

For sublease

4725 & 4729 Vandenberg Drive, North Las Vegas, NV 11,704 SF building with small yard



Property Highlights

Building: Bldgs 1 & 2 ± 11,704 SF

Office: ± 1,412 SF

Warehouse: ± 10,292 SF

Clear Height: 22'

Power: 200 amps of 120/208v., 3-phase

Grade Doors: Four (12x14)

Sprinklers: Yes

Zoning: M-2 (Clark County)

Available: Immediately

Year Built: 2008

Additional Features: Small Yard



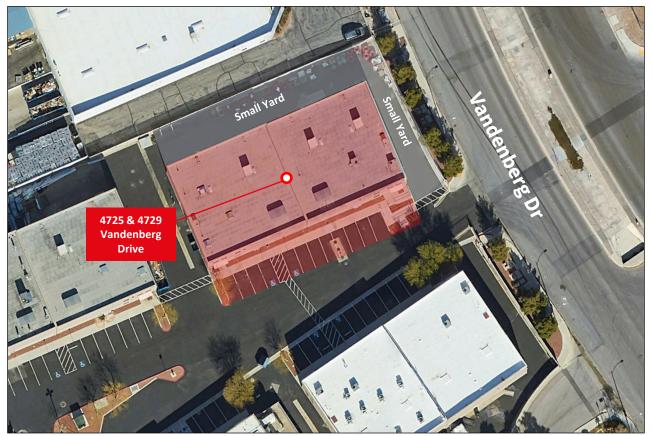


Master Lease Expires

Jan 31, 2026

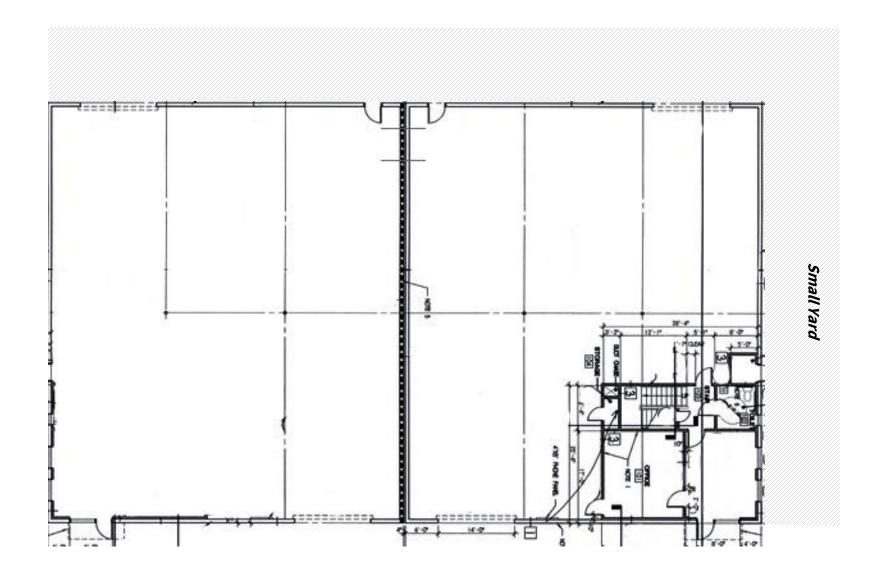


\$1.10 NNN | \$0.31 CAM = \$16,502.64/month





Space Specifications



*For illustration purposes only. Not to scale. Dimensions are approximate. Information to be verified by the tenant



Property Photos





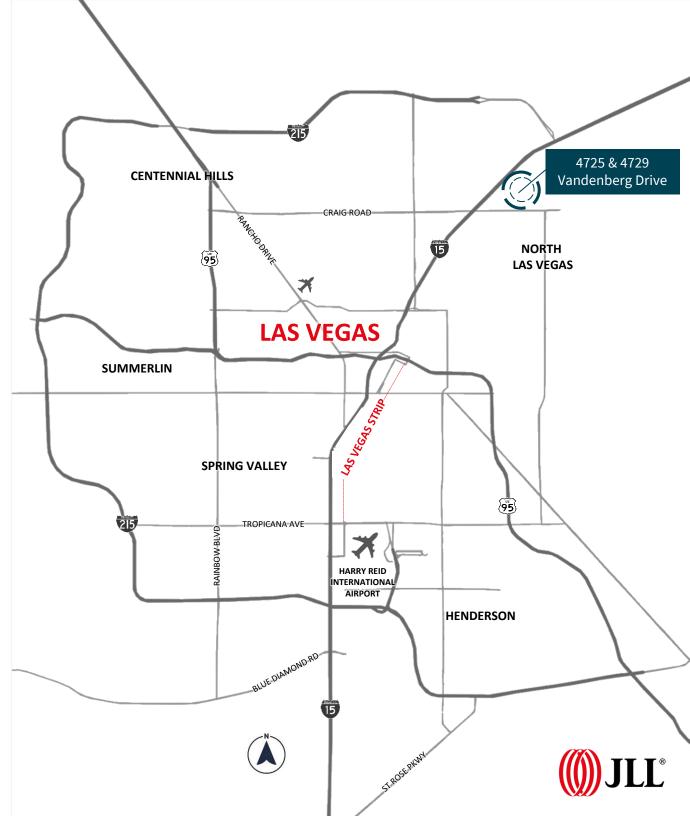




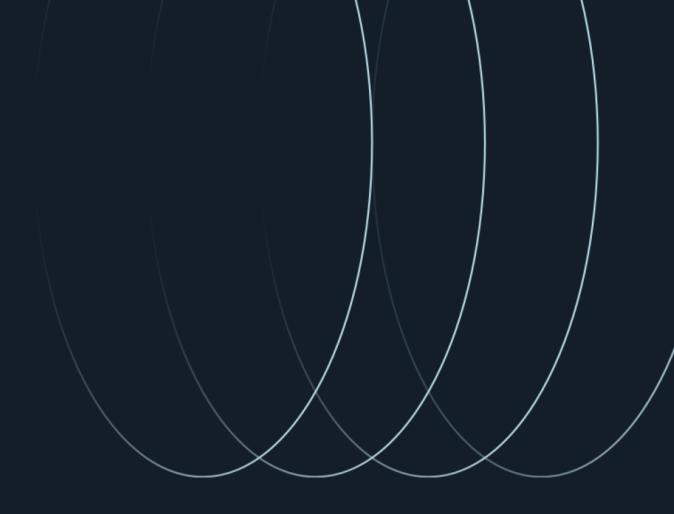
PROJECT & LOCATION **HIGHLIGHTS**

Conveniently located in the heart of the North Las Vegas submarket with immediate access to I-15 freeway via Craig Road to the south and Lamb Blvd to the north. Proximate to Harry Reid International Airport, I-15 & 215 freeways & less than an 18-minute drive to the Las Vegas Strip!









FOR MORE INFORMATION PLEASE CONTACT:

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