



For lease

Trident Industrial Park

2915 Losee Road

537, 595 & 639 E Brooks Avenue

North Las Vegas, NV 89030



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP



Property overview

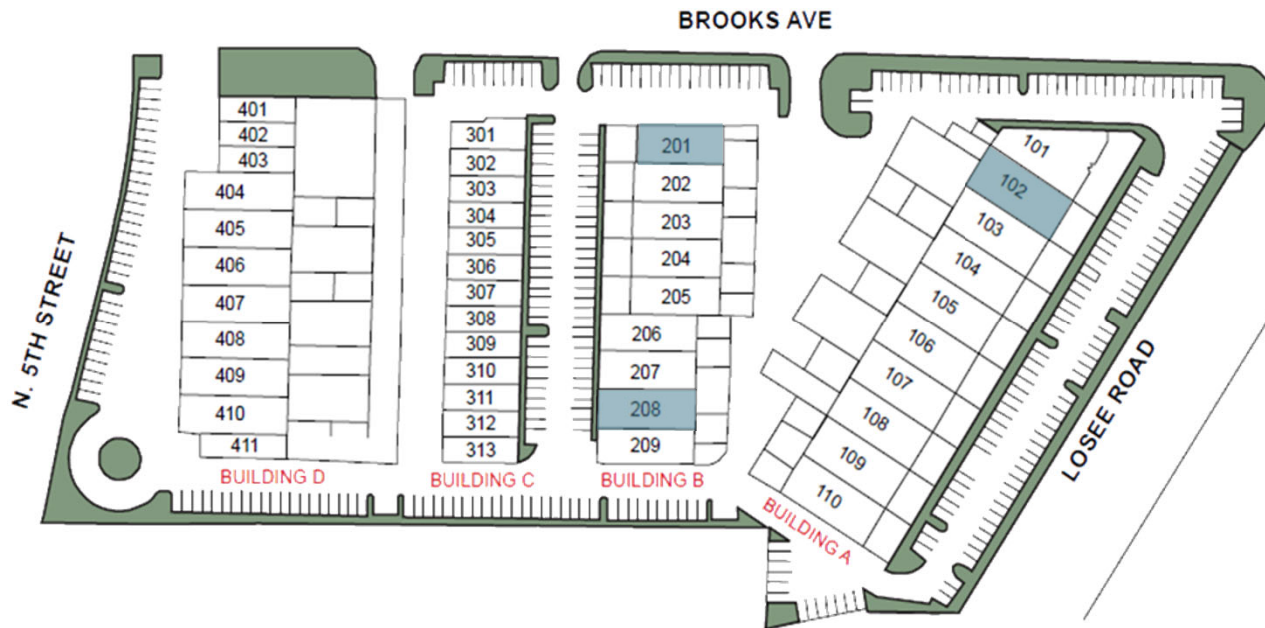


- Rates from \$1.00 s.f. NNN
- 3,000 s.f. to 7,160 s.f. available
- ±112,100 sf Industrial Park
- Zoning: M-2 city of North Las Vegas
- Dock and/or grade doors
- 200 amps per bay, 120/208 volt 3-phase, 4-wire power
- HVAC offices, evaporative cooled warehouse
- DSL/cable internet service availability
- Wide range of office build-outs
- Fire sprinklers
- Ideal for light manufacturing and distribution
- Built in 2001



