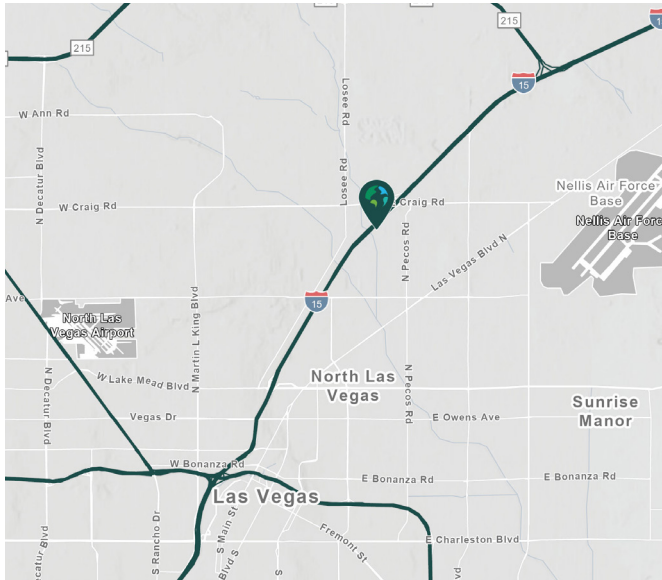




INDUSTRIAL SPACE FOR LEASE

42,920 SF

Las Vegas Corporate Center 3
4031 Market Center Drive
Suite 303
North Las Vegas, NV 89030



- 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.

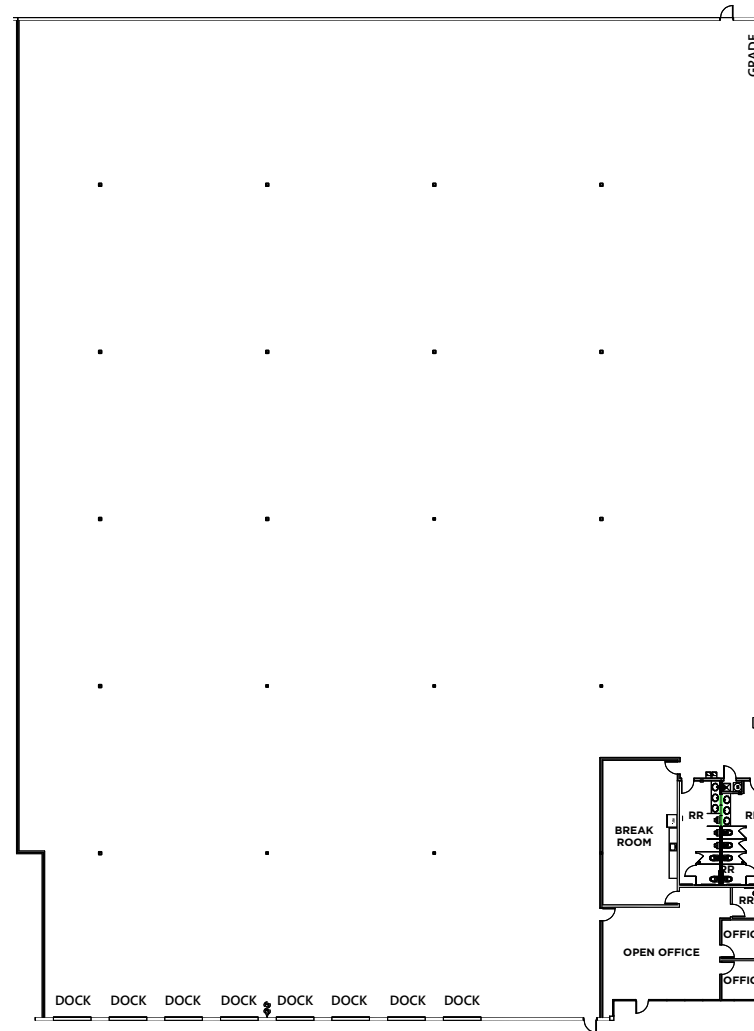


Property Features

Available Space	42,920 SF	Drive-in Doors	1
Office SF	2,397 SF	Car Parking Spaces	Pro Rata Share
Clear Height	24'	Electrical Service	400 Amps, 277/480 V
Warehouse Cooling	Evaporative Cooled	Sprinkler System	ESFR
Dock Doors	8	Lighting	LED Motion Sensor
Edge-of-Dock Levelers	4	Zoning	M-2 (General Industrial)



