



# 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

4725 & 4729 Vandenberg Drive, North Las Vegas, NV 89081



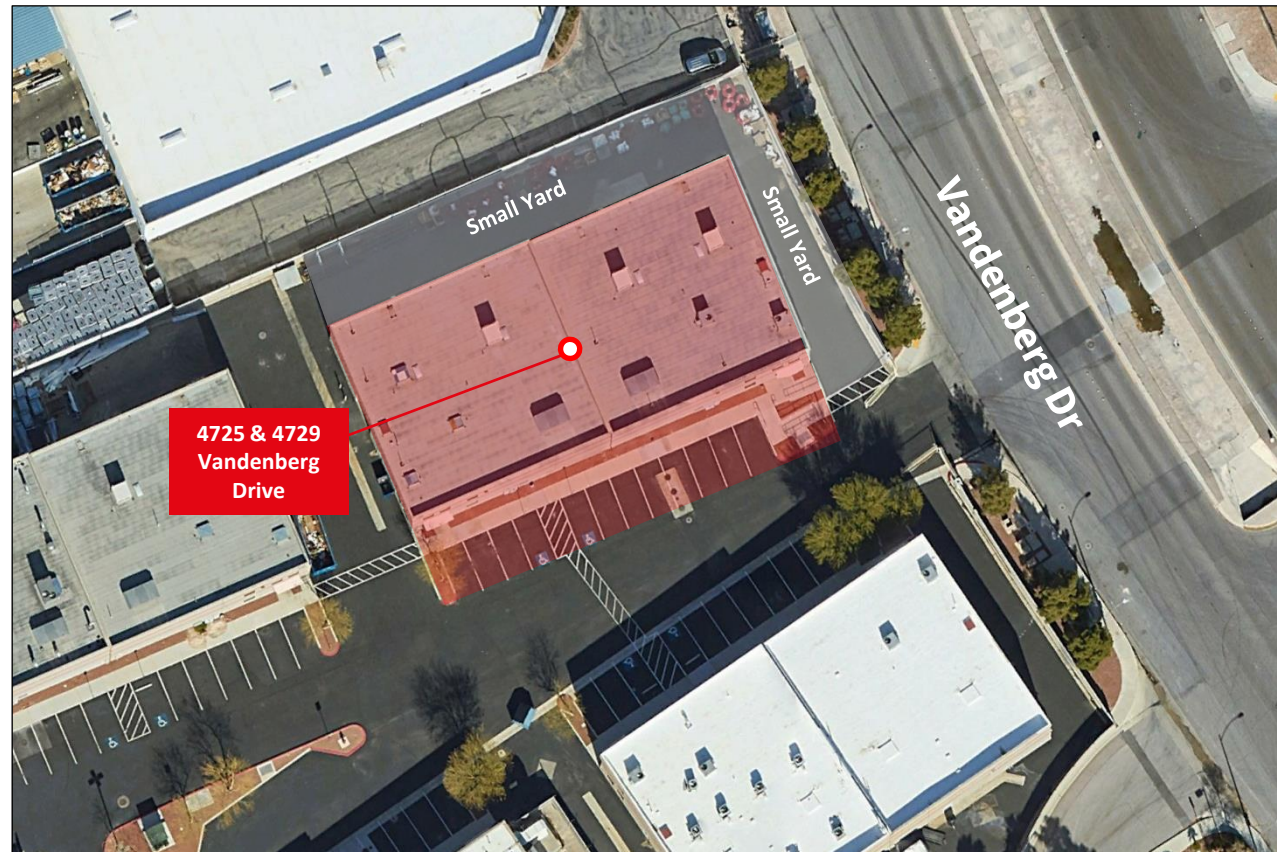
## Master Lease Expires

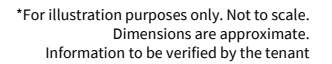
Jan 31, 2026



## Rate

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







# 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!

**11.7 MILES TO THE  
Las Vegas Strip**



**LESS THAN AN 18 MINUTE DRIVE  
TO THE LAS VEGAS STRIP**



**17.9 MILES TO HARRY REID  
INTERNATIONAL AIRPORT**



**14.1 MILES TO THE NEW  
ALLEGiant STADIUM**



FOR MORE INFORMATION PLEASE CONTACT:

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