

±212,225 SF Industrial Building

Colliers

5070 E. El Campo Grande Ave., North Las Vegas, NV 89115



FOR SUBLEASE

±61,132 SF – ±212,225 SF Available

Property Overview

Colliers is pleased to present **5070 E. El Campo Grande Ave.**, a ±212,225 SF sublease opportunity situated within a Class-A industrial park, offering tenants a dedicated, functional space ideal for bulk/dead storage operations. Strategically located in the North Las Vegas Speedway submarket, this property delivers unmatched regional connectivity with immediate access to the I-15 freeway positioning your operations at the heart of a rapidly expanding logistics and distribution hub.

±212,225 SF Available (Can Demise Down to ±61,132 SF)



164 Auto Stalls & 43 Trailer Stalls



M2 Zoning



±36' Minimum Clear Height



ESFR Sprinklers



Property Highlights

- Dimensions: 283' x 740', Column Spacing 60' x 56'
- 185' Secured Truck Court
- R-19 (Warehouse); R-30 (Office) Roof Insulation
- 7" Floor Slab
- Thirty-four (34) ±9' x ±10' Dock Doors with Hydraulic Dock Levelers on every third door
- Two (2) ±12' x ±14' Grade Level Door
- Racking in-place in Warehouse
- Warehouse Restroom