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



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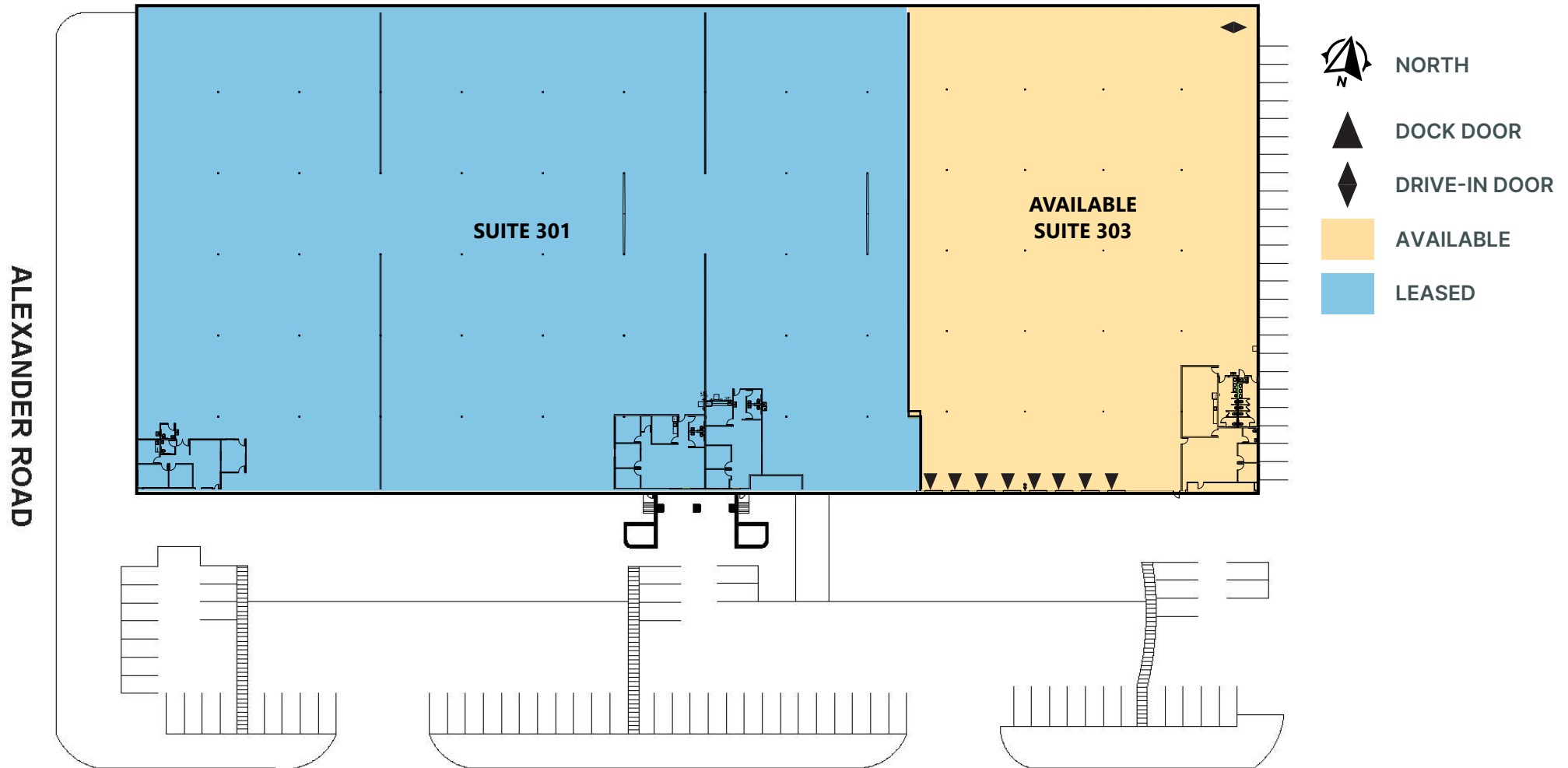
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