

Nellis Industrial Park

4508 MITCHELL, NORTH LAS VEGAS, NV 89081

**COLLIERS
INTERNATIONAL**

For Sublease

- ±6,250 SF Total
- ±805 SF Office Area
- ±805 Mezzanine
- 1 Dock High Doors
- 1 Grade Level Door
- ±20' Clear Height
- Fire Sprinkler System
- 277/480 Volt, 3-Phase Power
- Evaporative Coolers
- High Bay Lighting
- Zoned M-2 (City of North Las Vegas)
- Skylights



The Nellis Industrial Park is a ±430,000 square foot master planned industrial park, located less than 1/4 mile from the Craig Road and I-15 interchange in North Las Vegas. 4508 Mitchell Street totals ±45,626 square feet and offers one suite available for lease.



3960 Howard Hughes Pkwy., Suite 150
Las Vegas, Nevada USA 89169
Tel 702-735-5700 Fax 702-731-5709

Patti Dillon · Chris Lane · Dan Doherty, SIOR

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INDUSTRIAL GROUP

702-836-3790
www.lvcolliers.com

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

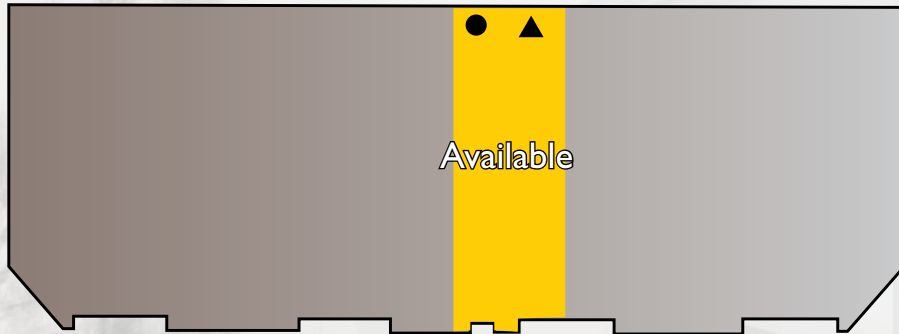
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Nellis Industrial Park

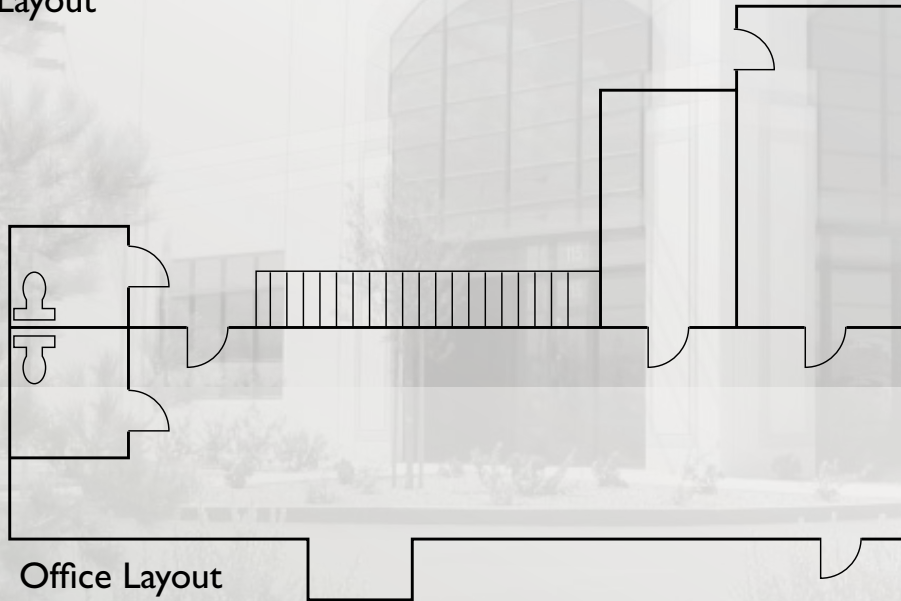
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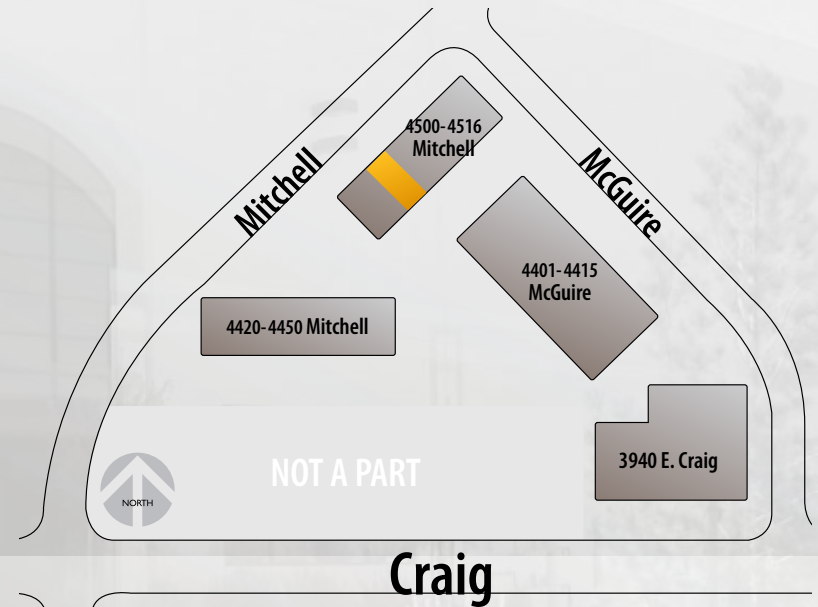
- - Dock High
- ▶ - Grade Level



Building Layout



Office Layout



Drawings Not Exact/Not To Scale
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COLLIERS INTERNATIONAL
LISTING DETAIL WORKSHEET

FOR LEASE

Listing Agent(s): **Patti Dillon**
Dan Doherty, SIOR

Phone: (702) 836-3790
Fax: (702) 920-8622
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89109

Last Updated: March 6, 2010

Property: **Nellis Industrial Park**
Address: 4508 Mitchell Street
North Las Vegas, Nevada 89081

County: Clark
Zoning: M-2
APN: 140-06-210-004
Lot Size: +/- 3.5 acres
Building Size: +/- 45,626 Square Feet
Year Built: 1994
Flood Zone: Not in a 100-year flood zone per Clark County Assessor's website

LEASABLE PREMISE DETAIL

Divisibility:	+/-6,250 SF
Office Area:	+/-805 SF
Mezzanine Area:	+/-805 SF
HVAC:	Office
Evaporative:	Warehouse
Docks:	One (1)
Grade:	One (1)
Truss Height	20' Minimum
Column Spacing:	+/- 50' X 25'
Sprinklers:	Yes
Parking:	1.5:1,000
Power:	200 Amps 277/480 Volts 3 Phase

Nellis Industrial Park comprises approximately +/-430,000 square feet of dock high and grade level loading space. 4508 Mitchell Street consists of +/-45,626 square feet divisible to +/-6,250 square feet and is designed for light manufacturing, bulk warehousing, and distribution. The rear-loaded, concrete tilt-up building includes direct access from Craig Road, evaporative coolers, 3-phase power, high bay lighting, skylights, and fire sprinklers throughout.

TERMS

Lease Rate: **\$0.25** per square foot per month (**Sublease expires 04/30/2011**)

NNN Expenses: **\$0.16** per square foot per month

PROMOTIONAL FEATURES

Nellis Industrial Park is located less than ¼ mile from the Craig Road and I-15 interchange offering convenient access to the I-215, "The Strip" and McCarran International Airport.

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