



CLARION PARTNERS

For Lease

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

±6,370 - 14,510 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 - 14,510 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





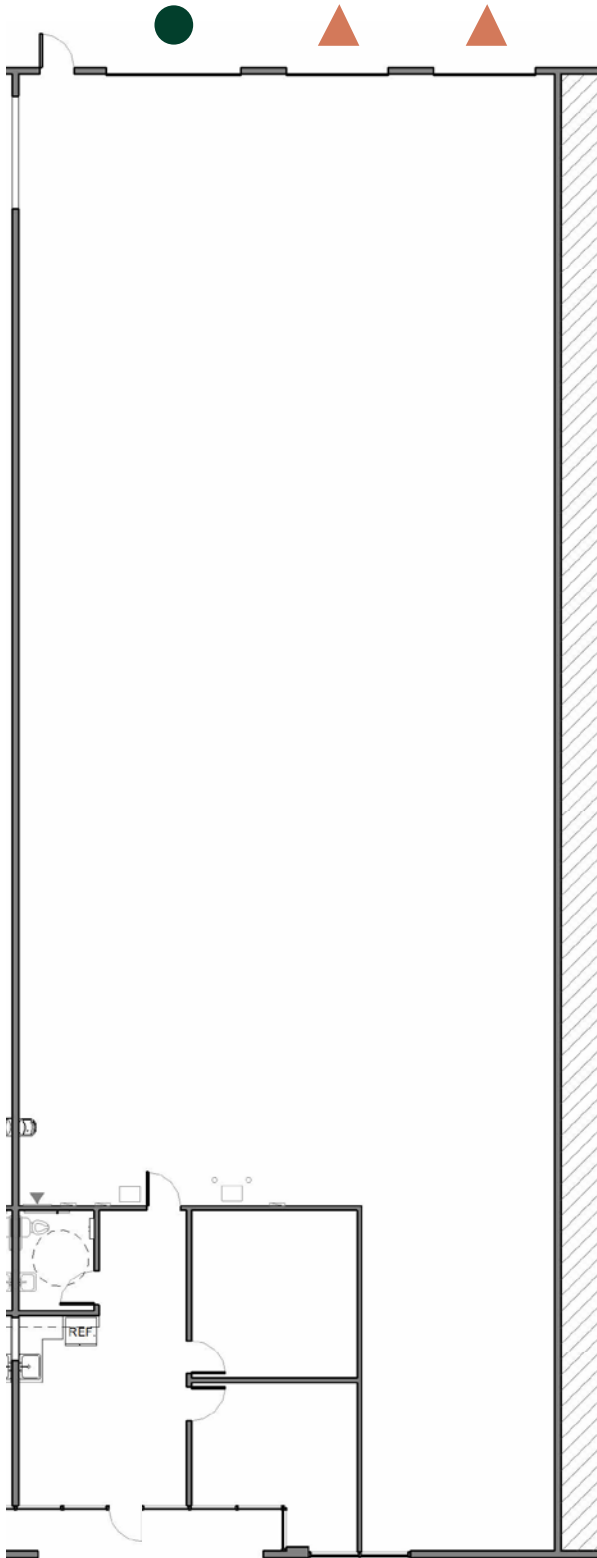
4114 N. Pecos Rd. Suite 105

- ±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

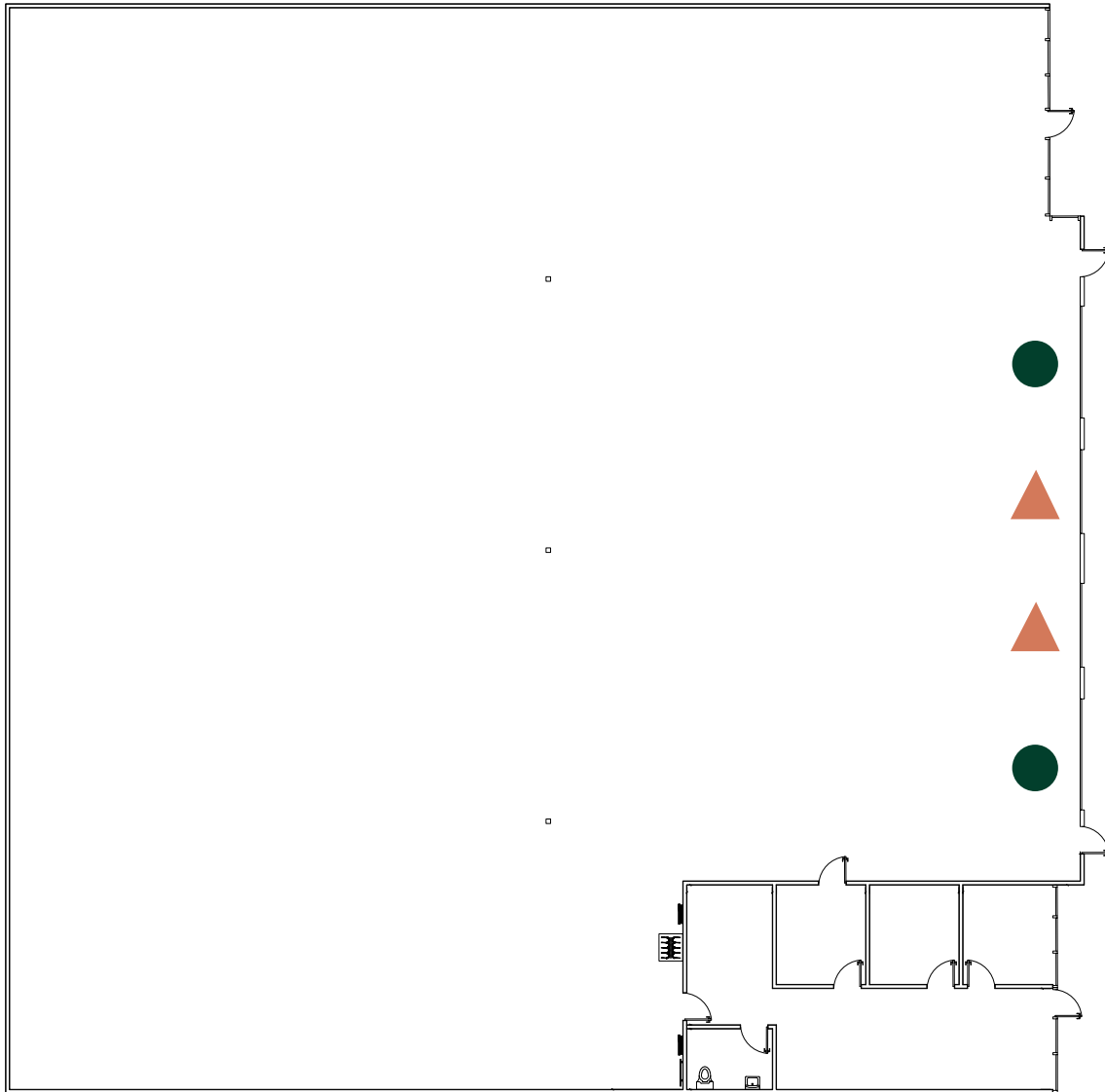
▲ DOCK DOOR

▲
NORTH



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Silverado Business Park



● GRADE DOOR

