



CLARION PARTNERS

For Lease

Silverado Business Park
4114, 4168 N. Pecos Rd.
North Las Vegas, NV 89115

±6,370 - 11,094 SF Available



LOCATION HIGHLIGHTS

- 0.5 miles to I-15 via Craig Rd.
- North Las Vegas Jurisdiction
- Zoned: M-1, Light Manufacturing
- Numerous retail amenities along Craig Rd.

BUILDING HIGHLIGHTS

- ±6,370 - 11,094 SF Available
- Turn-key office build-outs
- Dock & grade level loading
- 24' clear height
- LED warehouse lighting
- White painted warehouse walls
- ESFR Sprinklers
- HVAC maintained by landlord
- Trash and water bills included



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



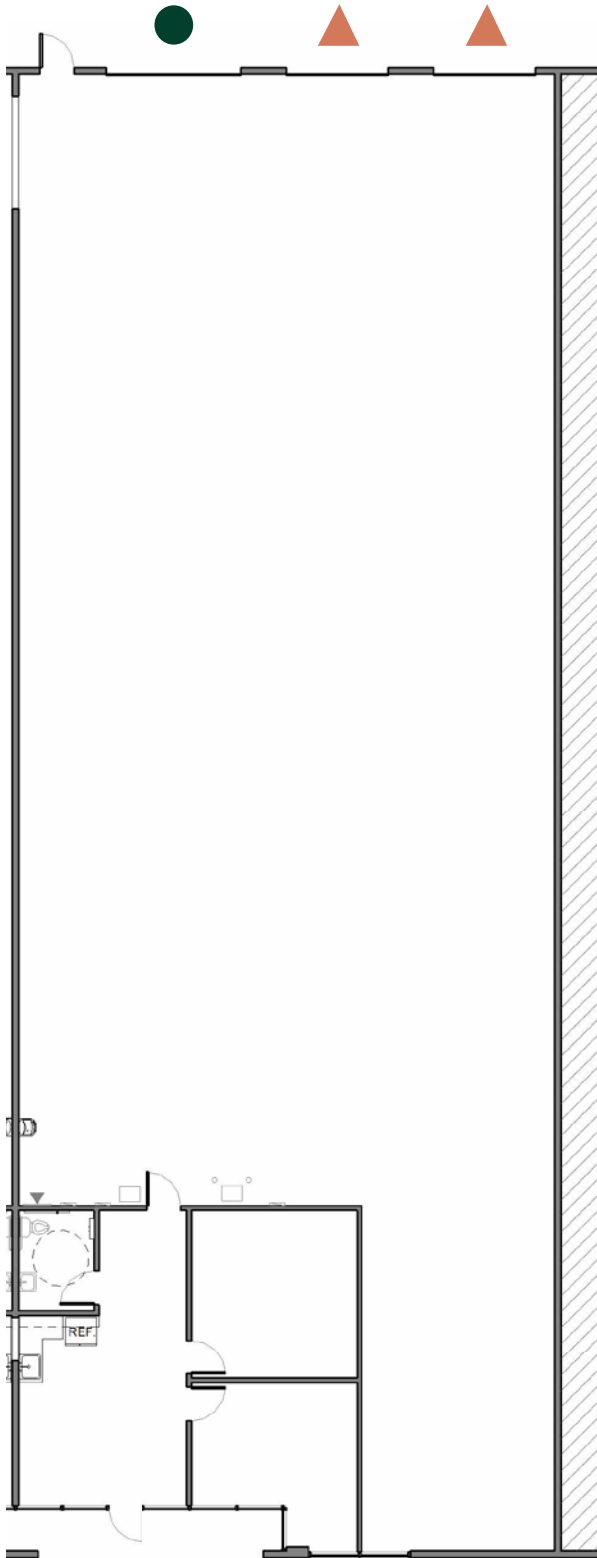
4114 N. Pecos Rd. Suite 105

- ±6,370 SF total
- ±945 SF office
- 24' clear height
- 2 dock doors
- 1 grade level doors
- ESFR Fire sprinklers
- HVAC maintained by landlord
- Trash and water bills included

