



# FOR LEASE

## INDUSTRIAL OUTDOOR STORAGE

4364 E Craig Rd  
Las Vegas, NV 89115

- Paved Parking
- Fenced Perimeter
- Ideal Uses: Equipment Storage Yard, Truck Maintenance And Storage, Vehicle Parking

± 0.79 - 2.025 AC | LAND/IOS

## Property Specs

|              |                                                               |
|--------------|---------------------------------------------------------------|
| LEASE RATE   | <b>Lot 1   \$0.18/SF</b><br><b>Lot 2   \$0.15/SF</b>          |
| MONTHLY RENT | <b>Lot 1   \$6,194.23/Mo</b><br><b>Lot 2   \$13,231.00/Mo</b> |
| LOT SIZES    | <b>±0.79 - 2.025 Acres</b>                                    |
| ZONNING      | <b>M-1</b>                                                    |
| APN          | <b>140-05-212-010</b>                                         |

- Lot 1 | ±0.79 AC
  - Paved Flat Parking, fenced to the North and Northeast
  - No access to utilities present
- Lot 2 | ±2.025 AC
  - Dirt Lot, Fenced Perimeter
  - Fire Hydrant Present onsite
- Ideal Uses: Equipment Storage Yard, Truck Maintenance And Storage, Vehicle Parking



OR TEXT 23648 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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±2.025 AC



±0.79 AC



# SUMMARY



E LONE MOUNTAIN RD

DAR PRO  
SOLUTIONS

CINTAS  
the uniform people

SOUTHWEST  
TRUCK DRIVER TRAINING

WEST  
DIRECT  
OIL

PENSKE

Culligan  
Water

ABF  
Freight

N LAMB BLVD

E CRAIG RD

COPPER SAGE ST

ARTESIAN SPAS

KICHLER  
LIGHTING

R-L CARRIERS

FedEx  
Freight

FedEx  
Freight

±0.79 AC

±2.025 AC

FedEx  
Freight

TForce  
Freight

# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

|                        | 1-mile   | 3-mile   | 5-mile   |
|------------------------|----------|----------|----------|
| <b>POPULATION</b>      |          |          |          |
| 2024 Population        | 10,803   | 119,473  | 336,525  |
| <b>HOUSEHOLDS</b>      |          |          |          |
| 2024 Households        | 3,115    | 36,890   | 104,367  |
| <b>INCOME</b>          |          |          |          |
| 2024 Average HH Income | \$74,932 | \$79,295 | \$78,993 |

## Traffic Counts

| STREET     | AADT   |
|------------|--------|
| Andrews St | 36,700 |
| E Craig Rd | 34,000 |

## Cities Nearby

|                         |             |
|-------------------------|-------------|
| Reno, Nevada            | 441 miles   |
| Los Angeles, California | 270 miles   |
| Salt Lake City, Utah    | 420 miles   |
| Denver, Colorado        | 748 miles   |
| Phoenix, Arizona        | 301 miles   |
| San Antonio, Texas      | 1,280 miles |

# TERMS & CONDITIONS

## Terms and Conditions

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## Financial Information

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## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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SF MANAGED

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 S Durango Dr  
Las Vegas, Nevada 89113  
702.383.3383 | [naiexcel.com](https://naiexcel.com)

**Bryan Houser, SIOR**

LIC.S.0038030  
702.277.9207  
[bhouser@naiexcel.com](mailto:bhouser@naiexcel.com)

**Grayson Boyce**

LIC.S.0204745  
702.701.4725  
[gboyce@naiexcel.com](mailto:gboyce@naiexcel.com)

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