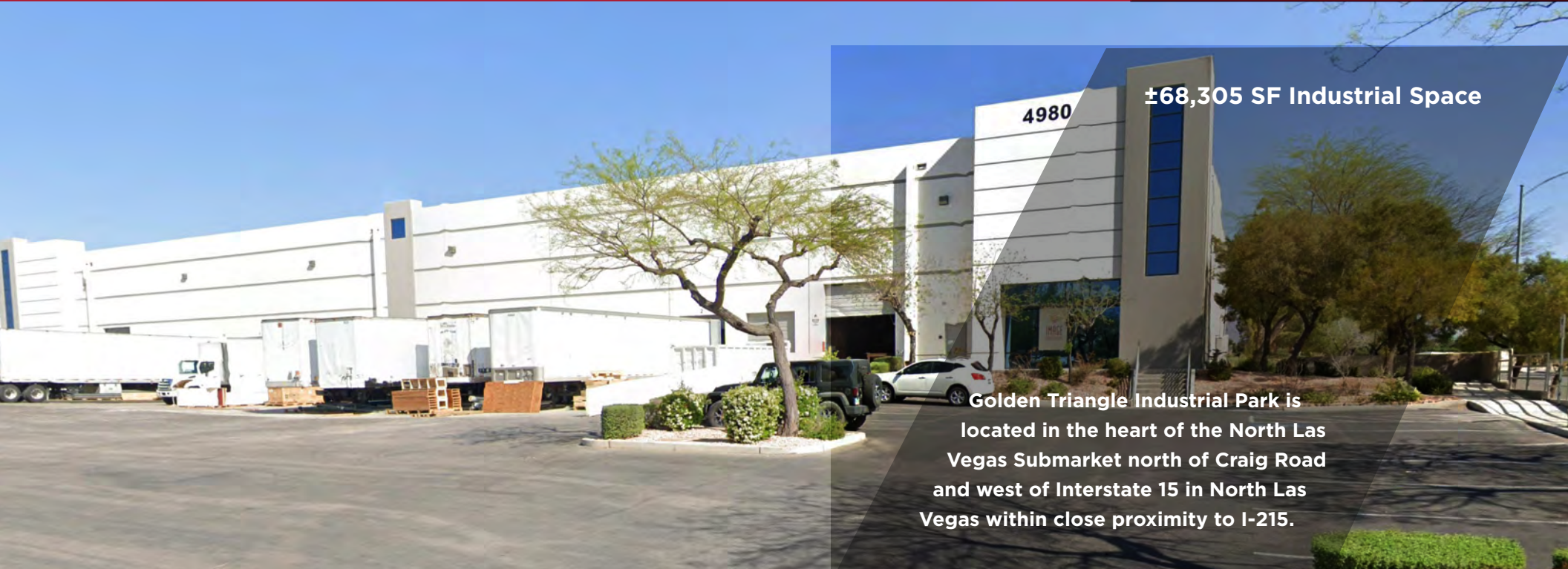


Golden Triangle Industrial Park - Building A

4980 Statz Street, Suite 150 | North Las Vegas, NV 89081



4980

±68,305 SF Industrial Space

Golden Triangle Industrial Park is located in the heart of the North Las Vegas Submarket north of Craig Road and west of Interstate 15 in North Las Vegas within close proximity to I-215.

PROPERTY FEATURES

- ±2,500 SF 2-Story Office Space
- 2,500 Amps, 277/480 Volts, 3-Phase Power, 4-Wire Electrical
- ±30' Clear Height
- ESFR Fire Sprinkler System
- 12 Dock High Loading Doors
- 2 Ramped/Drive-In Doors
- 1 Rail Serviceable Door (*Tenant to check with UPRR*)
- M-2 Zoning
- 50' x 52' Column Spacing
- Skylights

