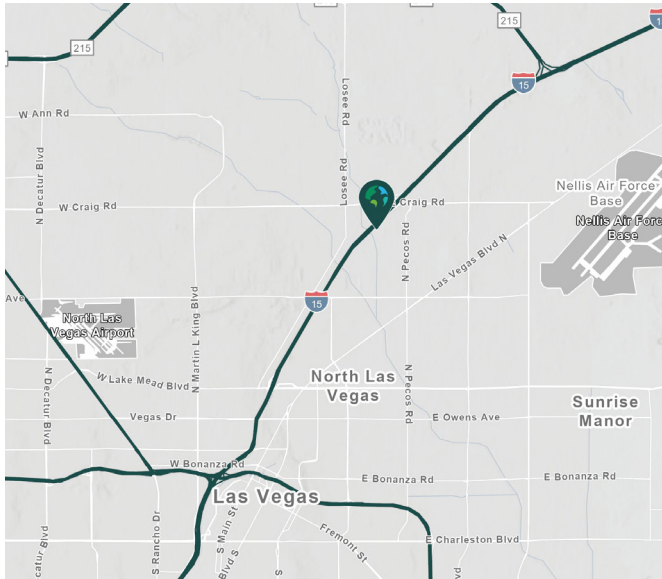




INDUSTRIAL SPACE FOR LEASE

100,800 SF

Las Vegas Corporate Center 7
4031 Industrial Center Drive
Suite 700-705
North Las Vegas, NV 89118



- Las Vegas Corporate Center is a 1/4 mile from "Restaurant Row" on Craig Corridor, which is home to an abundance of new restaurants, shopping venues, and industrial owners/users and manufacturing/distribution facilities.
- Easy access to the I-15 and I-215 Freeways.