CONTACT US

Jerry Doty, SIOR

Vice Chair

Direct: +1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045

Morgan Elson

Associate

Direct: +1 702 836 3710

morgan.elson@colliers.com

License # NV-S.0184877

Zach McClenahan

Associate

Direct: +1 702 836 3780

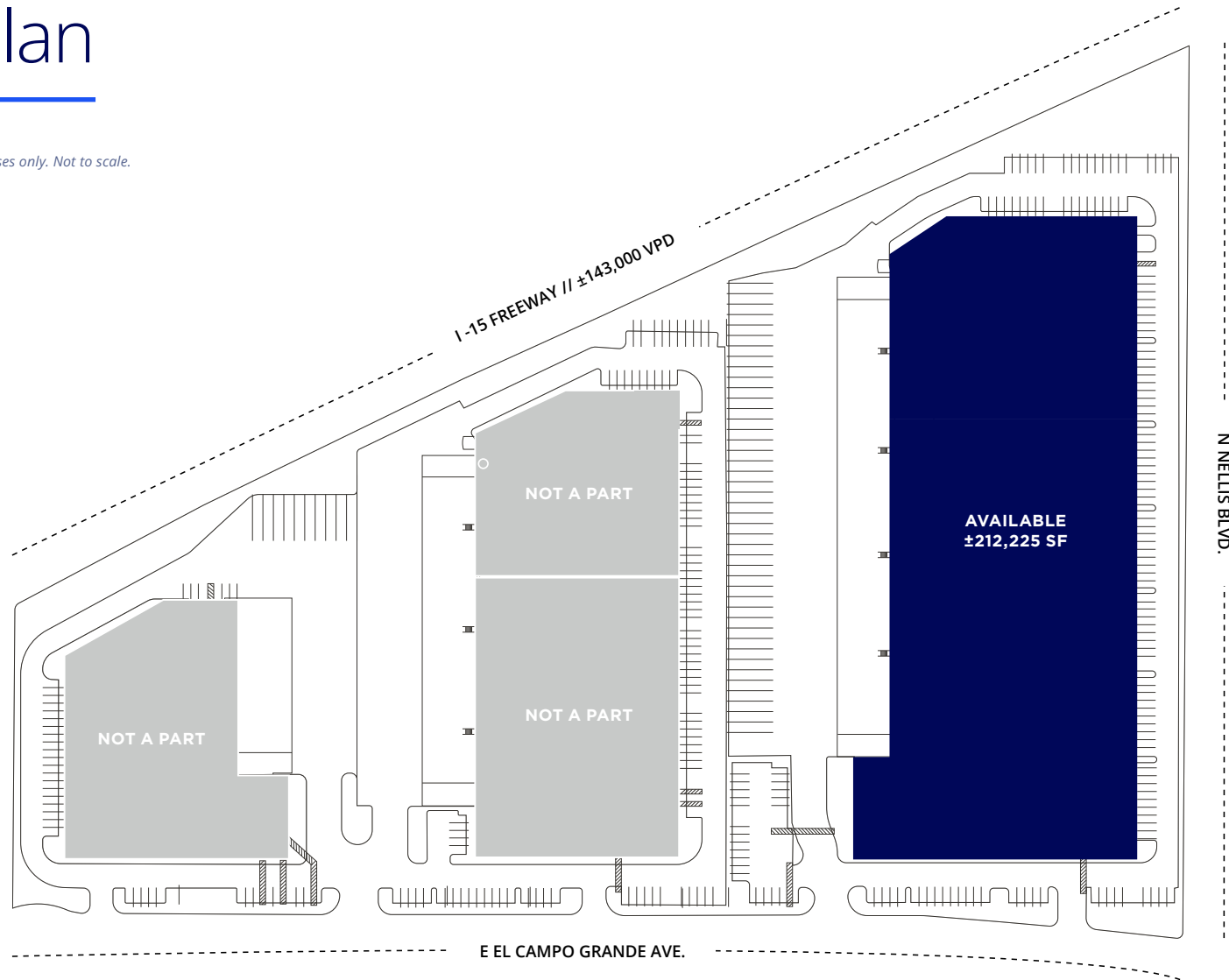
zach.mcclenahan@colliers.com

License # NV-S.198177

Site Plan

▲ For illustration purposes only. Not to scale.

■ = Available
■ = Not A Part



Jerry Doty, SIOR

Vice Chair

Direct: +1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045

Morgan Elson

Associate

Direct: +1 702 836 3710

morgan.elson@colliers.com

License # NV-S.0184877

Zach McClenahan

Associate

Direct: +1 702 836 3780

zach.mcclenahan@colliers.com

License # NV-S.198177



Building 1



±212,225 Total SF (Can demise down to ±61,132 SF)
±2,443 Office SF
±209,782 Warehouse SF



±36' Clear Height



Thirty-four (34) ±9' x ±10' dock doors with hydraulic dock levelers on every third door



Two (2) ±12' x ±14' Grade Doors



Auto Parking: 164 Stalls
Trailer Parking: 43 Stalls



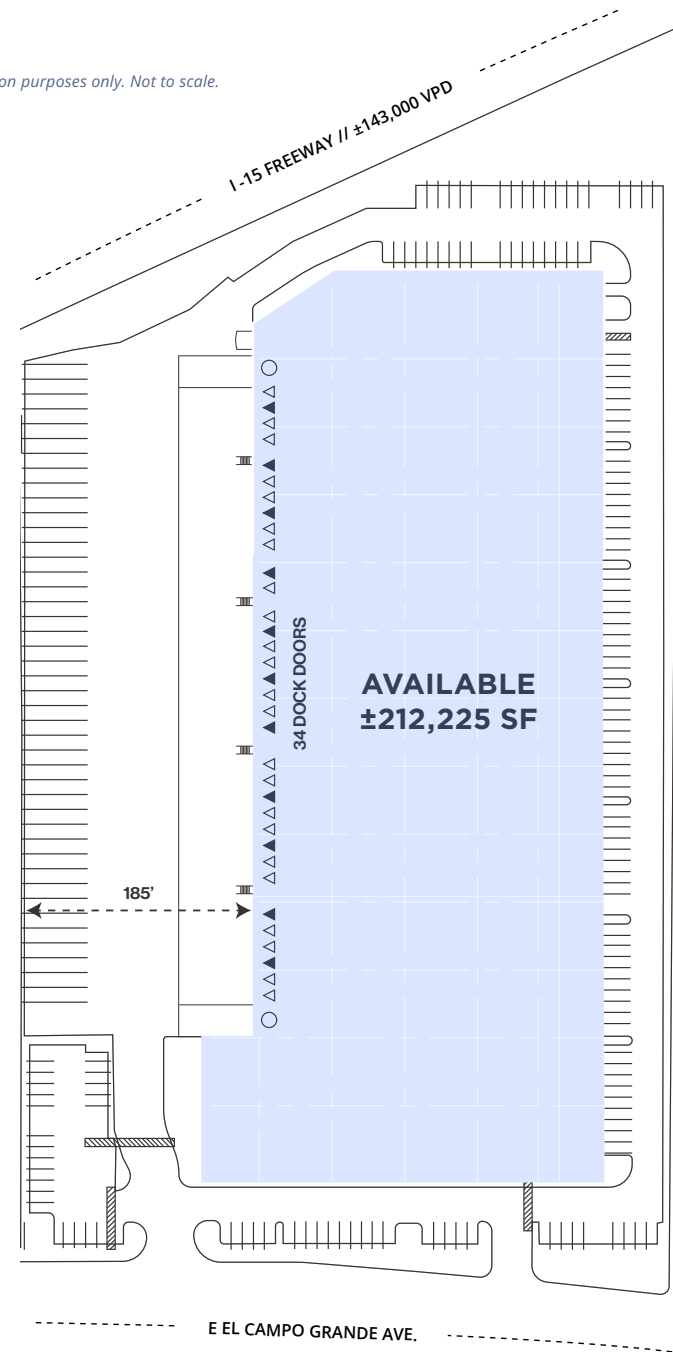
±800 Amps Tenant Meter

Lease Rate

Contact Broker



For illustration purposes only. Not to scale.



