



±3,740 SF AVAILABLE FOR LEASE

4222 LOSEE ROAD, SUITE J

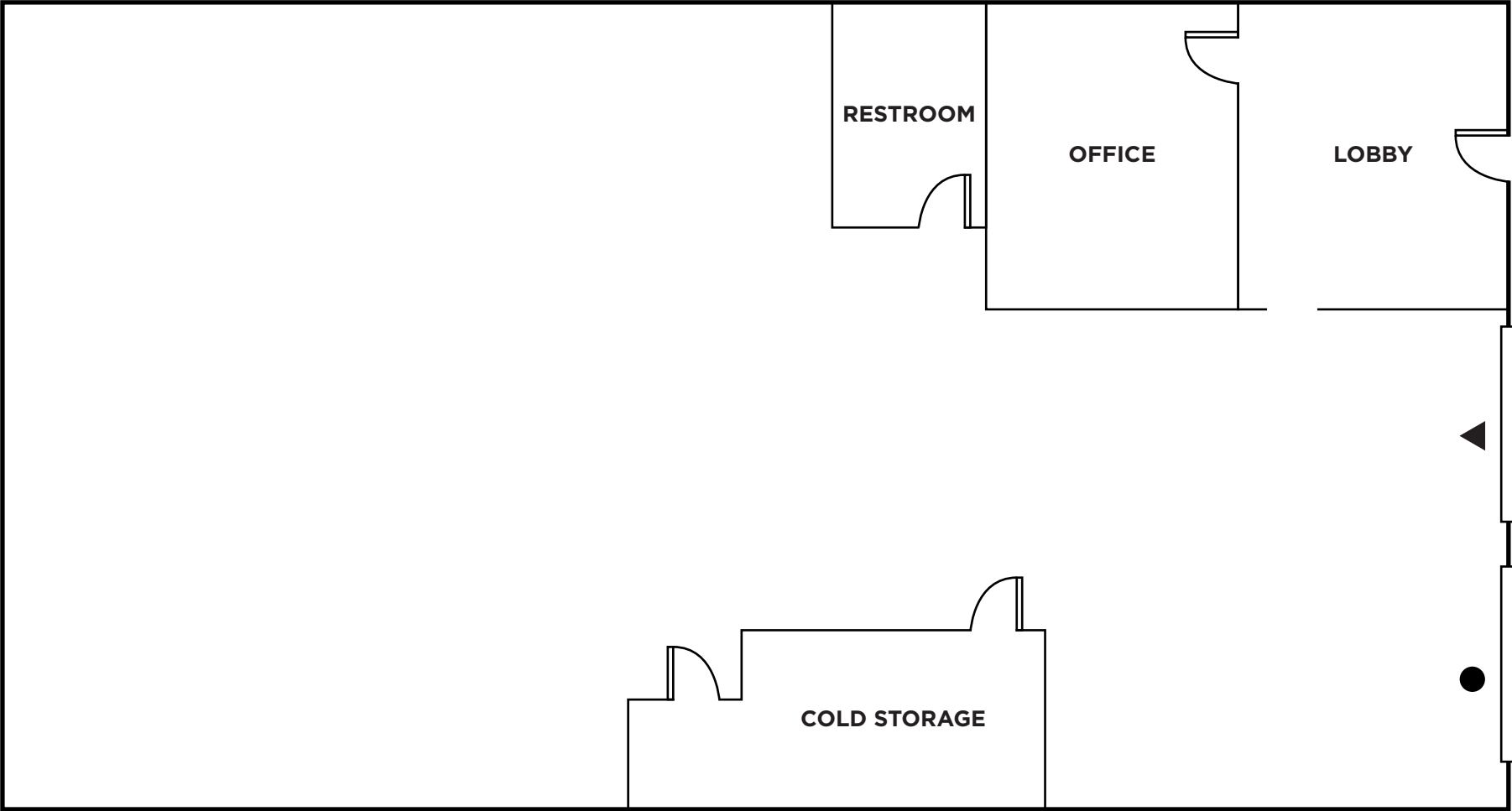
NORTH LAS VEGAS, NV 89030



EST. NNN EXPENSES
\$0.29 PSF

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SPACE PLAN



- ◀ Dock High Door
- Grade Level Door

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PROPERTY PHOTOS



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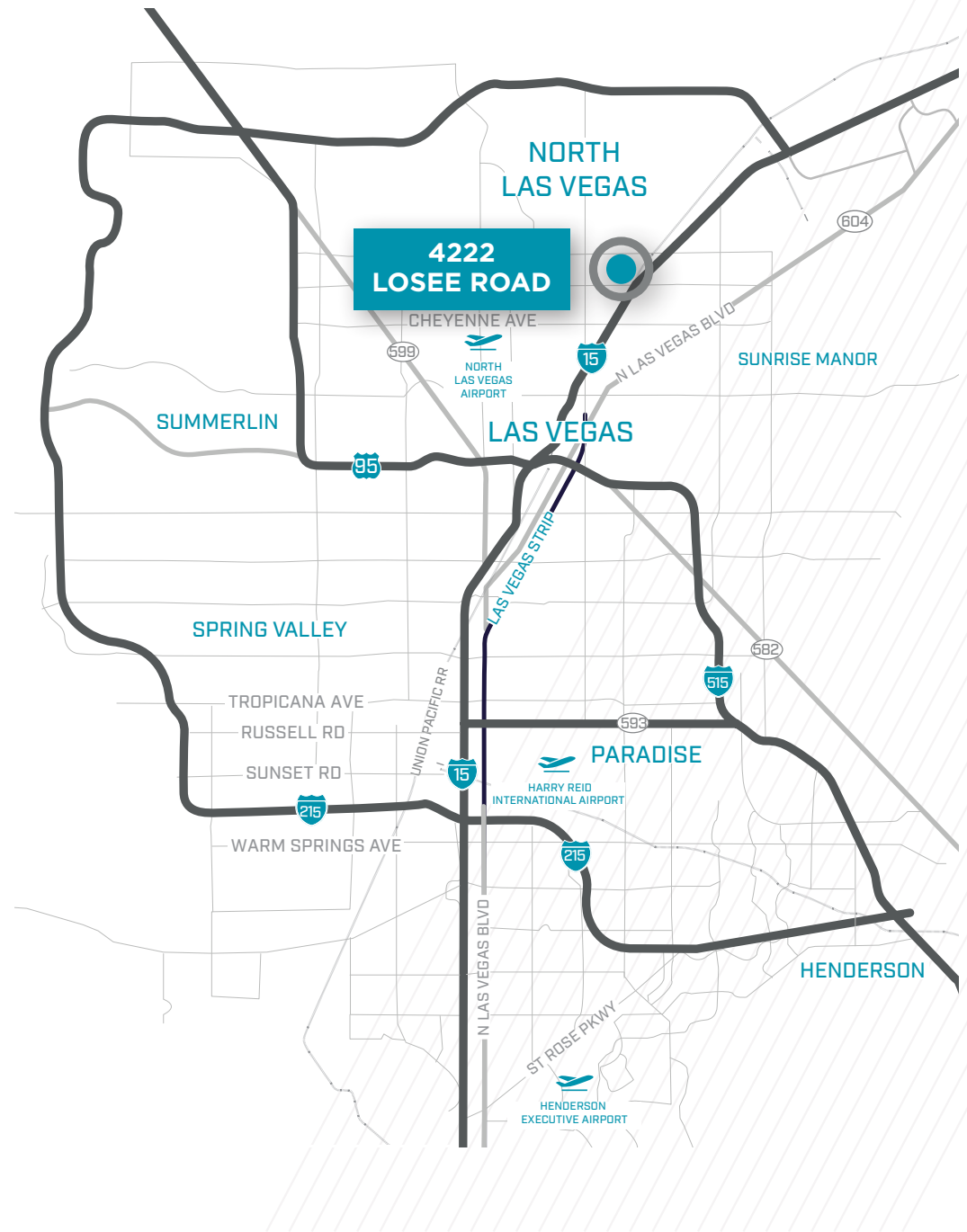
PROPERTY OVERVIEW

LOCATION: 4222 Losee Road, Suite J is located within North Losee Industrial Center, an established warehouse/distribution property in the North Las Vegas industrial submarket. The property is positioned along the Losee Road industrial corridor with convenient access to surrounding commercial and industrial areas.

CONNECTIVITY: Conveniently located near Craig Road, the property provides access to I-15 via the Craig Road interchange, supporting efficient movement throughout the Las Vegas Valley and regional transportation network.

AMENITIES: The nearby Craig Road corridor offers a variety of restaurants, fuel stations, retail, and everyday services, providing convenient amenities for employees and businesses in the surrounding industrial area.

COMMUNITY: Surrounded by established industrial and commercial uses, the property benefits from its position within the broader North Las Vegas business community and convenient access to major employment and transportation corridors.



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AMENITIES MAP



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LAS VEGAS BUSINESS

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

LABOR OVERVIEW

- Nevada has one of the lowest labor costs in the region.
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 105,800 workers in the distribution/transportation/warehousing and manufacturing industries.
- Over 60,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada.
- Over the next 5 years, manufacturing jobs are expected to grow by 1.6% and transportation and warehousing by 0.8%.
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages.
- Year-end 2025 employment growth was 2.9% in Las Vegas and 2.8% in Nevada, both at or above the national average of 2.8%.



FOR MORE INFORMATION, CONTACT:

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