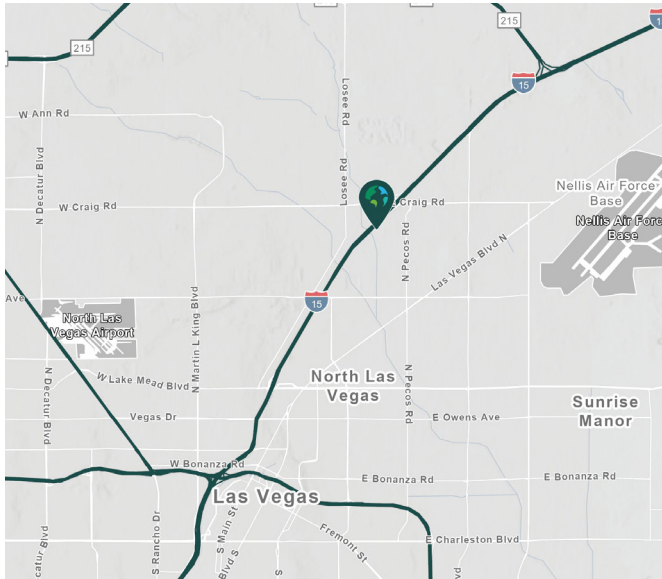




INDUSTRIAL SPACE FOR LEASE

64,800 SF

Las Vegas Corporate Center 7  
4031 Industrial Center Drive  
Suite 700-704  
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.