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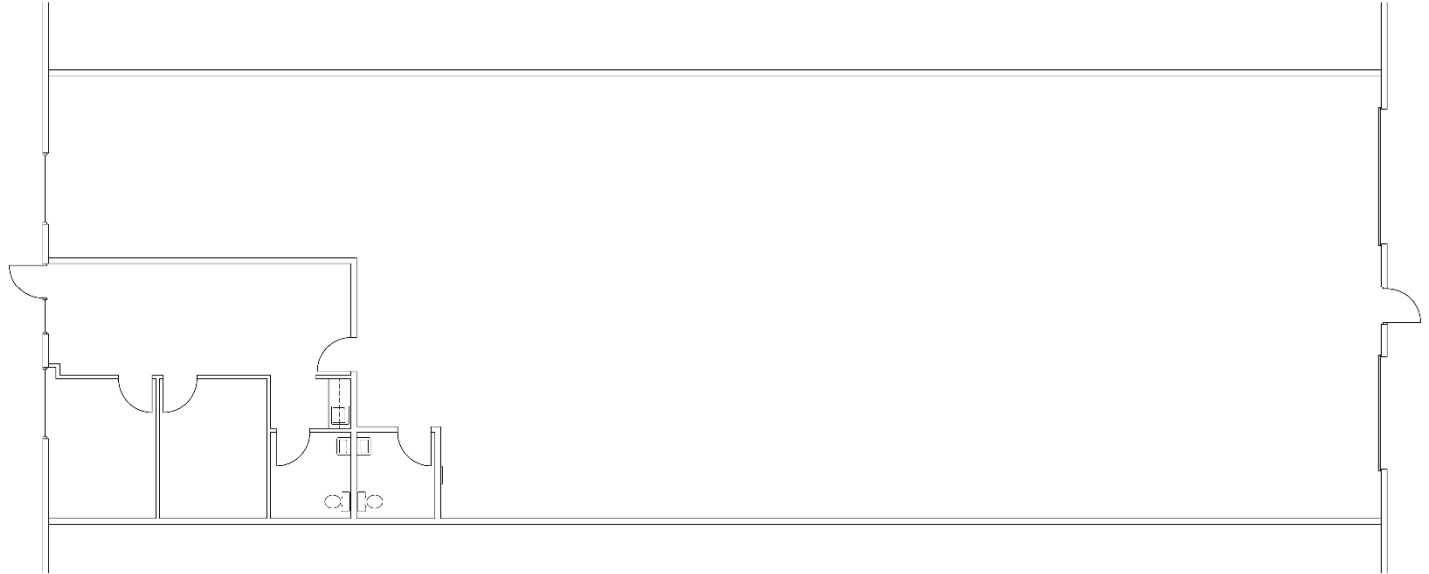
Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock/Grade	Rate	Cam	Monthly	Date Available
A-102	4,800	1,110	3,690	21'	1 DH / 1 GL	\$1.15	\$0.282	\$6,873.60	Now
B-208	3,000	570	2,475	21'	1 DH / 1 GL	\$1.15	\$0.282	\$4,296.00	Now
B-201	7,160	1,003	6,157	21'	1 DH / 1 GL	\$1.00	\$0.282	\$9,179.12	TBD



Floorplans

2915 Losee Ave. Suite A-102

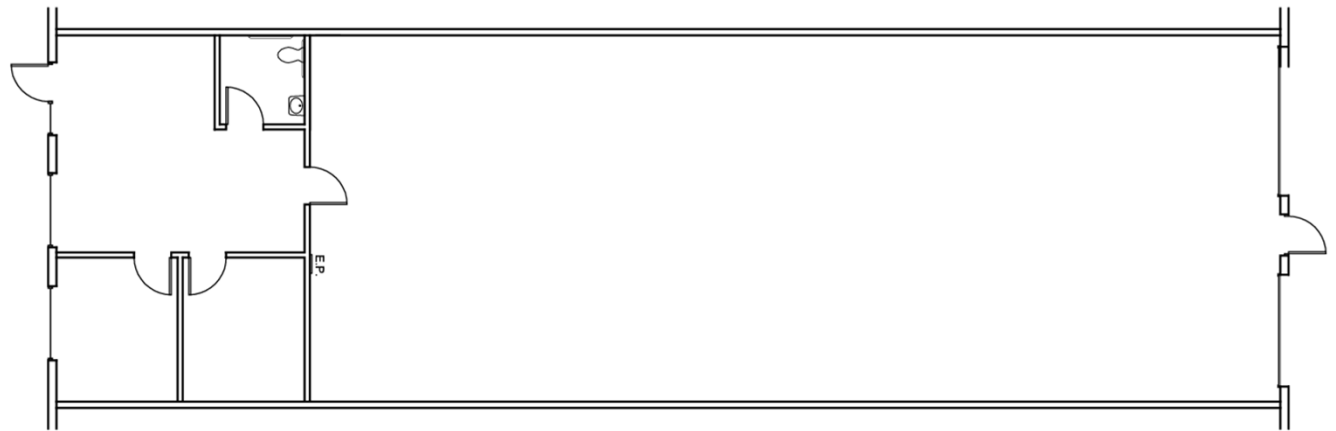
- 4,800 total s.f.
- 1,110 s.f. office
- 3,690 s.f. warehouse
- Clear height 21'
- One (1) 9' x 12' dock door
- One (1) 10' x 14' grade door
- \$1.15/s.f. NNN
- \$0.282 CAM
- \$6,873.60 monthly
- Available now



