

FOR LEASE

3130 WESTWOOD DR.
LAS VEGAS, NV 89109



±15,000 SF OFFICE/WAREHOUSE BUILDING

JASON SIMON, SIOR
Executive Managing Director
+1 702 522 5001
jason.simon@jll.com
NV Lic. #S.0045593

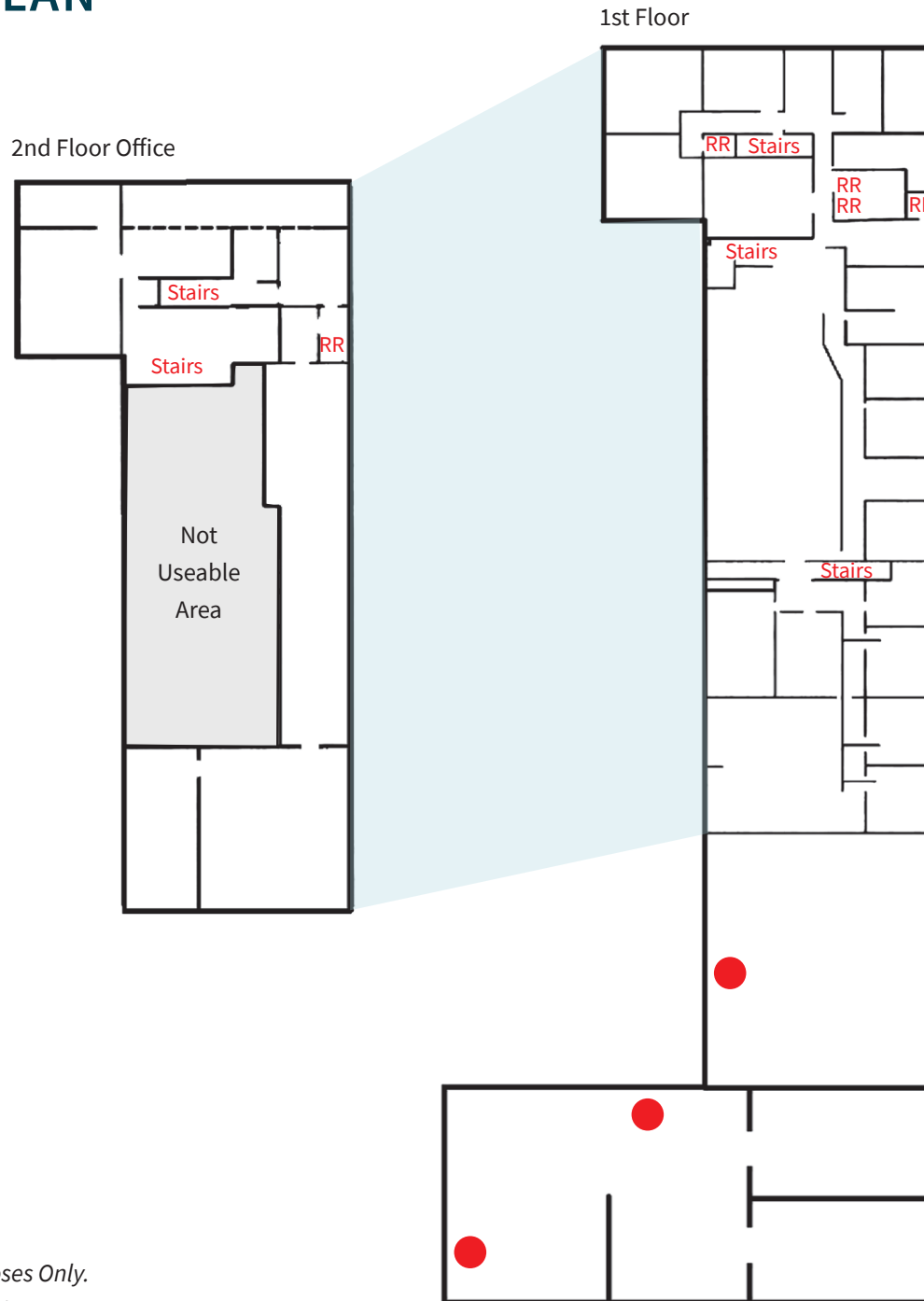
DANNY LEANOS
Vice President
+1 702 522 5008
danny.leanos@jll.com
NV Lic. #S.0191773

ROB LUJAN, SIOR, CCIM
Executive Managing Director
+1 702 522 5002
rob.lujan@jll.com
NV Lic. #S.0051018

BRAYDEN STOCKBAUER
Associate
+1 702 522 5114
brayden.stockbauer@jll.com
NV Lic. #S.0203930



FLOOR PLAN



● = Drive In Door

*For Illustrative Purposes Only.
Tenant to verify all information.*

SUITE FEATURES

AVAILABLE SUITE

±15,000 SF

TWO-STORY OFFICE

±8,400 SF

CLEAR HEIGHT

±10' - 13'

DRIVE IN DOORS

Three (3)

POWER

TBD

FIRE SPRINKLERS

Yes - Wet

YARD

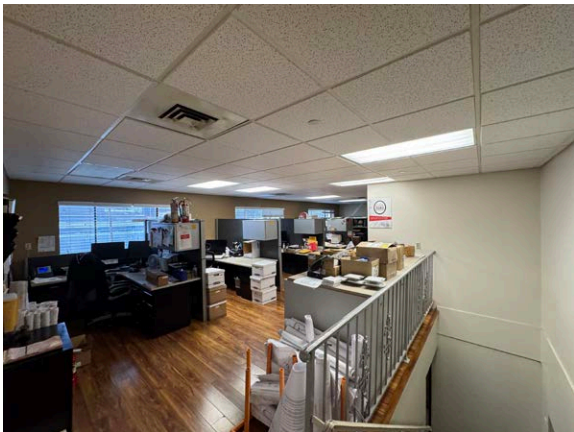
Potential for partially fenced yard/outside storage area

RENT

\$1.00/sf/mo. + \$0.14/sf/mo.

CAM

PROPERTY PHOTOS





Large local pool of experienced logistics professionals



Nevada offers no tax on corporate income, personal income, inventory taxes, inheritance taxes, unitary taxes, etc.



Tremendous residential & retail growth in the area



Less than 8 minutes from I-15



±5 hour drive from Port of Los Angeles



INTERESTED IN MORE INFORMATION?

JASON SIMON, SIOR

Executive Managing Director
+1 702 522 5001
jason.simon@jll.com
NV Lic. #S.0045593

DANNY LEANOS

Vice President
+1 702 522 5008
danny.leanos@jll.com
NV Lic. #S.0191773

ROB LUJAN, SIOR, CCIM

Executive Managing Director
+1 702 522 5002
rob.lujan@jll.com
NV Lic. #S.0051018

BRAYDEN STOCKBAUER

Associate
+1 702 522 5114
brayden.stockbauer@jll.com
NV Lic. #S.0203930

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