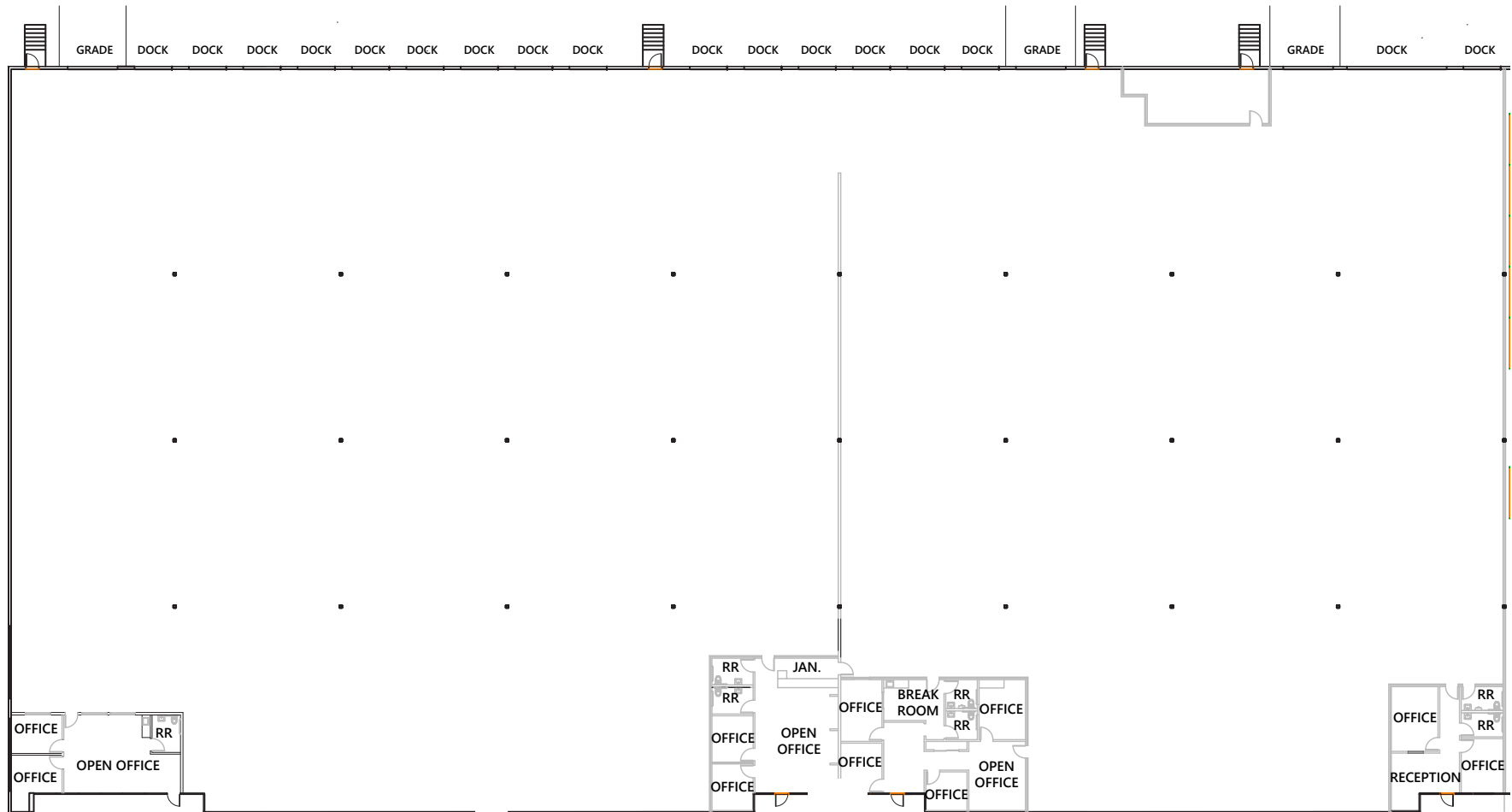


## Property Features

Available Space	64,800 SF	Drive-in Doors	3
Office SF	4,509 SF	Car Parking Spaces	Pro Rata Share
Clear Height	25'	Electrical Service	1,400 amps, 277/480 V
Warehouse Cooling	Evaporative Cooled	Sprinkler System	ESFR
Dock Doors	17	Lighting	LED Motion Sensor
Edge-of-Dock Levelers	17	Zoning	M-2 (General Industrial)



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



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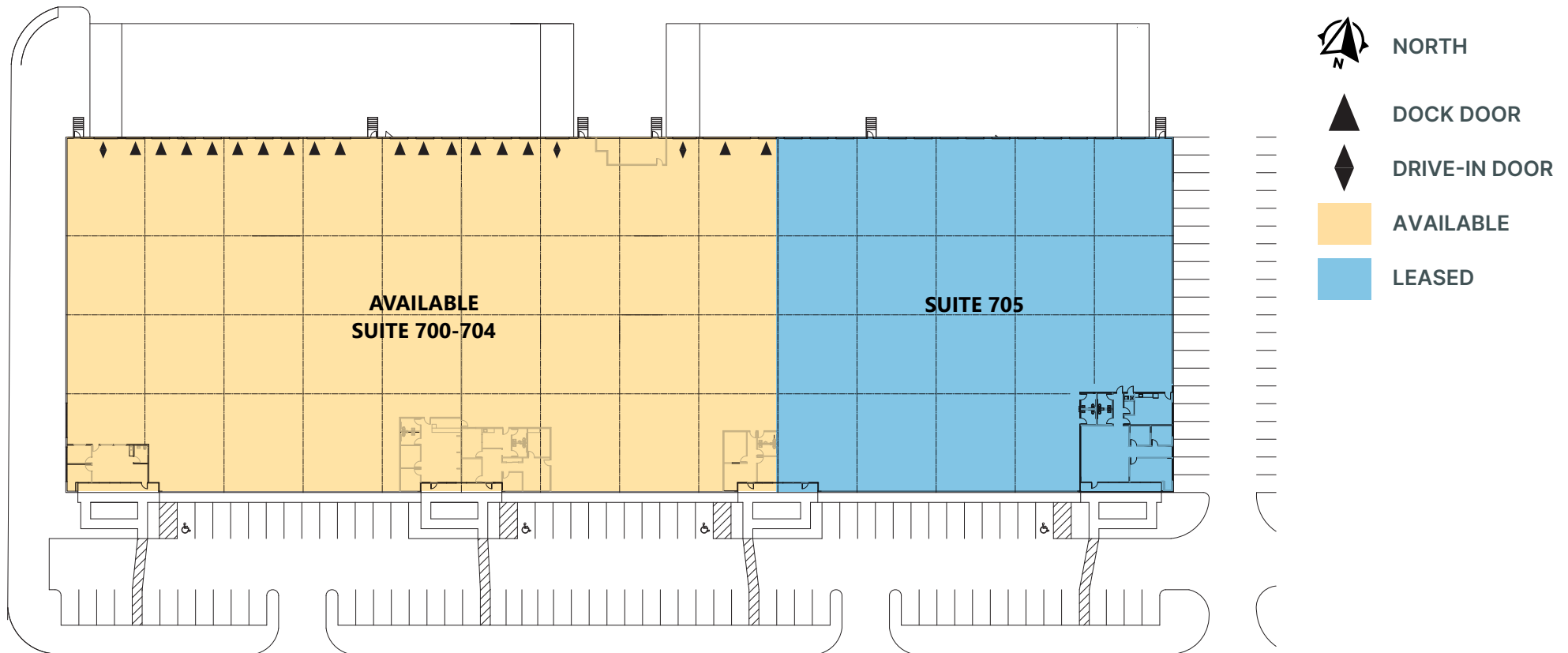
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