

±10,292 SF AVAILABLE

4305 N. LAMB BLVD.

LAMB INDUSTRIAL PARK | LAS VEGAS, NV 89115



**CUSHMAN &
WAKEFIELD**

4305 N. LAMB BLVD.

Property Highlights



Lamb Industrial Park is a premier Class A distribution center in the heart of North Las Vegas. The project offers a variety of mid-bay options to accommodate diverse tenant needs. With convenient access to the I-15 and I-215 freeways via the Craig Road and Lamb Boulevard interchanges, Lamb Industrial Park provides exceptional connectivity and accessibility for industrial users.

Location Highlights

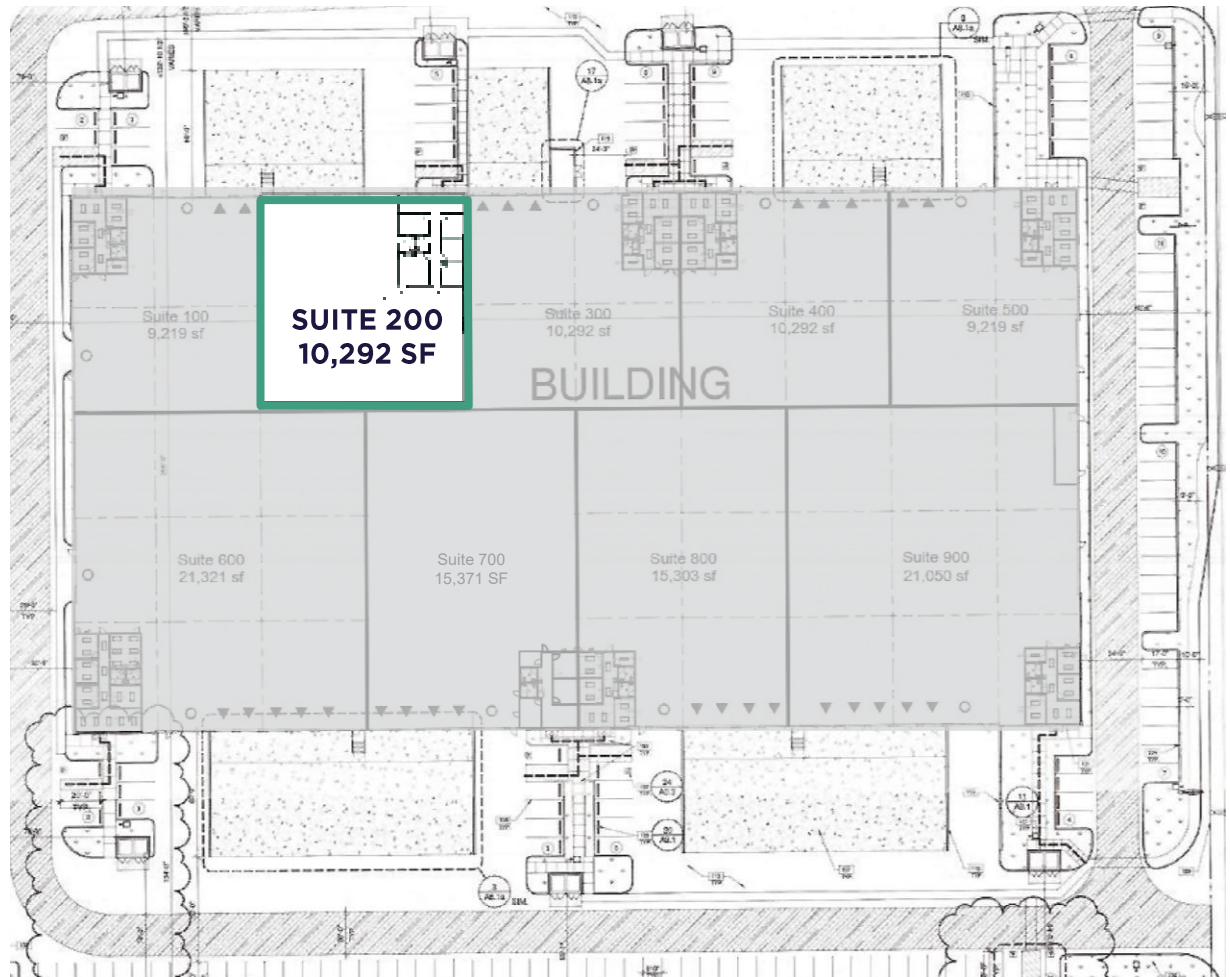
- 1.3 Miles to I-15 via Craig Rd
- Clark County Jurisdiction
- Zoned: M-1, Light Manufacturing

Property Features

Building Size:	122,507 SF	Clear Height:	28'
Office Size:	1,000 SF	Loading:	(3) Dock-High Doors (1) Drive-In Door
Space Available:	10,292 SF	Power:	480/277 Volt, 3-Phase Power
Suite:	200	Lighting:	LED
Parcel No:	140-06-719-003	Sprinklers:	ESFR Fire Suppression
Tenancy Type:	Multi-Tenant	Flooring:	6" Reinforced Concrete Floors

4305 N. LAMB BLVD.

Site Plan



N. LAMB BLVD.

4305 N. LAMB BLVD.

Property Photos



4305 N. LAMB BLVD.

Location Highlights





**FOR MORE INFORMATION,
CONTACT:**

ALMA CUEVAS, SIOR

Managing Director

+1 702 303 4412

alma.cuevas@cushwake.com

S.0180089.LLC

JASON GRIFFIS, SIOR

Managing Director

+1 702 205 3861

jason.griffis@cushwake.com

S.0178374

