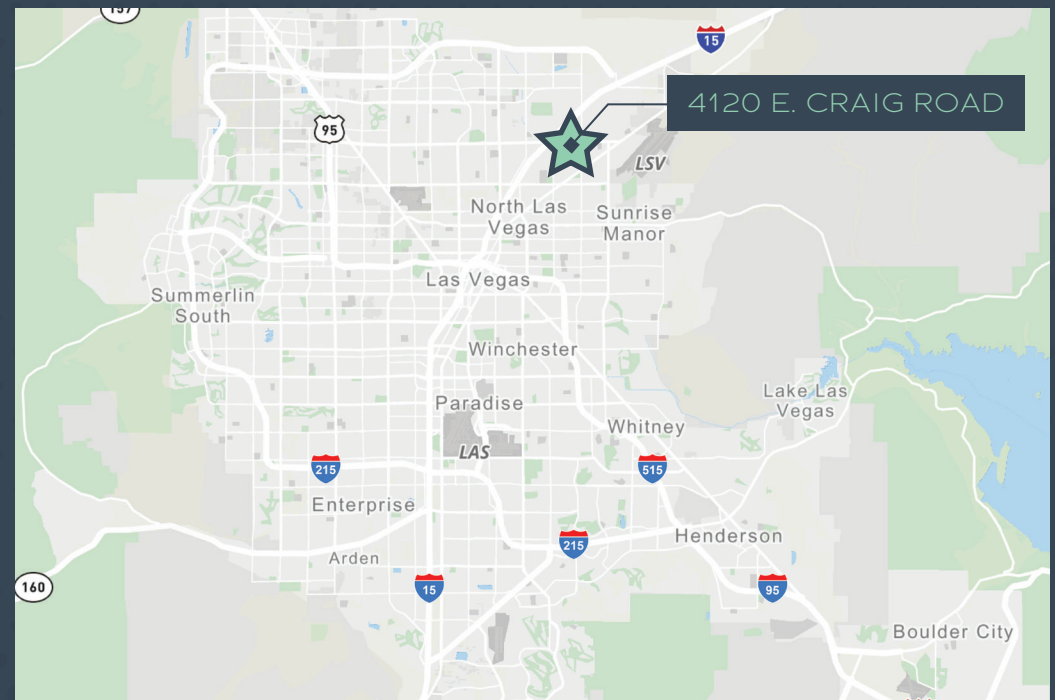
Now Available!

CAMs

\$0.185/SF

LEASE RATE

\$1.05/SF (NNN)



