



**± 76,035 SF**  
INDUSTRIAL WAREHOUSE  
**FOR SUBLEASE**

**4970**  
**E North Belt Rd**  
**Las Vegas, NV 89115**

**OFIR BARASHY**  
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An independently operated franchisee of BHH Affiliates, LLC



## Property Snapshot



**± 76,035 SF**  
Available SF



**\$0.75 NNN**  
Lease Rate



**M-2 Zoning**  
General Industrial

## Property Features

- Warehouse Height: **42'**
- Parking: **190 Spaces**
- ESFR Sprinklers: **Yes**
- Dock High Doors: **13**  
(Forklift Accessible: 2)
- Ramped Grade Level Doors: **1**

 **BARASHY GROUP**

The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



A spacious ± 76,035 SF industrial warehouse built in 2022 that boasts 42 ft of height and ample parking.



**VIDEO TOUR**



## Vicinity Map

Discover the new space available for sub-lease now at 4970 E North Belt Road, a premiere  $\pm$  76,035 SF industrial space in North Las Vegas, boasting 42' warehouse height, ESFR sprinklers, 190 parking spaces, and M-2 General Industrial zoning.

### Accessible by Public Transit:



Near the Ann/Tropical bus route **220** which intersects with routes 105, 119, 103, 106, CX, and DVX.