■ = Available

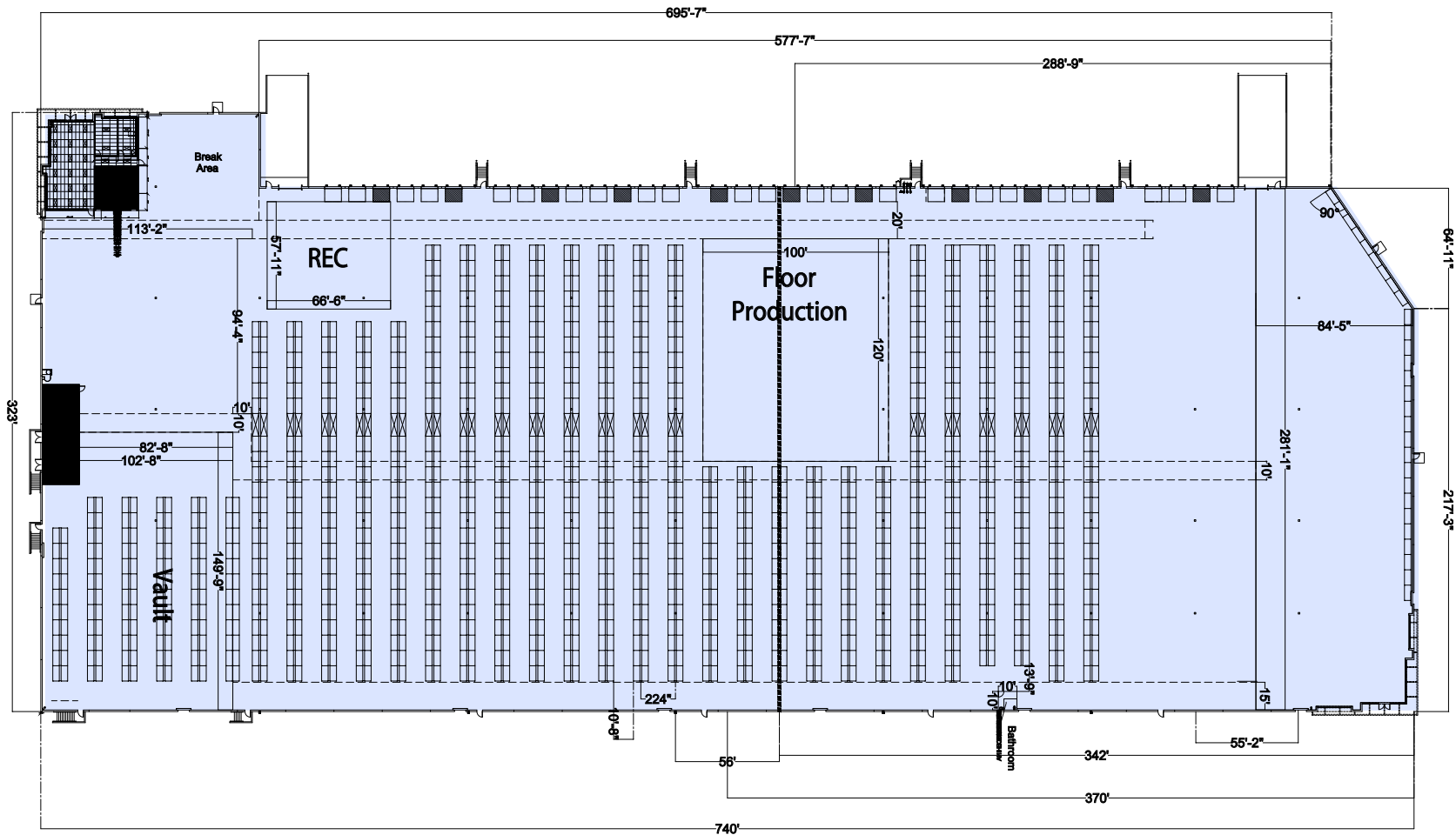
○ = Grade Doors

△ = Dock Doors

▲ = Hydraulic Dock Leveler

Existing Racking Plan

► For illustration purposes only. Not to scale. ■ = Available



Location Map

Located in the Heart of the North Las Vegas, what is considered to be the premier industrial submarket in Southern Nevada.

 For illustration purposes only. Not to scale.



One-Day Truck Service

Access to serving over 77 million+
people within a one day truck drive.