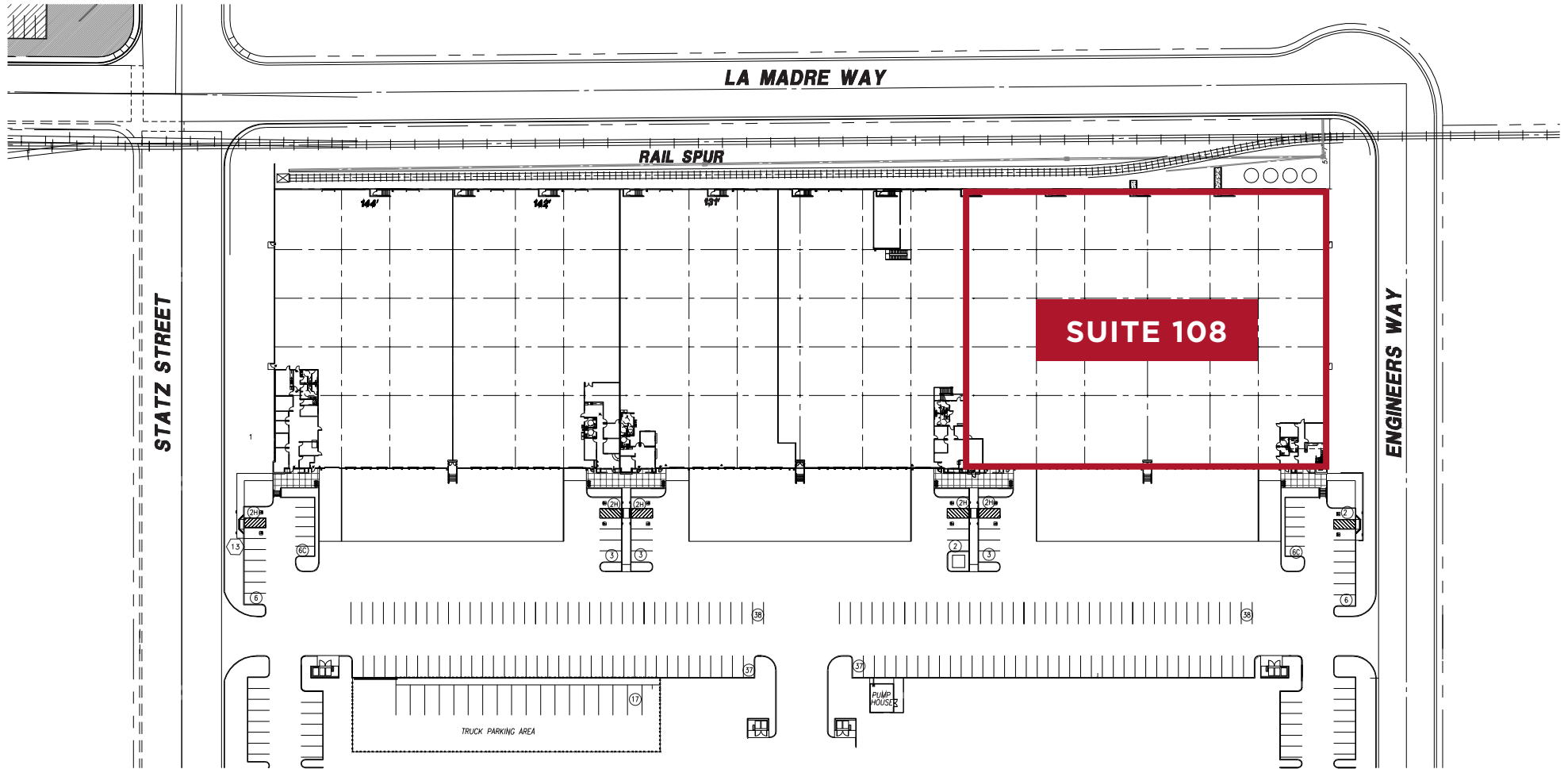
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SITE PLAN