Floorplans

639 E. Brooks Ave Suite B-208

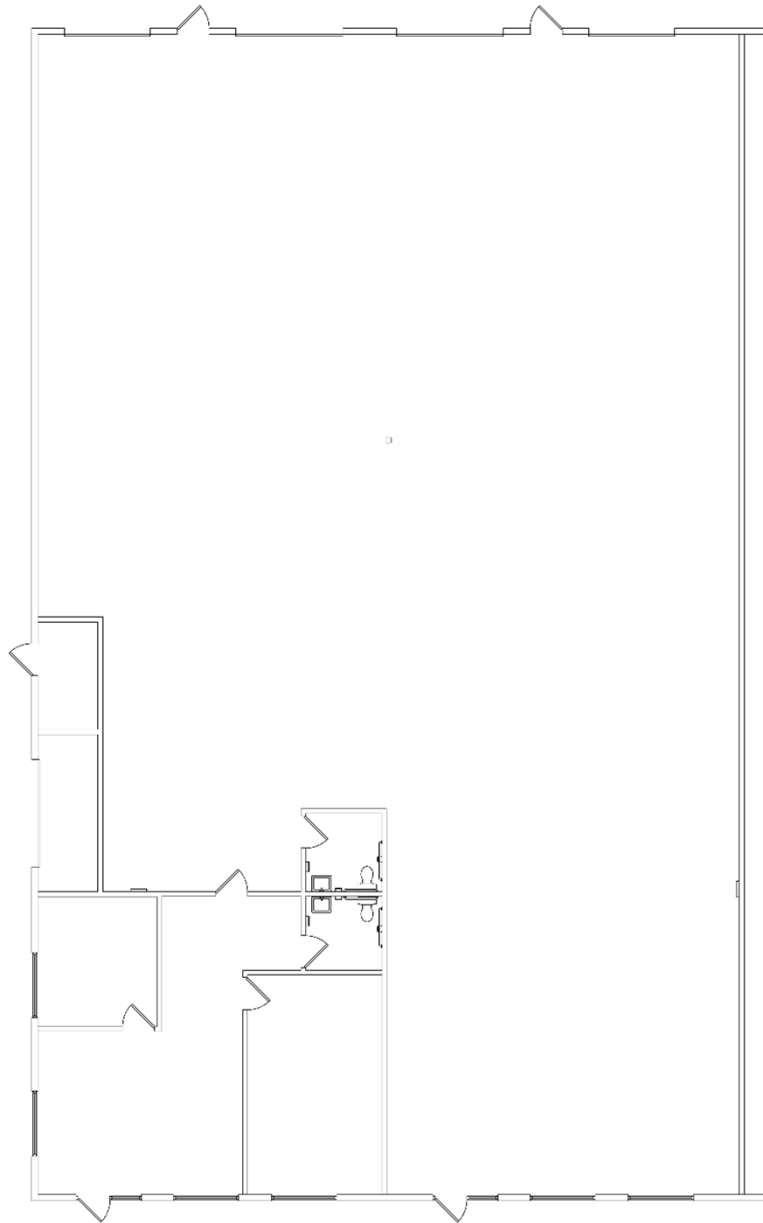
- 3,000 total s.f.
- 570 s.f. office
- 2,475 s.f. warehouse
- Clear height 21'
- One (1) 9' x 12' dock door
- One (1) 12' x 14' grade door
- \$1.15/s.f. NNN
- \$0.282 CAM
- \$4,296.00 monthly
- Available now

