



For lease

Westland Center

4339, 4345, 4351 & 4357 Corporate Center Drive
North Las Vegas, NV



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

Project & location

Highlights

Conveniently located in the heart of the North Las Vegas Speedway submarket with immediate access to I-15. Proximate to Harry Reid International Airport, I-15 & 215 freeways & less than a 15-minute drive to the Las Vegas Strip!



10.9 miles to the Las Vegas Strip



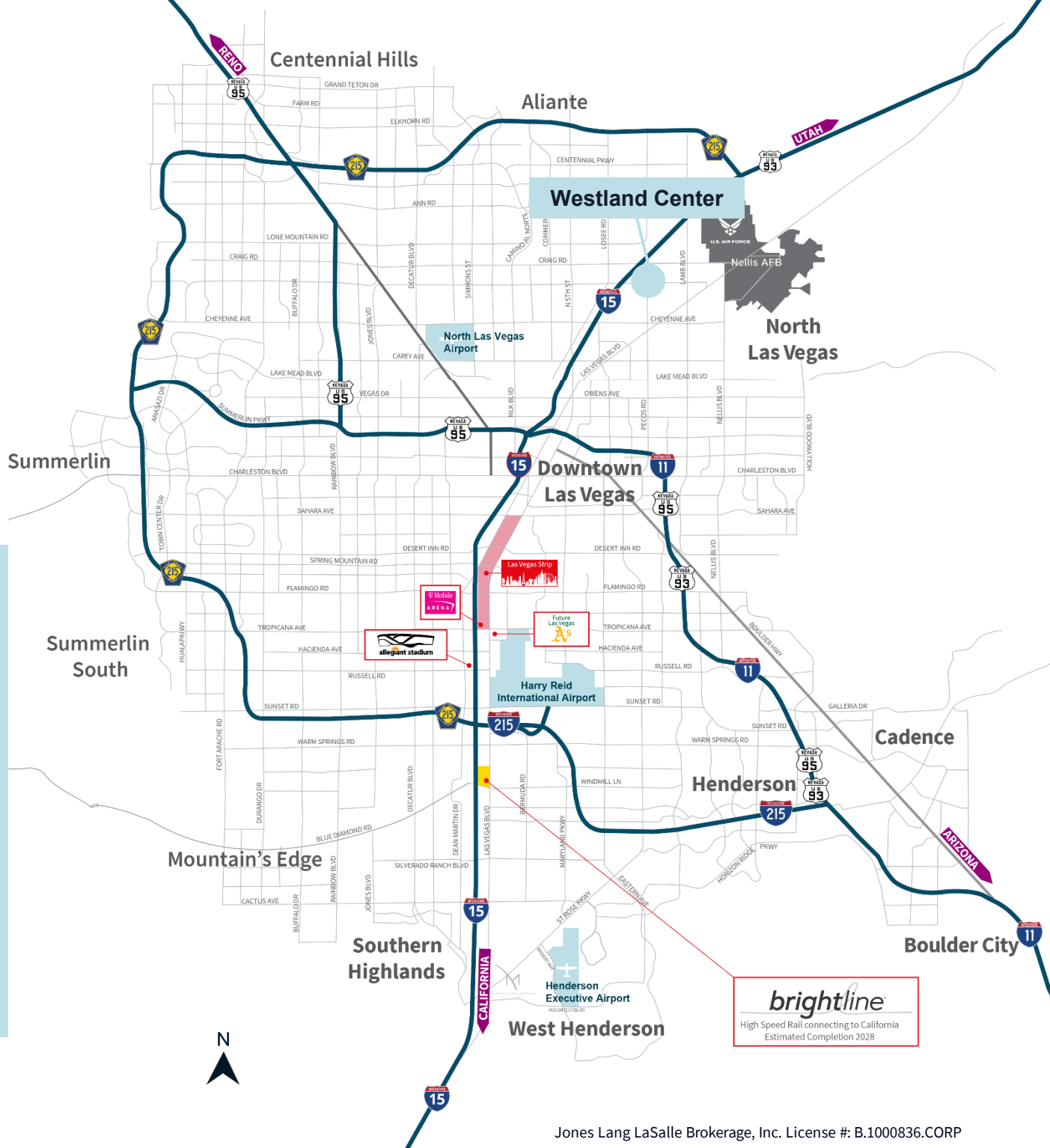
Less than a 15-minute drive to the Las Vegas Strip