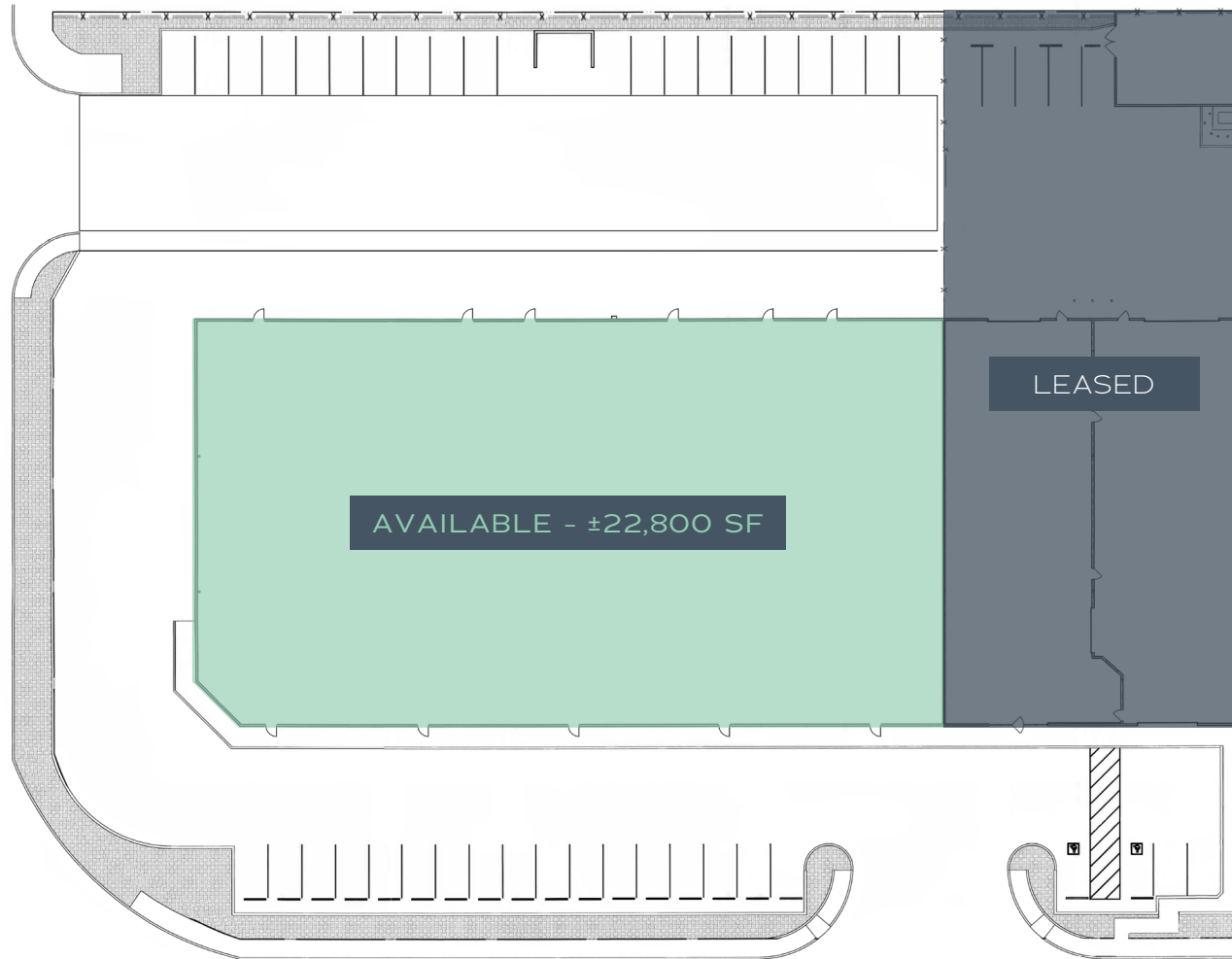
SITE PLAN

4120
E. CRAIG
ROAD

NORTH LAS VEGAS, NV 89030

LEASED
AVAILABLE

VANDENBERG DRIVE

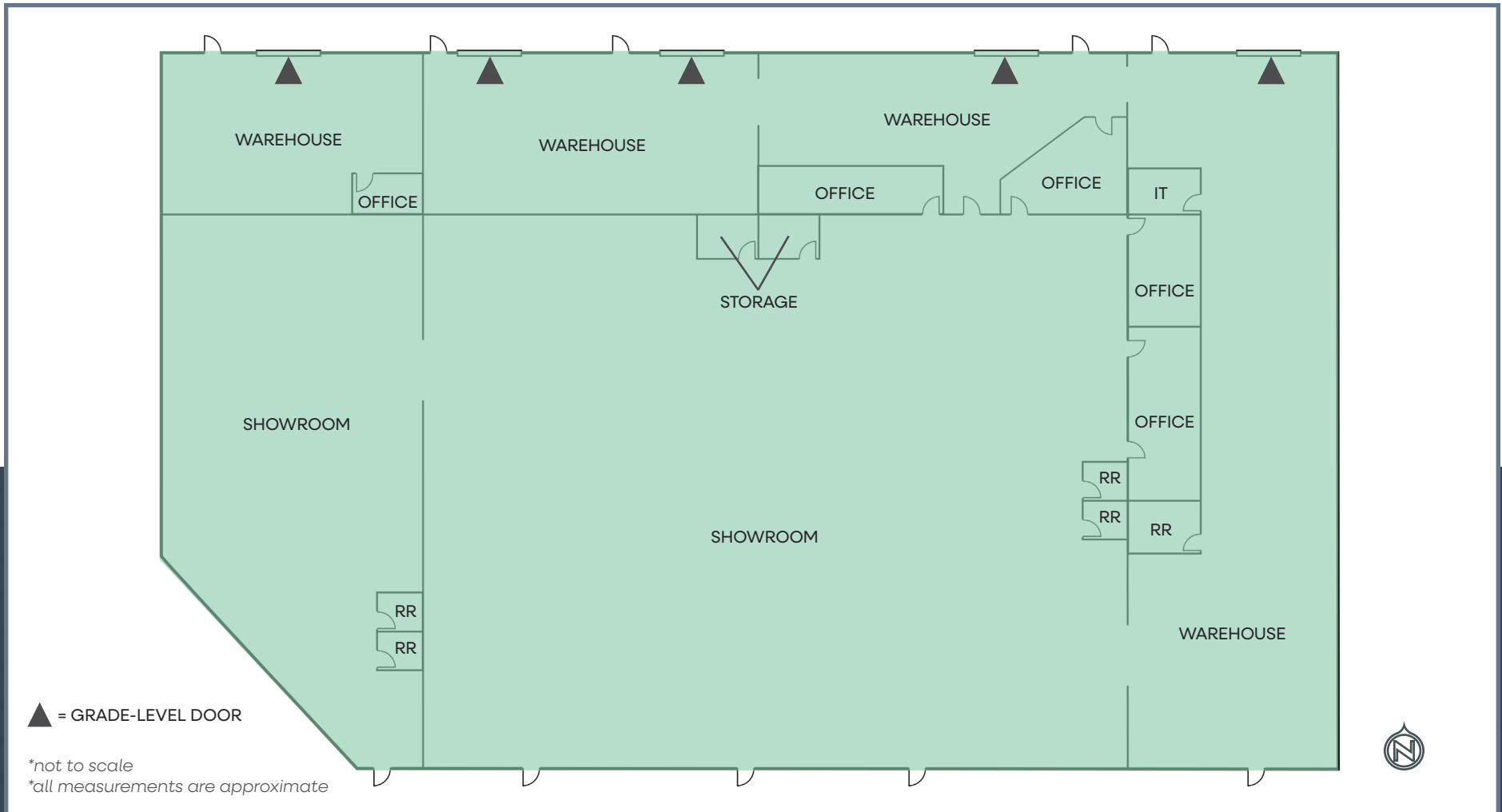


EAST CRAIG ROAD

*not to scale
*all measurements are approximate

FLOOR PLAN

4120
E. CRAIG
ROAD



- ❑ ±22,800 SF Available
- ❑ New paint delivered throughout
- ❑ ±21' Clear Height
- ❑ WET Fire Suppression System
- ❑ Five (5) 14' x 14' Grade-Level Roll-Up Doors

- ❑ 3-Phase Power (amps/volts to be verified by tenant**)
- ❑ 1.79/1000 Parking Ratio
- ❑ 3-5-year lease term
- ❑ Automotive Usage Accepted!

- ❑ AVAILABLE FOR IMMEDIATE OCCUPANCY!
- ❑ 100% HVAC throughout. Swamps are also available in warehouse portions should tenant not want 100% climate-controlled environment
- ❑ **TOTAL MONTHLY : \$28,158/mo.**



NORTH LAS VEGAS, NV 89030

4120 E. CRAIG ROAD

±22,800 SF
FOR LEASE

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