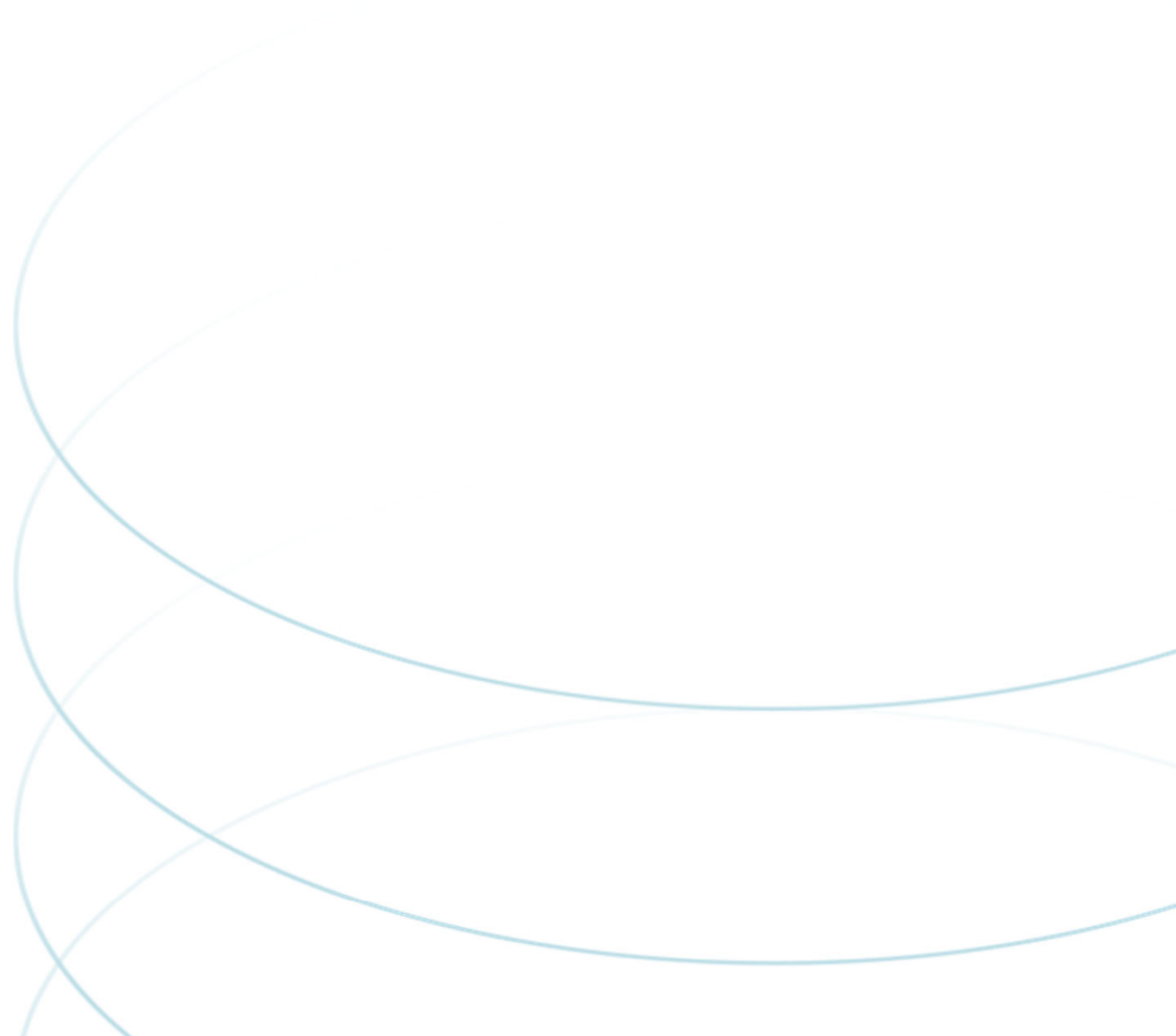


Floorplans

639 E. Brooks Ave Suite B-201

- 7,160 total s.f.
- 1,003 s.f. office
- 6,157 s.f. warehouse
- Clear height 21'
- One (1) 9' x 12' dock door
- One (1) 10' x 14' grade door
- \$1.00/s.f. NNN
- \$0.282 CAM
- \$9,179.12 monthly
- Available TBD





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