14.5 miles to Harry Reid International Airport



13.7 miles to the New Allegiant Stadium



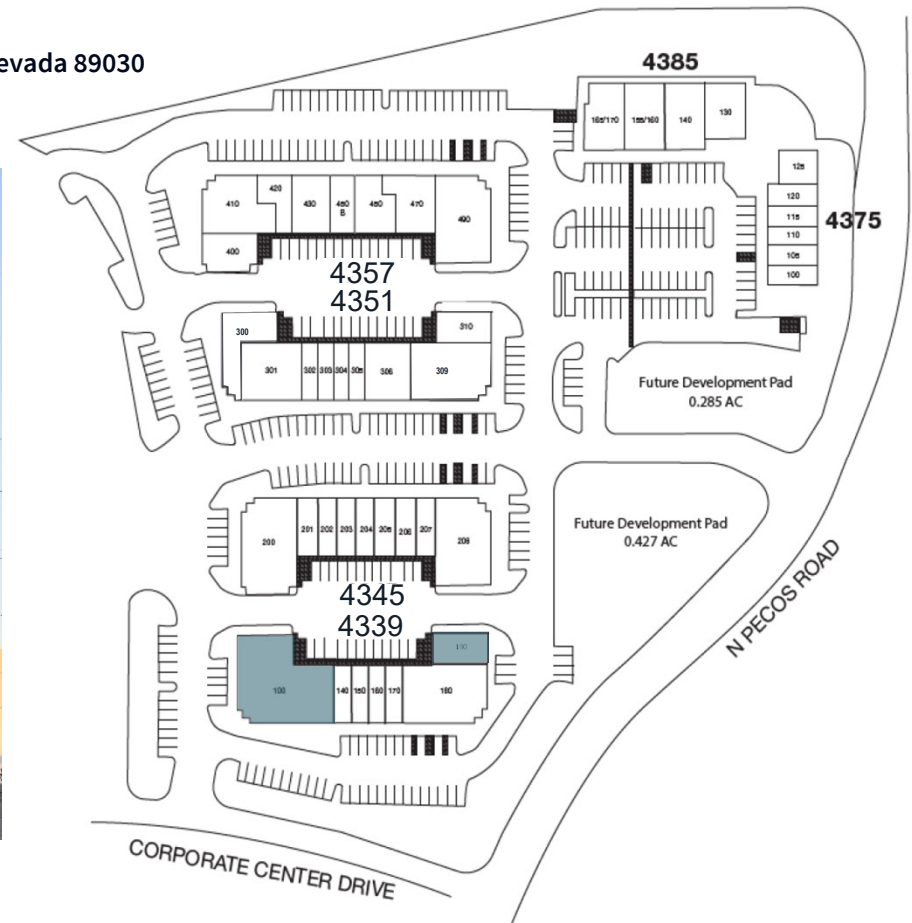


Property Highlights

Westland Center is conveniently located in the high growth Craig Road corridor in North Las Vegas. The park is comprised of 6 buildings, totaling ±95,213 SF of office and warehouse, and 2 retail pads. It is located off of the I-15 freeway off-ramp, with high traffic location at the corner of North Pecos Road and East Craig Road.

- Excellent access to the I-15 freeway
- Frontage on North Pecos Road
- Second largest landlord in Southern Nevada
- Zoning: M-2
- 6 buildings, totaling ±95,213 SF of office and warehouse, and 2 retail pads
- CAM includes HVAC/evaporative cooler maintenance