## Within 5 Miles



Las Vegas Motor Speedway



Nellis Air Force Base



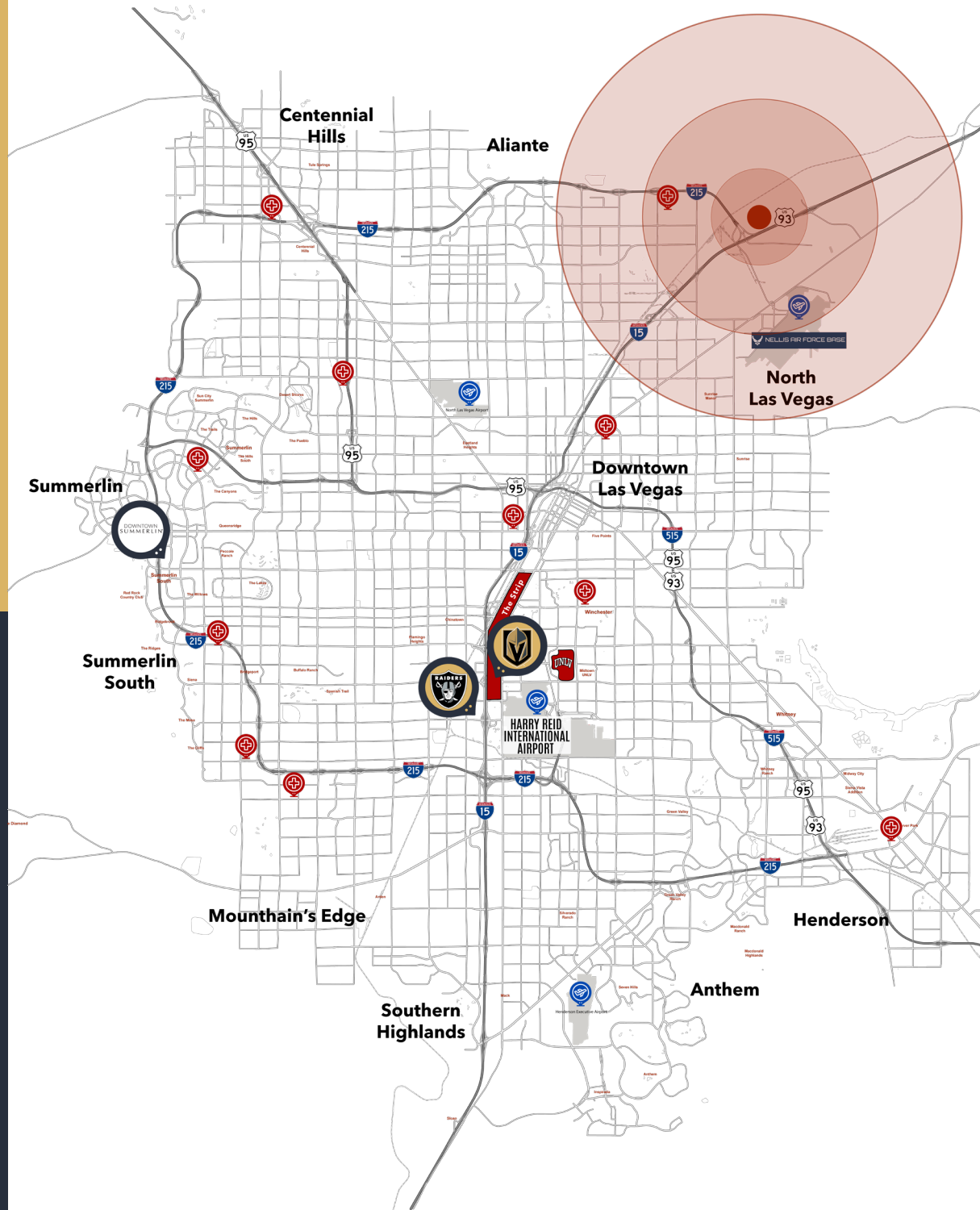
Major Distribution Centers



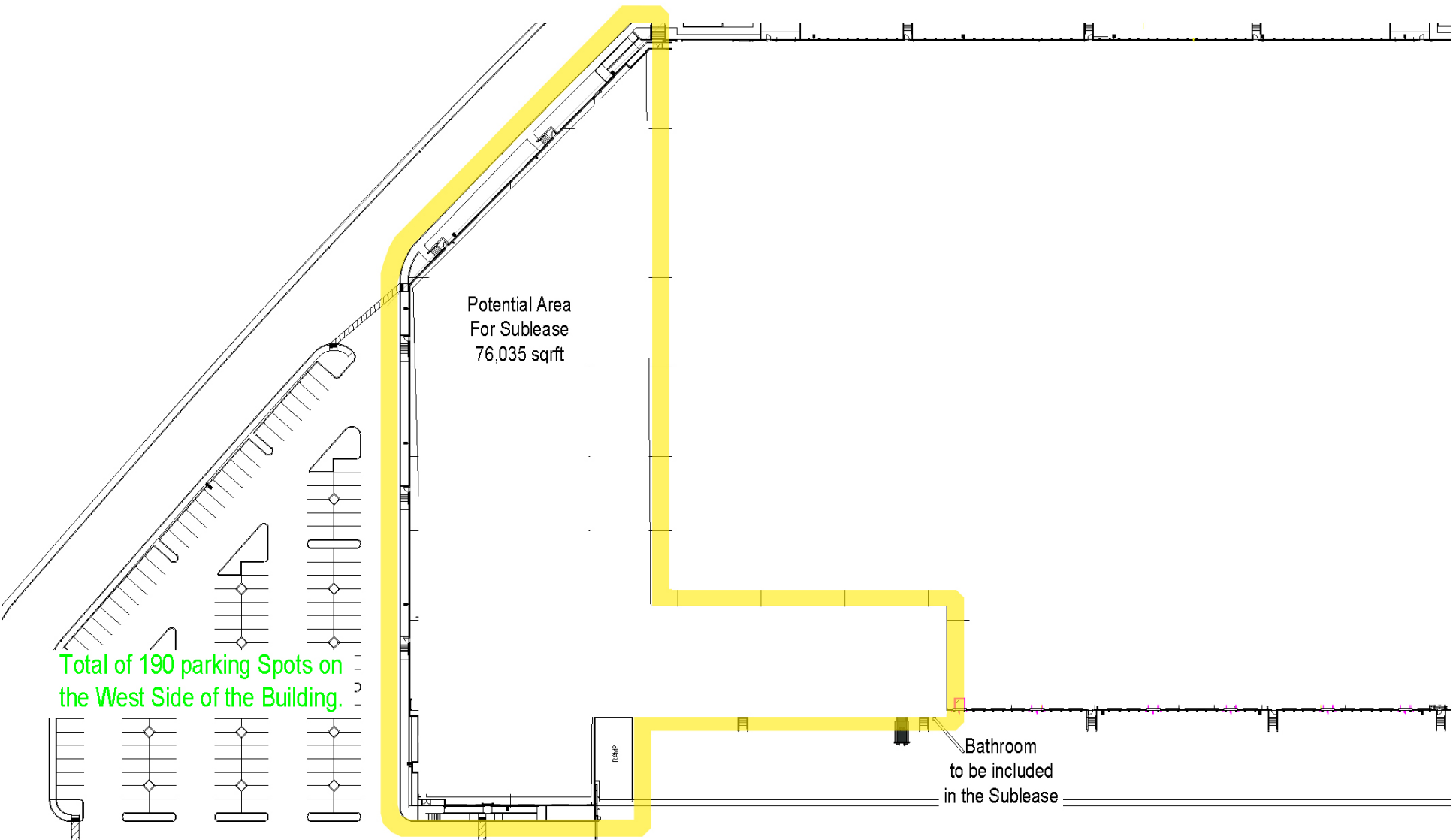
Shadow Creek Golf Course



North Las Vegas VA Medical Center



# Floor Plan







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**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEVADA  
PROPERTIES