2.3M+ Residents in Southern Nevada

Colliers

23.1% of U.S. Population

1 Los Angeles

265 Miles
3h 54min

2 Phoenix

300 Miles
4h 39min

3 Salt Lake City

424 Miles
5h 50min

4 Reno

452 Miles
6h 55min

5 San Francisco

562 Miles
8h 20min

6 Santa Fe

634 Miles
9h 8min

7 Boise

634 Miles
9h 31min

8 Denver

752 Miles
10h 45min

9 Cheyenne

837 Miles
11h 52min

10 Helena

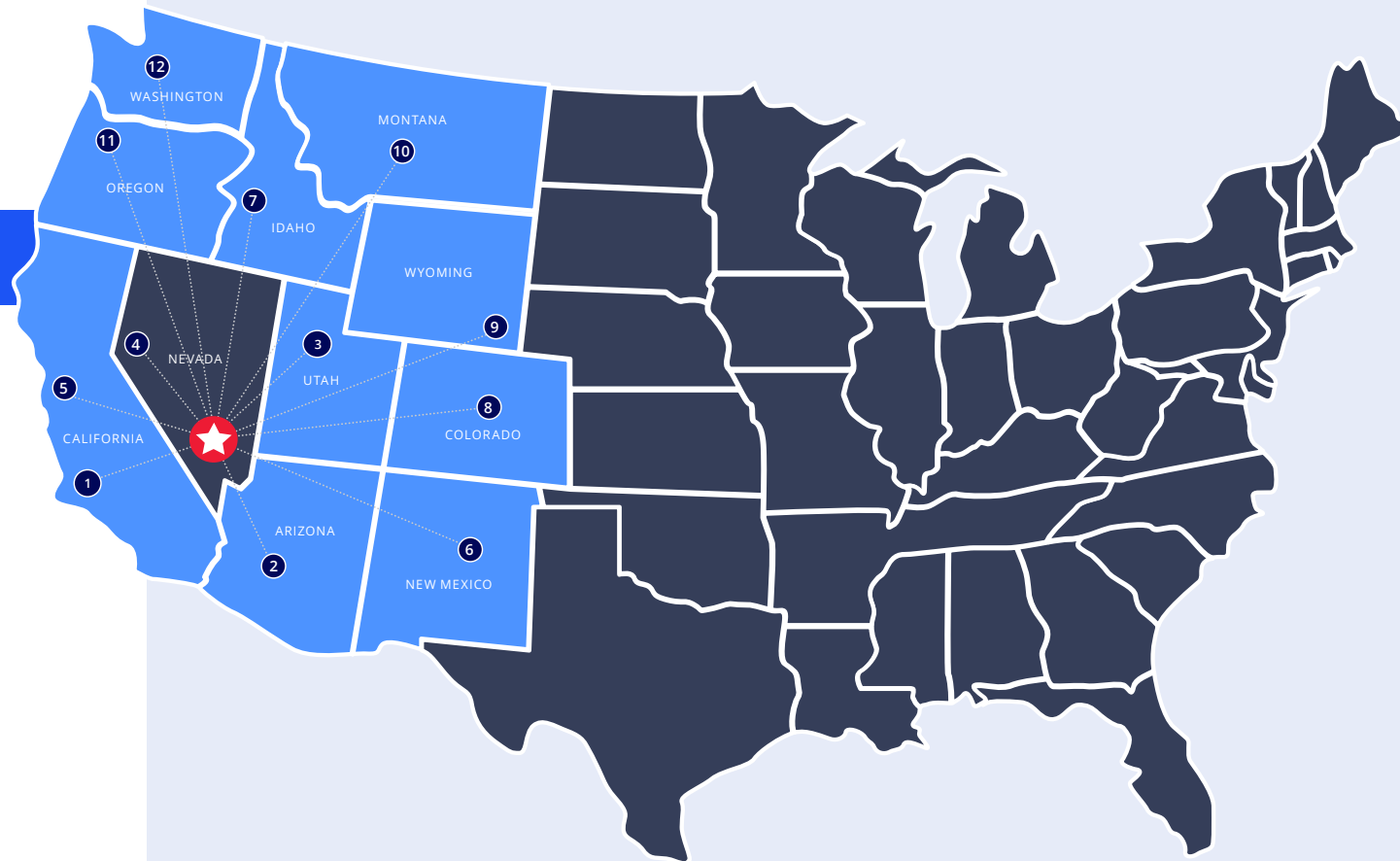
907 Miles
12h 31min

11 Portland

982 Miles
15h 44min

12 Seattle

1,129 Miles
16h 52min



Nevada Tax Climate

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

Business Assistance Programs

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

27,000 Professionals

CONTACT US

Jerry Doty, SIOR

Vice Chair

Direct: +1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045

Morgan Elson

Associate

Direct: +1 702 836 3710

morgan.elson@colliers.com

License # NV-S.0184877

Zach McClenahan

Associate

Direct: +1 702 836 3780

zach.mcclenahan@colliers.com

License # NV-S.198177



Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.7 billion in annual revenues, 27,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

©2026 Colliers Las Vegas. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.