



FOR LEASE

Craig-Losee Business Park

±122,840 SQUARE FEET ON
±7.19 ACRES WITH DOCK LOADING

4310 & 4336 LOSEE ROAD | NORTH LAS VEGAS, NV

FOR LEASE

±122,840 SQUARE FEET ON ±7.19 ACRES WITH DOCK LOADING



Craig-Losee Business Park

4310 & 4336 LOSEE ROAD | NORTH LAS VEGAS, NV



PROPERTY FEATURES

- Office/Warehouse Suites Available
- Across from Cannery Hotel & Casino and Cannery Corner Retail Center
- More Than 15 Restaurants, Retail, and Lodging Opportunities within Walking Distance
- Building Signage Options
- Abundant Parking/Extra Large Truck Court
- 22' Clear Height with Dock & Grade Loading

SUZETTE LA GRANGE, CCIM
+1 702 836 3799
suzette.lagrange@colliers.com

KARA WALKER, CCIM
+1 702 836 3705
kara.walker@colliers.com

Copyright © 2018 Colliers International.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

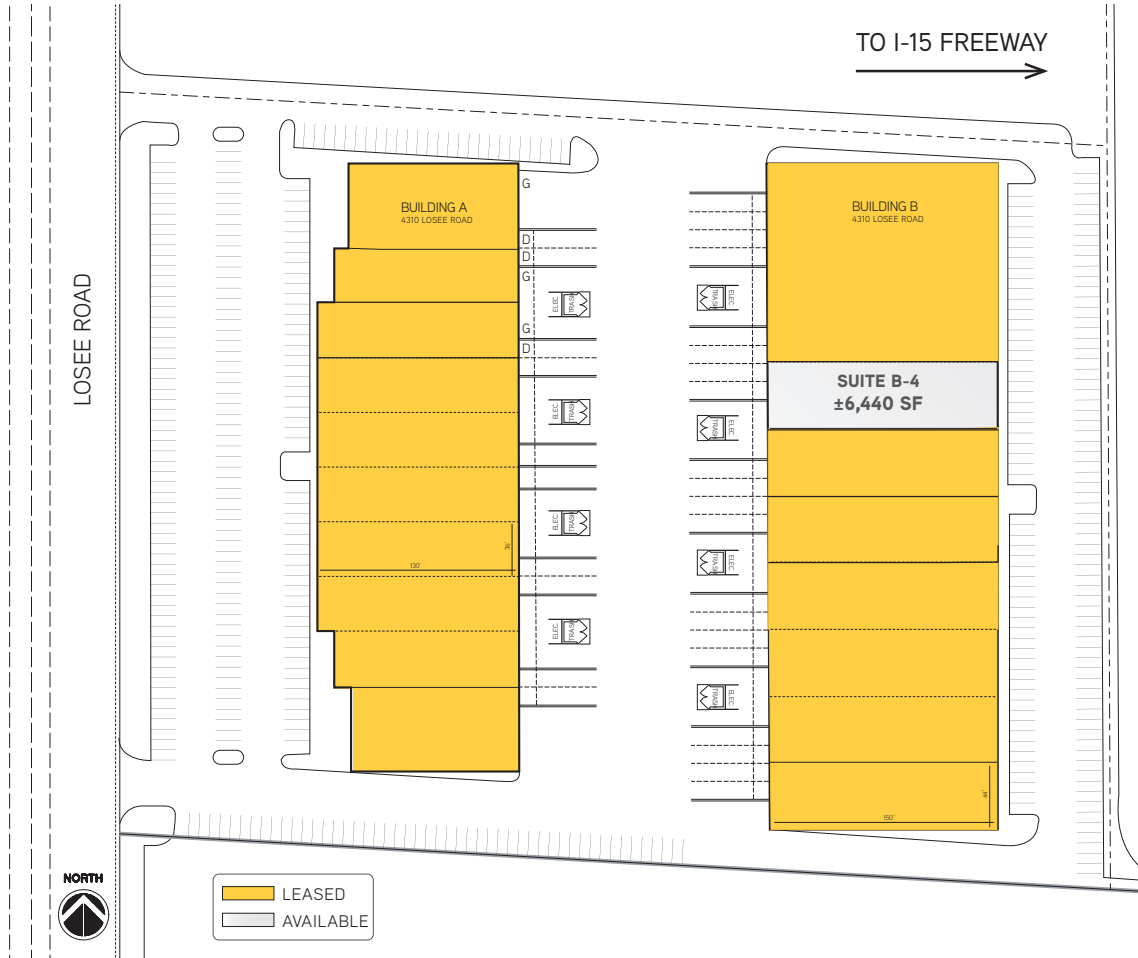
FOR LEASE

±122,840 SQUARE FEET ON ±7.19 ACRES WITH DOCK LOADING



Craig-Losee Business Park

4310 & 4336 LOSEE ROAD | NORTH LAS VEGAS, NV



BUILDING FEATURES

- Skylights & Metal Halide Lighting
- Dock High & Grade Level Loading
- Fully Fire Sprinklered (.45/2,000 GPM)
- 277/480 Volt 3 Phase Power
- M-2 Zoning (City of North Las Vegas)
- Excellent Freeway Access
- HVAC Office & Evaporative Cooled Warehouse

SUZETTE LA GRANGE, CCIM
+1 702 836 3799
suzette.lagrange@colliers.com

KARA WALKER, CCIM
+1 702 836 3705
kara.walker@colliers.com

Copyright © 2018 Colliers International.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



FOR LEASE

±122,840 SQUARE FEET ON ±7.19 ACRES WITH DOCK LOADING



Craig-Losee Business Park

4310 & 4336 LOSEE ROAD | NORTH LAS VEGAS, NV

4336 LOSEE ROAD-SUITE B-4, NORTH LAS VEGAS, NV

SUITE B-4

- ±6,440 SF Total
- ±770 SF Finished Office Area
- One (1) Private Office & Two (2) Restrooms
- Large Open Office or Showroom
- Two 8'x10' Dock Doors
- One 10' x 15' Grade Loading Door
- ±22' Clear Height
- 250 Amp 277/480V 3-Phase Panel
- \$0.58/SF/Mo., Base Rent
- \$0.15/SF/Mo., NNN Fee
- \$4,701.20 Per Month Total



SUZETTE LA GRANGE, CCIM
 +1 702 836 3799
 suzette.lagrange@colliers.com

KARA WALKER, CCIM
 +1 702 836 3705
 kara.walker@colliers.com

Copyright © 2018 Colliers International.
 Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.