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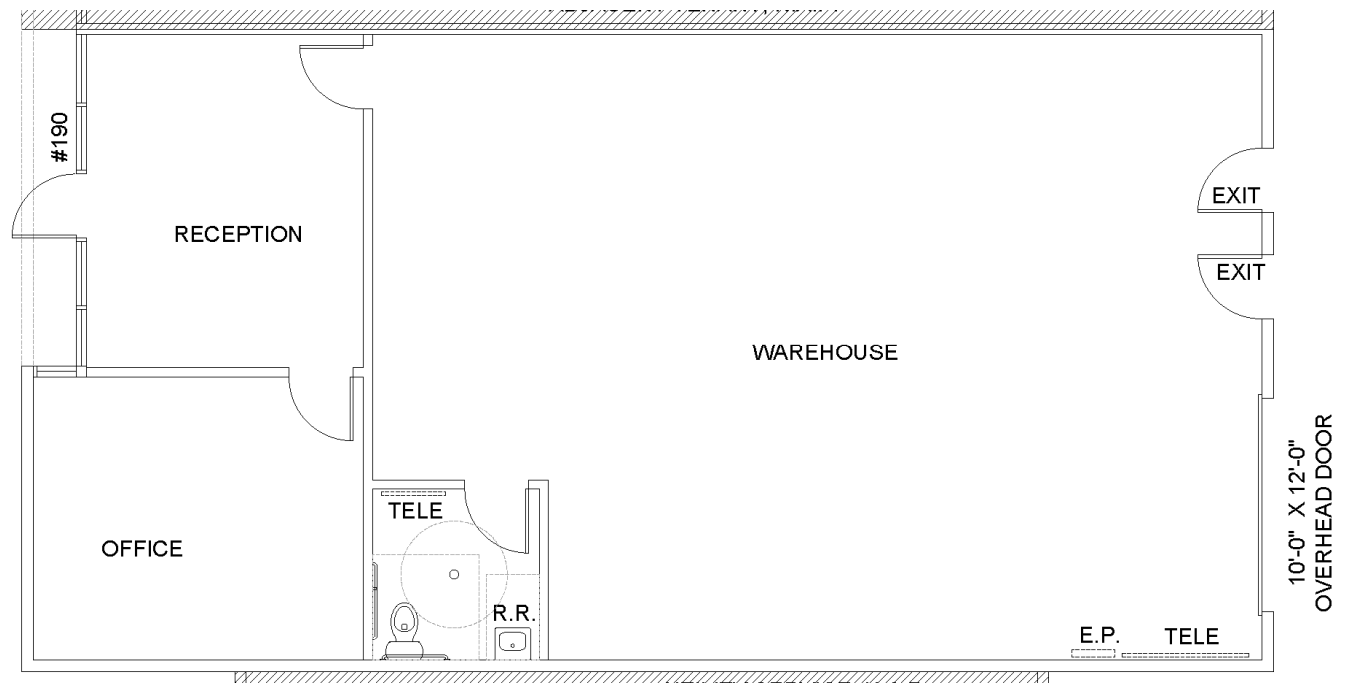
Suite	Total s.f.	Office s.f.	Warehouse s.f.	Clear height	Grade	Rate	Cam	Monthly	Date Available
4339-190	1,858	562	1,296	TBD	(1) 10 x 12	\$1.15	\$0.412	\$2,902.20	9/1/26
4339-100	7,537	7,095	442	14'	(2) 10 x 12	\$0.80	\$0.412	\$9,134.84	Now



Floorplans

4339 Corporate Center Dr. Suite 190

- 1,858 total s.f.
- 562 s.f. office
- 1,296 s.f. warehouse
- One (1) grade door (10' x 12')
- \$1.15/s.f. NNN
- CAM's \$0.412
- \$2,902.20 monthly
- Available 9/1/26



Floorplans

4339 Corporate Center Dr. Suite 100

- 7,537 total s.f.
- 7,095 s.f. office/retail/banquet area
- 442 s.f. warehouse
- Two (2) grade doors (10' x 12')
- \$0.80/s.f. NNN
- CAM's \$0.412
- \$9,134.84 monthly
- Available Now



Note: Office/retail/banquet area is 100% HVAC. Warehouse is Evaporative Cooled.



Las Vegas

Business facts



2.3 Million residents



25th Largest metropolitan area in the U.S.