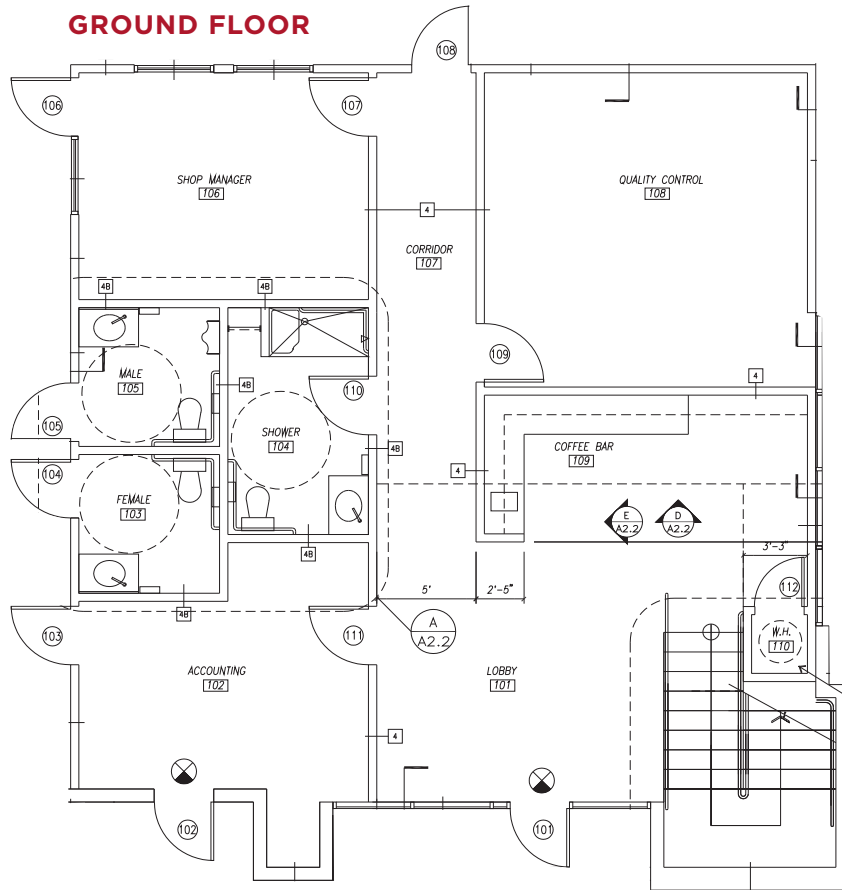
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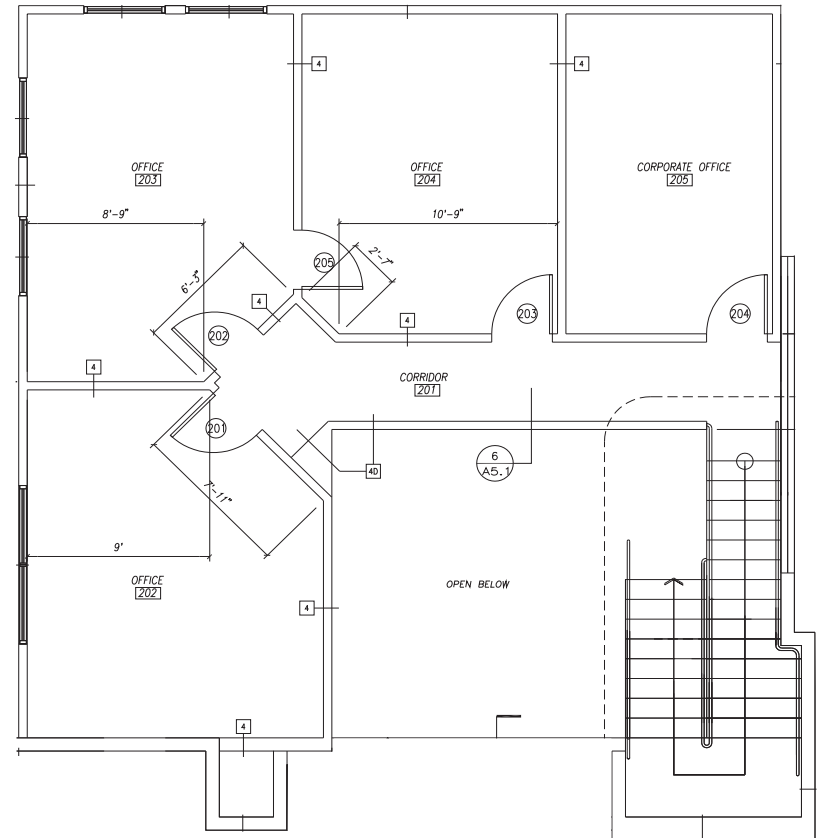
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OFFICE LAYOUT

GROUND FLOOR



SECOND FLOOR



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