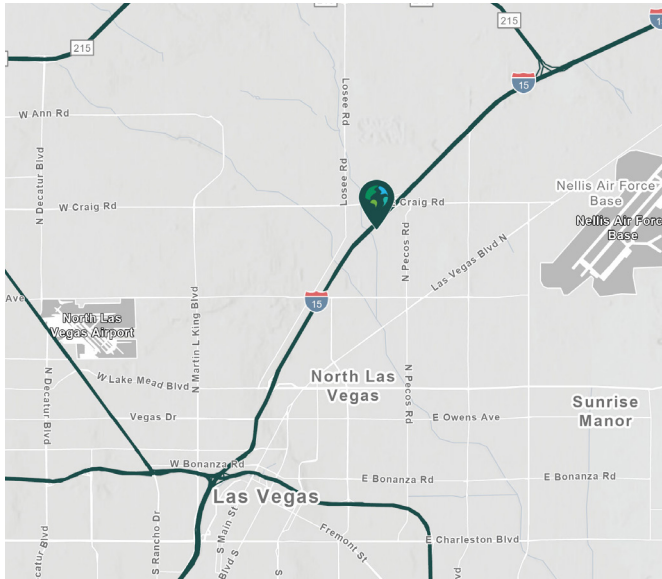




INDUSTRIAL SPACE FOR LEASE

24,000 SF

Las Vegas Corporate Center 1
4031 N. Pecos Road
Suite 104
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.

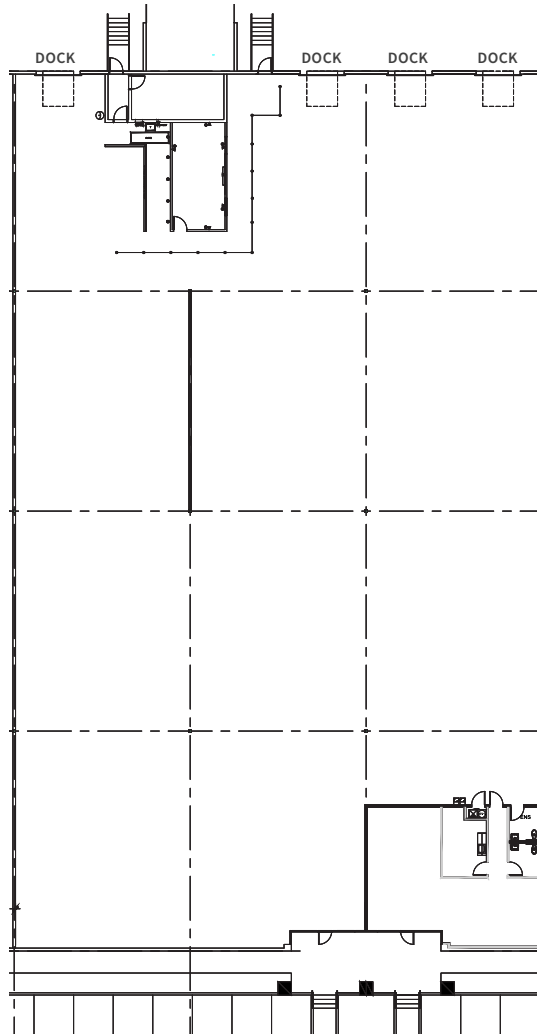


Property Features

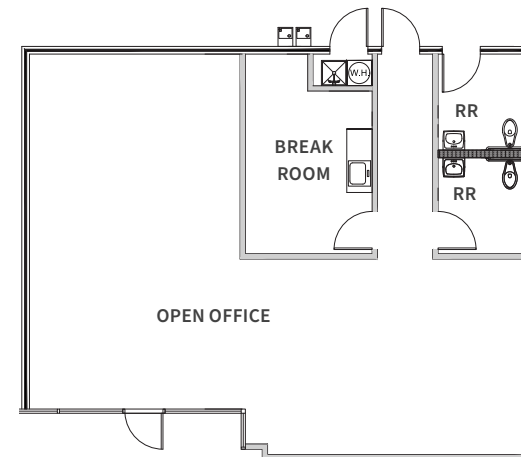
Available Space	24,000 SF	Trailer Parking Spaces	N/A
Office SF	1,106 SF	Car Parking Spaces	Pro Rata Share
Clear Height	24'	Electrical Service	200 amps, 277/480 V
Warehouse Cooling	Evaporative Cooled	Sprinkler System	ESFR
Dock Doors	4	Lighting	LED Motion Sensor
Pit Levelers	4	Zoning	M-2 (General Industrial)



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



EXISTING OFFICE PLAN



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single-source partner.



MARKET CENTER DRIVE

EAST ALEXANDER ROAD

DRIVE AISLE

NORTH PECOS ROAD



NORTH



DOCK DOOR



DRIVE-IN DOOR



AVAILABLE



LEASED

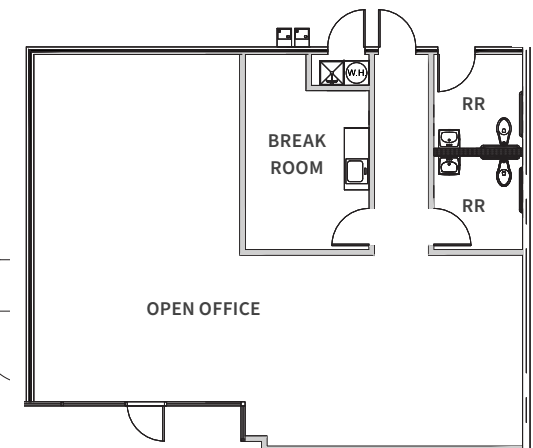
SUITE 100

AVAILABLE
SUITE 104

SUITE 105

SUITE
107

Office Plan



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