Population projected to grow almost 1.73% YOY

0% Tax

- Personal Income Tax
- Corporate Income Tax
- Gift tax
- Franchise tax
- Estate tax
- Inventory tax
- Employer payroll tax

Labor

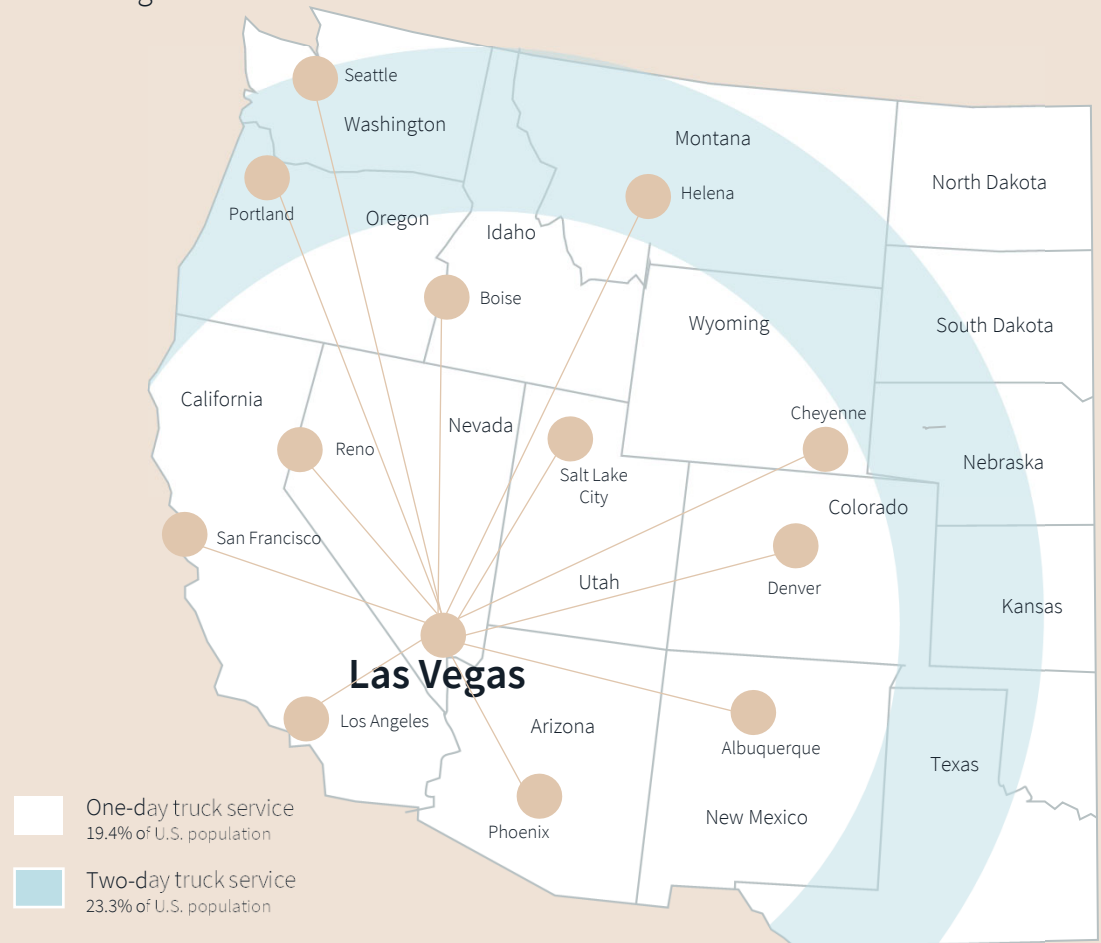
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

Assistance programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

Transit analysis

from Las Vegas



One-day truck service
19.4% of U.S. population

Two-day truck service
23.3% of U.S. population

	Distance	Travel time
Los Angeles	270 mi	4 hrs
Phoenix	298 mi	4 hrs, 38 min
Salt Lake City	421 mi	5 hrs, 51 min
Reno	448 mi	7 hrs, 1 min
Albuquerque	574 mi	8 hrs, 20 min
San Francisco	568 mi	8 hrs, 29 min

	Distance	Travel time
Boise	630 mi	9 hrs, 32
Denver	748 mi	10 hrs, 50 min
Cheyenne	833 mi	12 hrs, 8 min
Helena	901 mi	12 hrs, 35 min
Portland	974 mi	15 hrs, 29 min
Seattle	1,125 mi	15 hrs, 29 min





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