

CIVIC CENTER CORPORATE PARK

LAS VEGAS

3838 Civic Center Drive
North Las Vegas, NV 89030



FOR LEASE

±100,000 SF



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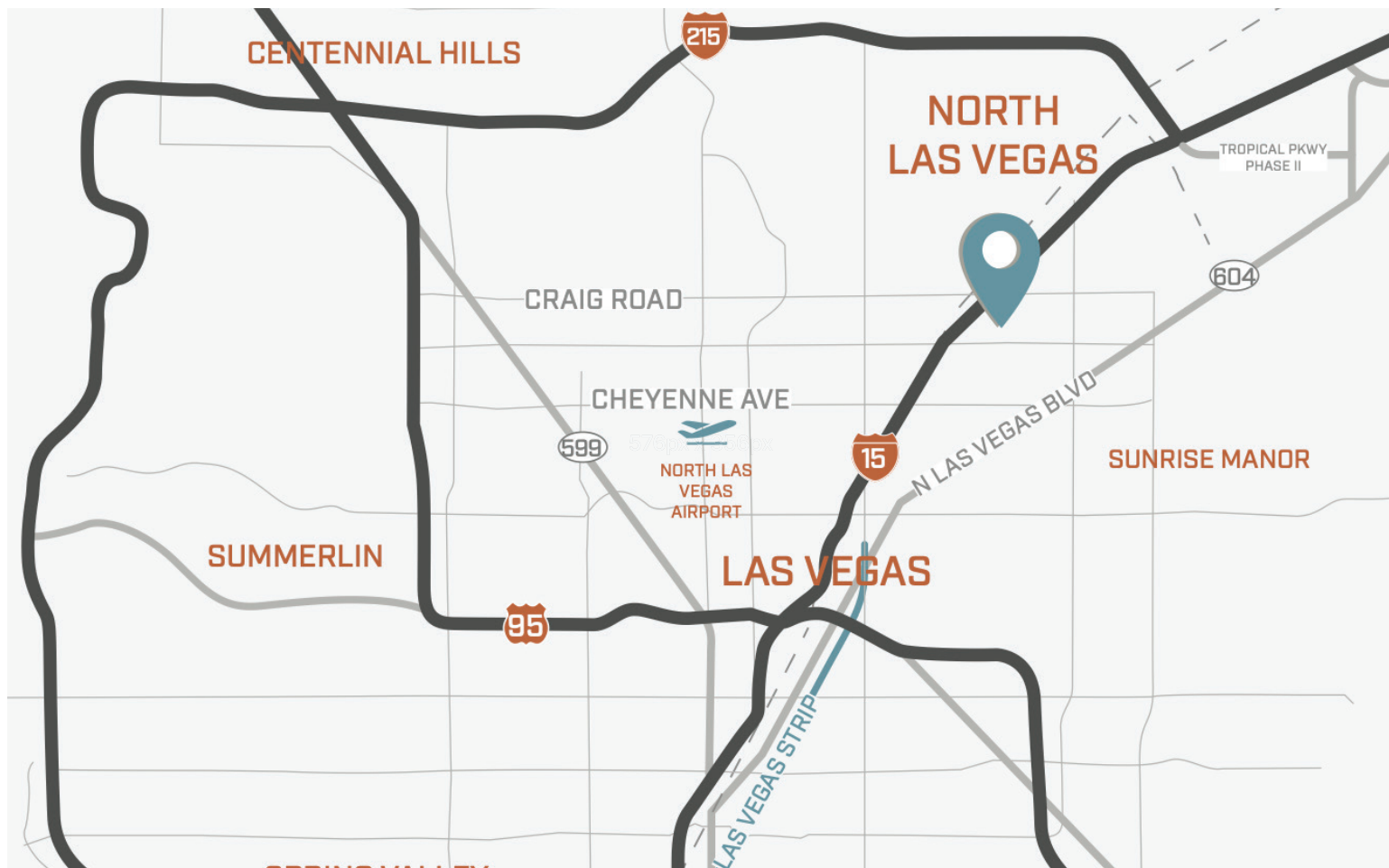




PROPERTY FEATURES & LOCATION OVERVIEW

Office Size	±3,583 SF
Equipment Rooms	±2,780 SF
Locker/Break Rooms	±1,925 SF
Clear Height	30'
Dock Doors	10 (2 Future Doors)
Pit Levelers	6
Grade Doors	5
Column Spacing	50' x 50'
Auto Parking	99 (including 7 handicap)
3-Phase Power	2,500 Amps, 277/480 Volts
Secured Yard	±3,500 SF
Fire Protection	ESFR
Building Depth	200'
Truck Court	108'8"
Interior Lighting	T-5

Civic Center Corporate Park is conveniently located in the heart of the North Las Vegas submarket with excellent connectivity to the I-15 Freeway via Craig Rd. This building is strategically positioned as a top choice location for an E-Commerce facility due to its proximity to key transportation routes, Harry Reid International Airport, and the Las Vegas "Strip". This location is ideal for any Industrial user who wants to be at the epicenter of logistics activity in Southern Nevada.



CONTACT INFORMATION



3838 Civic Center Drive
North Las Vegas, NV 8030

Donna Alderson, SIOR
Vice Chair

donna.alderon@cushwake.com
(702)605-1692

Nick Abraham, SIOR
Senior Director

nick.abraham@cushwake.com
(702)605-1620

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.



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