▲ DOCK DOOR

▲
NORTH

4168 N. Pecos Rd. Suite 107/108

- ±14,510 SF total
- ±TBD SF office
- ±TBD SF warehouse
- 24' clear height
- 2 dock doors
- 2 grade level doors
- ESFR Fire sprinklers

- HVAC maintained by landlord
- Trash and water bills included

Available

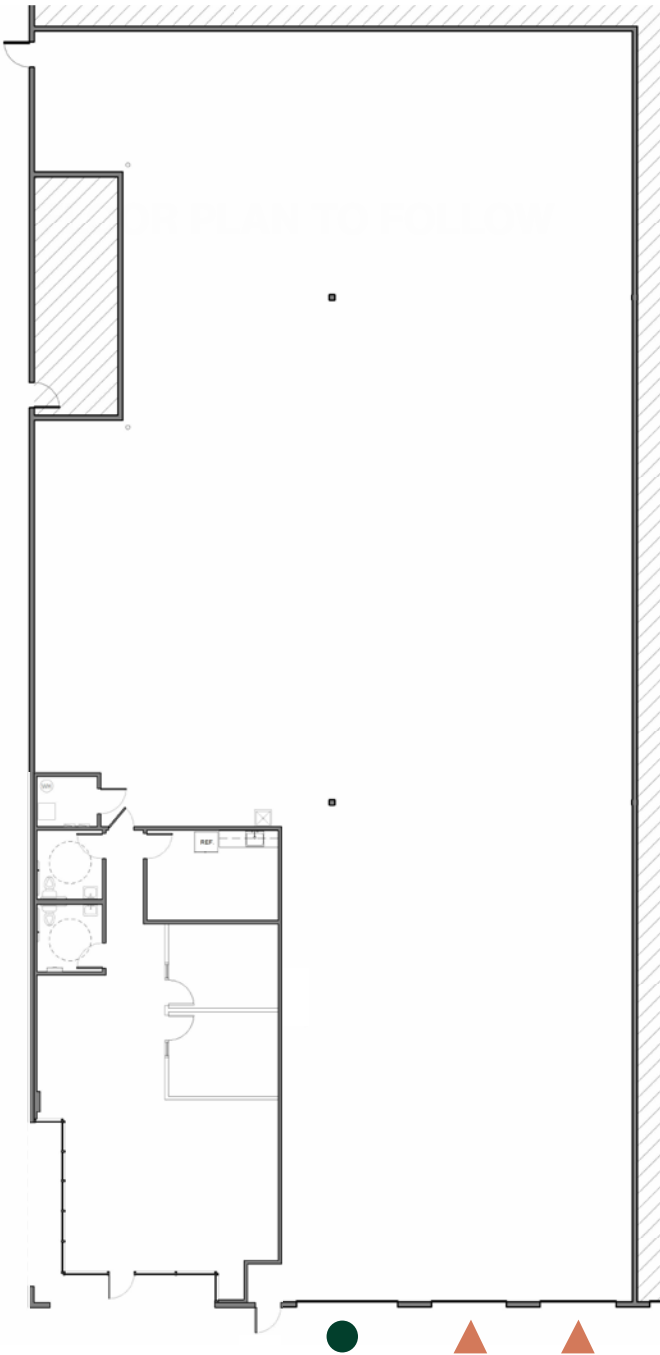
RATE: Call for pricing

CAM: \$0.288 PSF/Mo/NNN



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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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