Available

RATE: Call for pricing

CAM: \$0.288 PSF/Mo/NNN



● GRADE DOOR

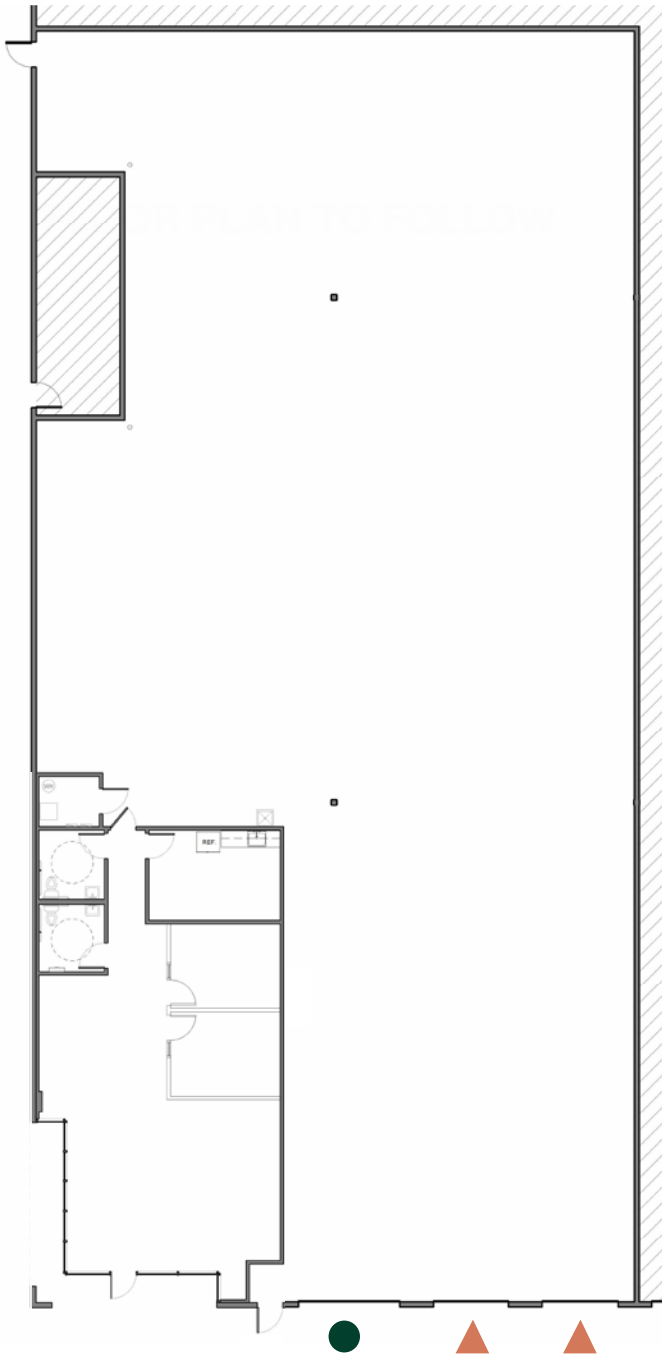
▲ DOCK DOOR

▲
NORTH



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Silverado Business Park



4168 N. Pecos Rd. Suite 110

- ±11,094 SF total
- ±1,723 SF office
- ±9,371 SF warehouse
- 24' clear height
- 2 dock doors
- 1 grade level door
- ESFR Fire sprinklers
- 100% HVAC
- HVAC maintained by landlord
- Trash and water bills included

Available January 2027

RATE: Call for pricing

CAM: \$0.288 PSF/Mo/NNN

● GRADE DOOR

▲ DOCK DOOR

▲
NORTH

For more information on this opportunity,
please contact:

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www.clarionpartners.com