



# For lease

Trident Industrial Park

2915 Losee Road

537, 595 & 639 E Brooks Avenue

North Las Vegas, NV 89030



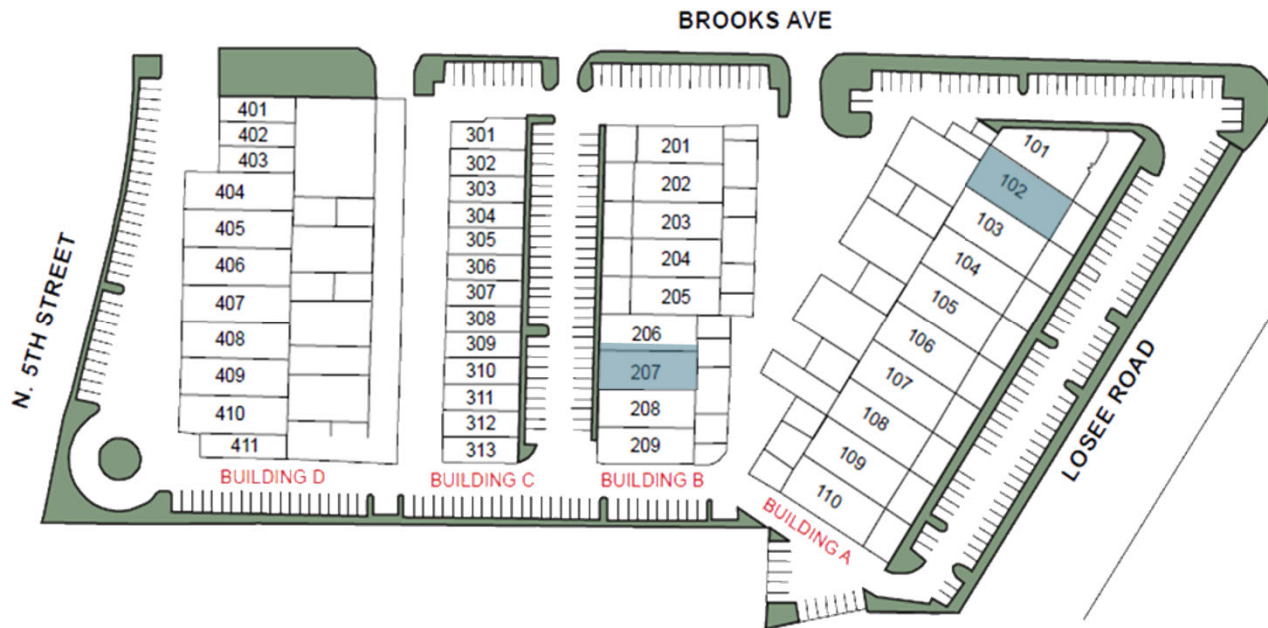


## Property overview

- Rates from \$1.05 s.f. NNN
- 3,000 s.f. to 4,800 s.f. available
- ±112,100 sf Industrial Park
- Zoning: M-2 city of North Las Vegas
- Dock and/or grade doors
- 200 amps per bay, 120/208 volt 3-phase, 4-wire power
- HVAC offices, evaporative cooled warehouse
- DSL/cable internet service availability
- Wide range of office build-outs
- Fire sprinklers
- Ideal for light manufacturing and distribution
- Built in 2001

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Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock/Grade	Rate	Cam	Monthly	Date Avail.
A-102	4,800	1,110	3,690	21'	1 DH / 1 GL	\$1.05	\$0.30	\$6,480	Now
B-207	3,000	730	2,270	21'	1 DH / 1 GL	\$1.35	\$0.30	\$4,950	Now

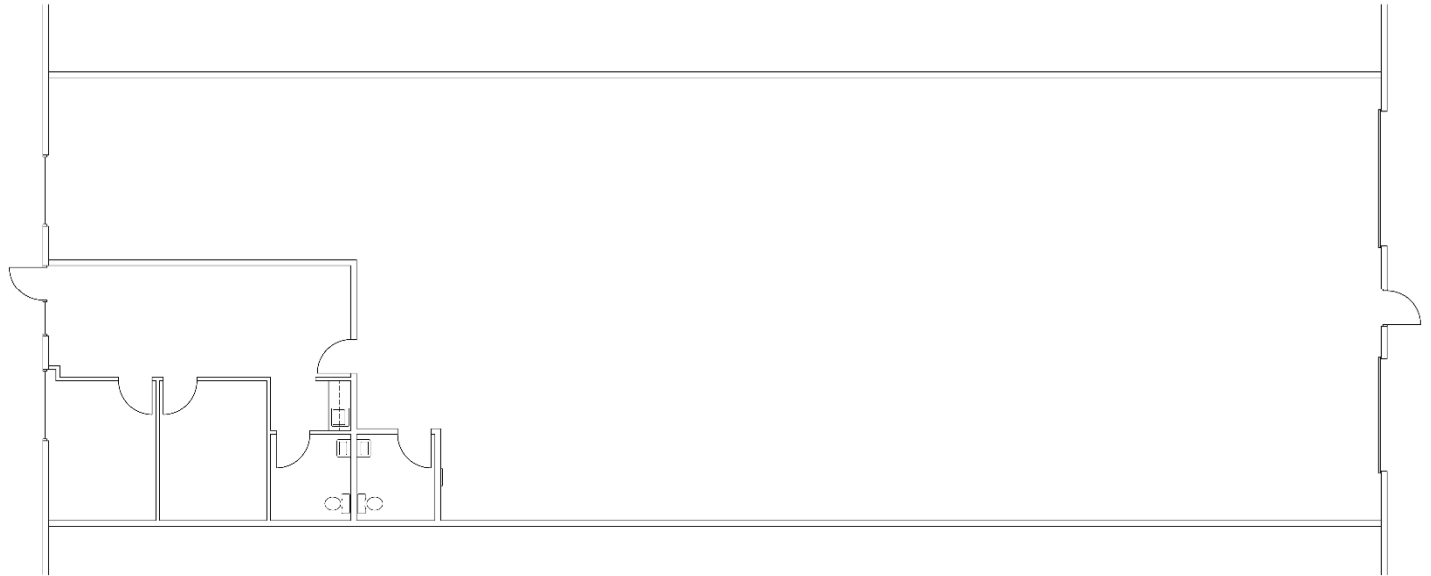


# Floorplans

## 2915 Losee Ave. Suite A-102

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- 4,800 total s.f.
- 1,110 s.f. office
- 3,690 s.f. warehouse
- Clear height 21'
- One (1) 9' x 12' dock door
- One (1) 10' x 14' grade door
- \$1.05/s.f. NNN
- \$0.30 CAM
- \$6,480 monthly
- Available now



# Floorplans

## 639 E. Brooks Ave Suite B-207

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- 3,000 total s.f.
- 730 s.f. office
- 2,270 s.f. warehouse
- Clear height 21'
- One (1) 9' x 12' dock door
- One (1) 12' x 16' grade door
- \$1.35/s.f. NNN
- \$0.30 CAM
- \$4,950 monthly
- Available now

**Floor Plan  
Coming Soon**





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