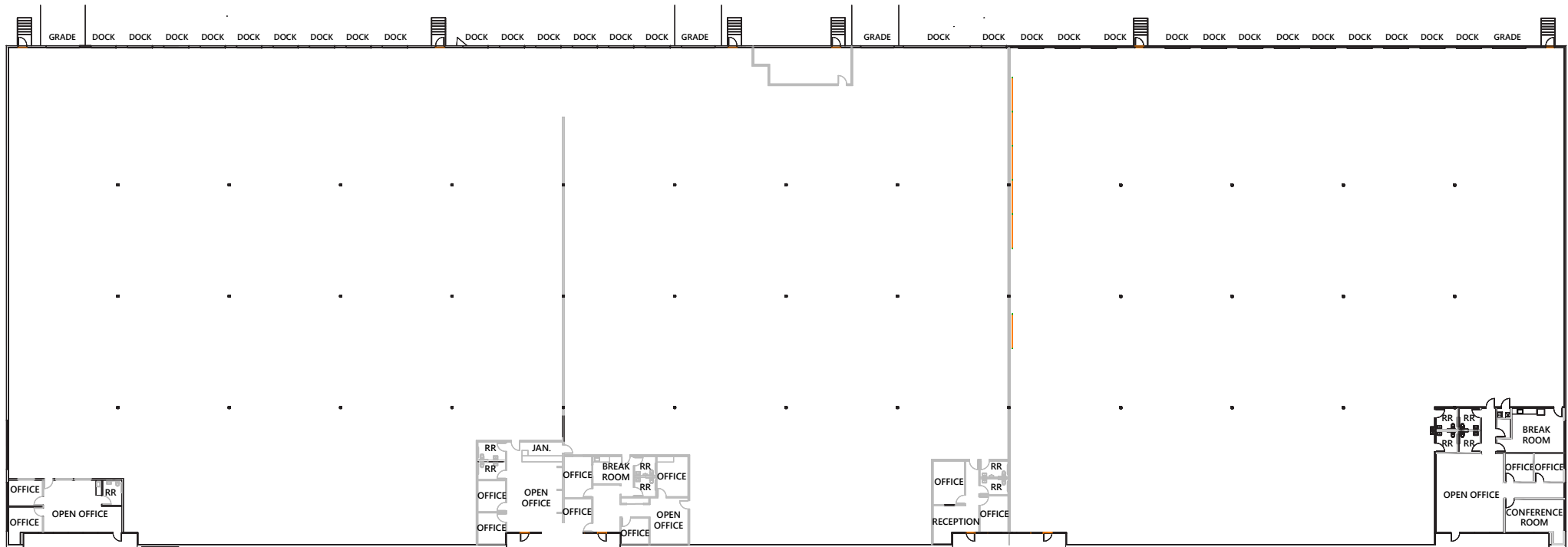


Property Features

| | | | |
|-----------------------|--------------------|--------------------|--------------------------|
| Available Space | 100,800 SF | Drive-in Doors | 4 |
| Office SF | 6,659 SF | Car Parking Spaces | Pro Rata Share |
| Clear Height | 25' | Electrical Service | 2,000 amps, 277/480 V |
| Warehouse Cooling | Evaporative Cooled | Sprinkler System | ESFR |
| Dock Doors | 29 | Lighting | LED Motion Sensor |
| Edge-of-Dock Levelers | 19 | Zoning | M-2 (General Industrial) |



Unlock the full potential of your
warehouse with one strategic,
single-source partner.



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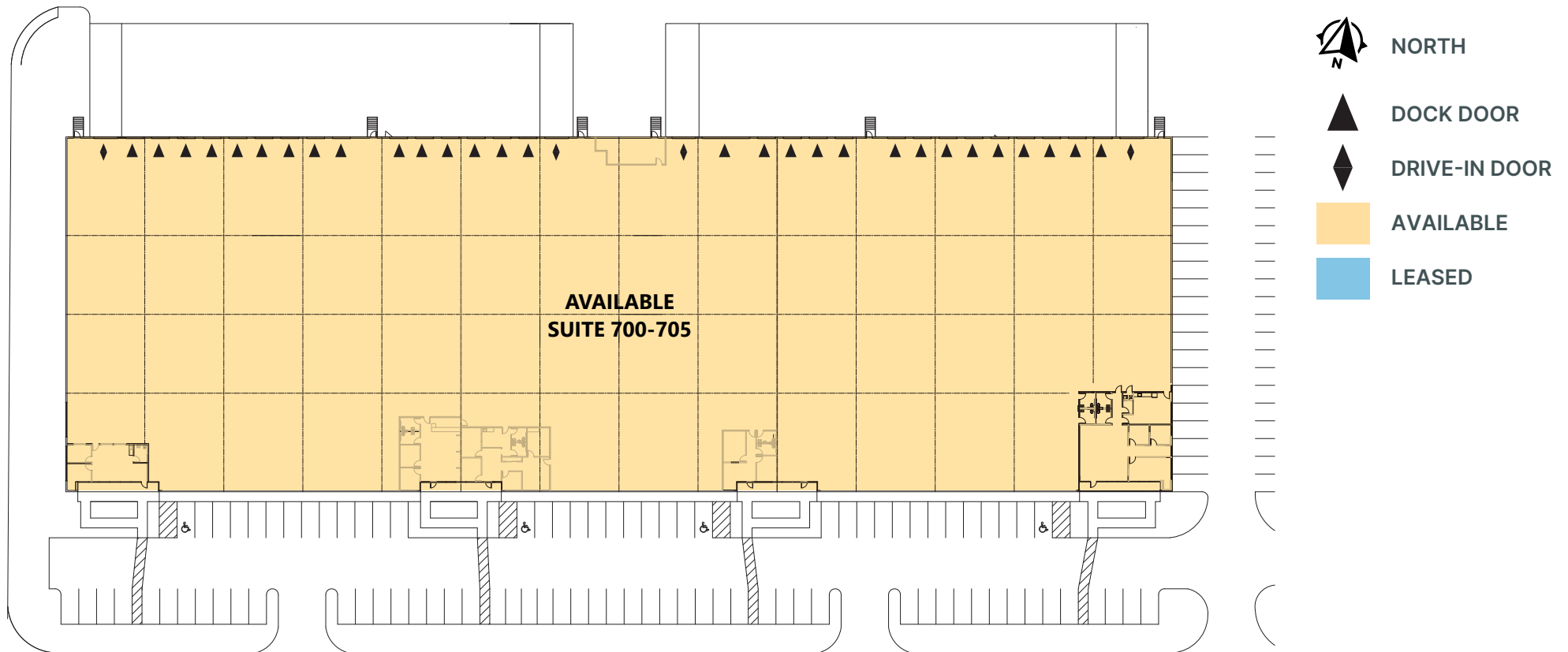
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