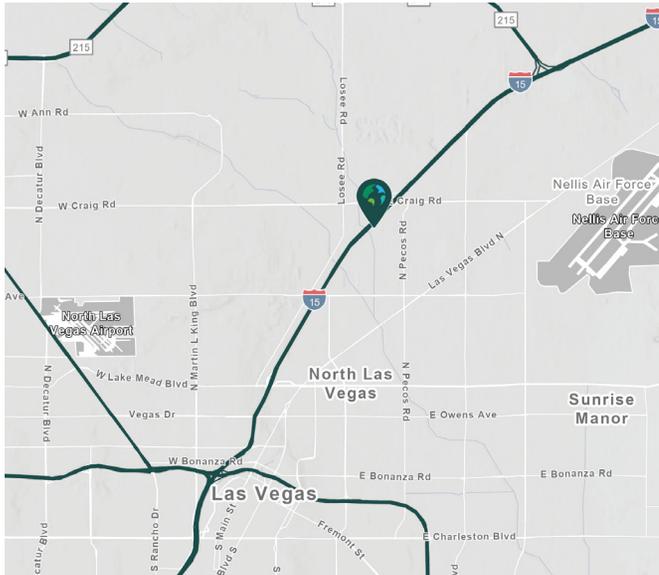




INDUSTRIAL SPACE FOR LEASE

36,000 SF

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



Property Features

Available Space	36,000 SF	Drive-in Doors	1
Office SF	2,150 SF	Car Parking Spaces	Pro Rata Share
Clear Height	25'	Electrical Service	600 amps, 277/480 V
Warehouse Cooling	Evaporative Cooled	Sprinkler System	ESFR
Dock Doors	12	Lighting	LED Motion Sensor
Edge-of-Dock Levelers	2	Zoning	M-2 (General Industrial)

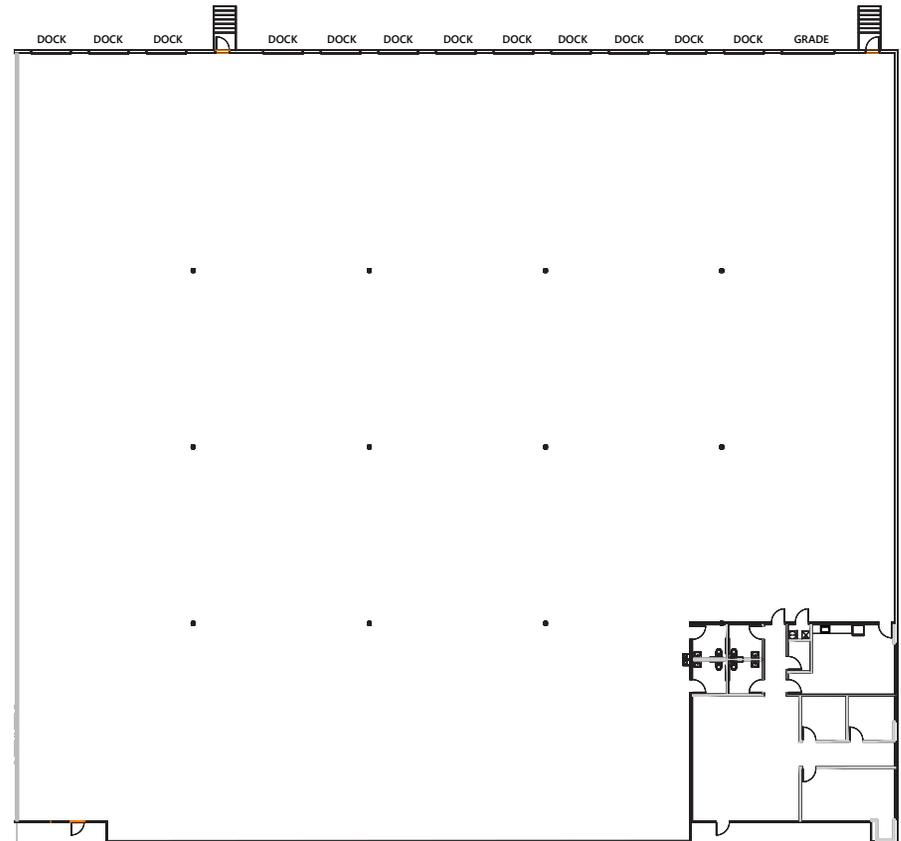
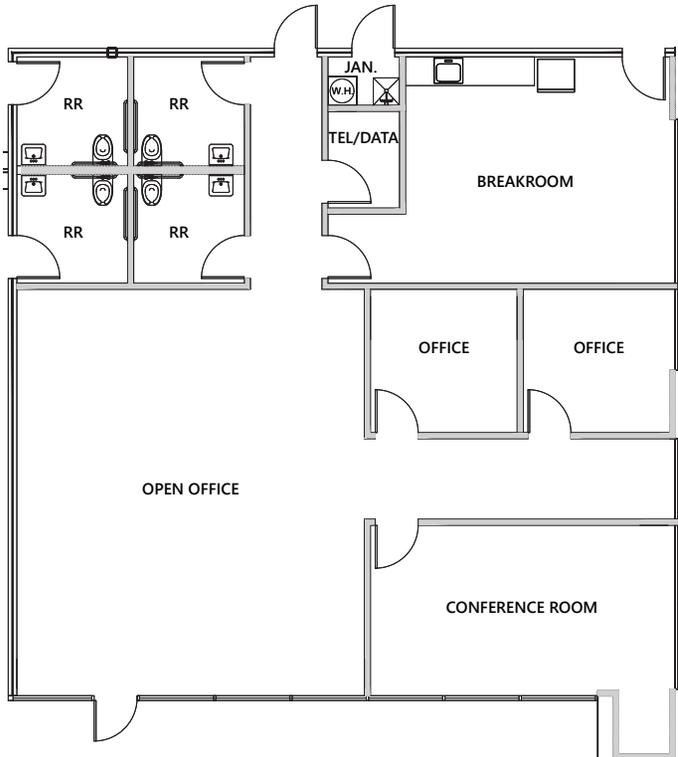
- Las Vegas Corporate Center is a 1/4 mile from "Restaurant Row" on Craig Corridor, which is home to an abundance of new restaurants, shopping venues, and industrial owners/users and manufacturing/distribution facilities.
- Easy access to the I-15 and I-215 Freeways.



