

Westland Center – Industrial Space for Lease

4339 – 4357 Corporate Center Dr. | N. Las Vegas, Nevada 89030



The Westland Center is comprised of four industrial buildings located at the SWC of Craig Rd. & Pecos Rd. The project is located just East of the I-15 freeway.

1,209 – 18,640 SF units available.

Office spaces include glass storefronts, reception areas, HVAC, private offices and 12' high ceilings.

Warehouses include 14' clear height, evap. coolers, skylights & 200 amp 120/208 3 phase power.

Property Description

- **\$0.35 - \$0.45 per square foot – NNN**
- Attractive industrial center
- Well maintained business park
- Suitable for any industrial / professional use
- Close proximity to Craig Rd off ramp & I-15
- 1,209 to 18,640 SF available office / warehouse
- Zoned M-2 (City of North Las Vegas)
- 200 amp, 120/208 - 3 phase power
- Most units available for immediate occupancy
- 100% office suites available. Mixed office/warehouse suites also available.



For more information contact:

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Disclaimer: No warranty or representation, express or implied, is made as to the accuracy of the information stated within this marketing piece – an independent due diligence study should be conducted.

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Craig Rd

Pecos Rd

Corporate Center Dr

N

INTERSTATE 15

Suite 400, Suite 401/402, Suite 406, Suite 410, 4357 Corporate Center Dr. Building 4

Suite 300, Suite 305, Suite 306/307, 4351 Corporate Center Dr. Building 3

Suite 200, Suite 201, Suite 204, Suite 208, 4345 Corporate Center Dr. Building 2

Suite 100, Suite 108, 4339 Corporate Center Dr. Building 1

GATSKI COMMERCIAL
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SPACE AVAILABLE:

UNIT	SF	Asking Price (NNN)	NOTES
SITE			
4339-100	7,537	\$0.45	Substantial build out. Suite consists of 7,141 SF office & 396 SF warehouse
4339-108	11,103	\$0.45	Substantial build out. Suite consists of 8,025 SF office & 3,078 SF warehouse
4345-200	5,119	\$0.35	Nice, good condition. Suite consists of 812 SF office & 4,307 SF warehouse
4345-201	1,209	\$0.40	Suite consists of 293 SF office & 916 SF warehouse
4345-204	1,209	\$0.40	Suite consists of 100 SF office & 1,109 SF warehouse
4345-208	5,119	\$0.35	Nice, good condition. Suite consists of 812 SF office & 4,307 warehouse
4351-300	8,746	\$0.40	Office and warehouse. Large showroom space
4351-305	1,209	\$0.40	Suite consists of 293 SF office & 1,832 SF warehouse
4351-306	2,418	\$0.35	Suite consists of 586 SF office & 1,832 SF warehouse
4357-400	5,119	\$0.35	Grey Shell. 100% warehouse
4357-401	2,418	\$0.35	Grey Shell. 100% warehouse
4357-406	8,463	\$0.45	Substantial office build out. Suite consists of 5,994 SF office 2,469 SF warehouse
4357-410	5,119	\$0.35	Nice, good condition. Suite consists of 1,500 SF office 3,619 SF warehouse



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