

FOR LEASE
±52,891 SF INDUSTRIAL UNIT

CBRE



GBS INDUSTRIAL CENTER

4724 MITCHELL STREET, 3917 E. LONE MOUNTAIN & 4751 VANDENBURG DRIVE
NORTH LAS VEGAS, NV 89081

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PROPERTY

OVERVIEW

GBS Industrial Center is located in the Nellis Industrial Park, which is just North of Craig Road, with access to the I-15 via Craig road and Lamb Blvd. The project is comprised of the following buildings:

4724 MITCHELL STREET	BUILDING A	±60,800 SF
3917 E. LONE MOUNTAIN	BUILDING B	±52,891 SF
3917 E. LONE MOUNTAIN	BUILDING D	±60,800 SF
4751 VANDENBURG DRIVE	BUILDING C	±33,231 SF (PRIVATE YARD)

- ±52,891 SF AVAILABLE
- ±22 - ±24' CLEAR HEIGHT
- MINIMAL OFFICE BUILD-OUTS
- DOCK HIGH LOADING
- GRADE LEVEL LOADING
- 120/208V, 3-PHASE POWER
- EVAPORATIVE COOLED WAREHOUSE
- FIRE SPRINKLERS
- SKYLIGHTS
- LARGE OPEN TRUCK COURT
- CONCRETE TILT-UP CONSTRUCTION
- BUILT IN 1997
- ZONED M-2, CITY OF NORTH LAS VEGAS



SITE PLAN

■ = LEASED

■ = AVAILABLE



*not to scale

*all measurements are approximate

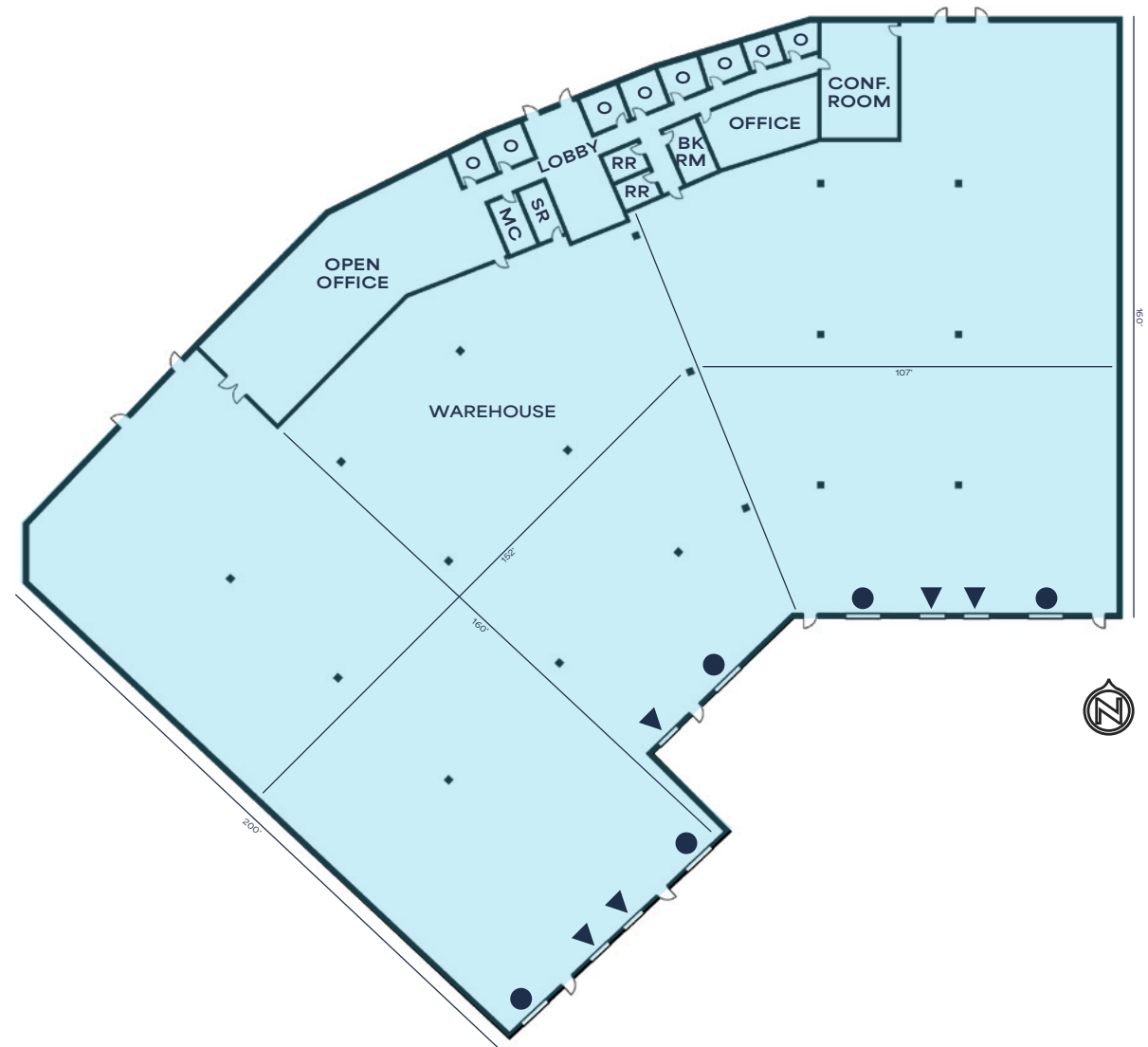
3917 LONE MOUNTAIN BUILDING B

- ±52,891 SF TOTAL
- ±5,250 SF HVAC OFFICE
- ±47,641 SF OF EVAP-COOLED WAREHOUSE
- TWO (2) PRIVATE RESTROOMS
- 40' X 40' COLUMN SPACING
(INTERIOR ANGLE SLIGHTLY SMALLER)
- FIVE (5) 10' X 10' DOCK HIGH DOORS WITH LEVELERS
- FIVE (5) 14' X 10' GRADE LEVEL DOORS
- SPRINKLERED
- SKYLIGHTS
- ±24' CLEAR HEIGHT
- NATURAL GAS AVAILABLE
- POWER - (TENANT TO VERIFY)
 - 750 AMPS 480/277Y
 - 625 AMPS 208/120Y

LEASE RATE : NEGOTIABLE

CAMS : \$0.21/SF

AVAILABILITY : NOW AVAILABLE!



▲ = DOCK-HI DOOR

● = GRADE-LEVEL DOOR

**not to scale*

**all measurements are approximate*

AERIAL MAP



GBS
INDUSTRIAL
CENTER

DISTANCES TO:

1-215 Freeway	3.3 miles
I-15 Freeway	1.2 miles
Las Vegas "Strip"	11.0 miles
Harry Reid Int'l Airport	15.0 miles



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