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



OFFICE LAYOUT



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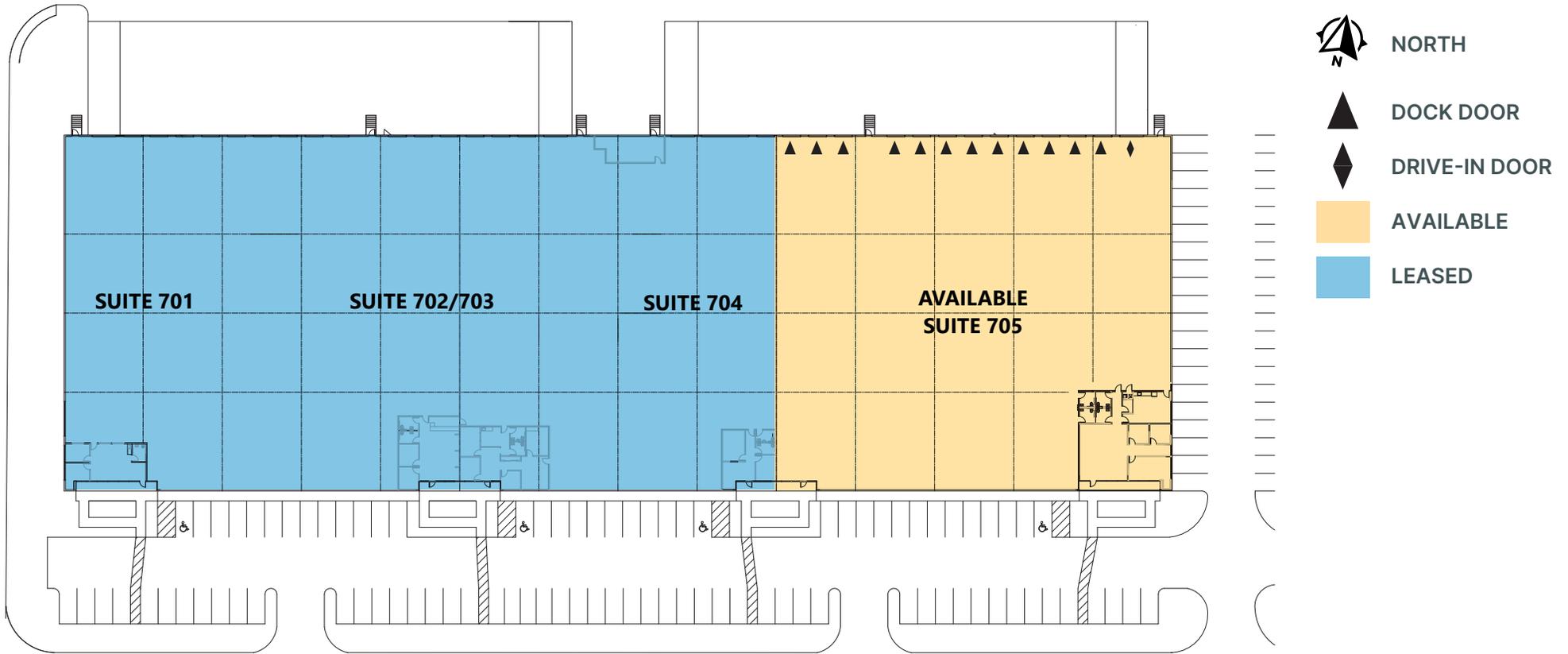
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