

For Lease

2730 W. Brooks Ave.



LOGIC



2730 Brooks Ave.
North Las Vegas, NV 89032

Amy Ogden, SIOR

Partner
702.234.9860
aogden@logicCRE.com
S.0069966

Madeline Nuha

Associate
702.954.4131
mnuha@logicCRE.com
BS.0146665

Listing Snapshot



Contact Broker
Lease Rate



\$0.21 PSF/Mo.
Estimated NNNs



Fenced and Secured Yard

Property Highlights

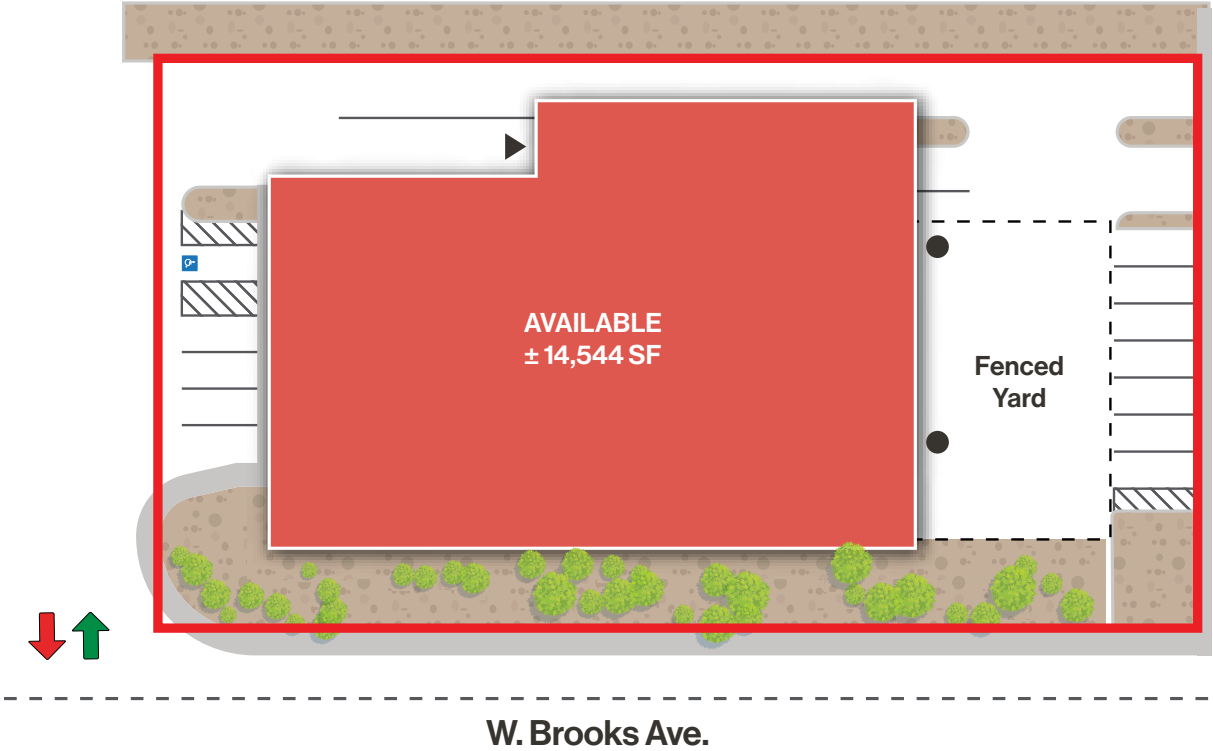
- Located in the heart of North Las Vegas, off the NEC of W. Brooks Ave. and Simmons St.
- Freestanding building
- ± 4,000 SF fenced and secured yard
- Total space available: ±14,544 SF
 - Office: ± 930 SF (First Floor)
± 930 SF (Second Floor)
 - Warehouse: ± 12,684 SF
- Dock doors: One (1)
- Grade doors: Two (2)
- Clear height: 24'
- Power: 800 Amps, 277/480V, 3-Phase Power
- Zoning: General Industrial (M-2)
- Sprinklers: ESFR
- Parking: 14 auto parking stalls

Demographics

	1-mile	3-mile	5-mile
2026 Population	11,437	163,167	510,691
2026 Average Household Income	\$90,010	\$88,354	\$90,581
2026 Total Households	3,659	55,363	179,399

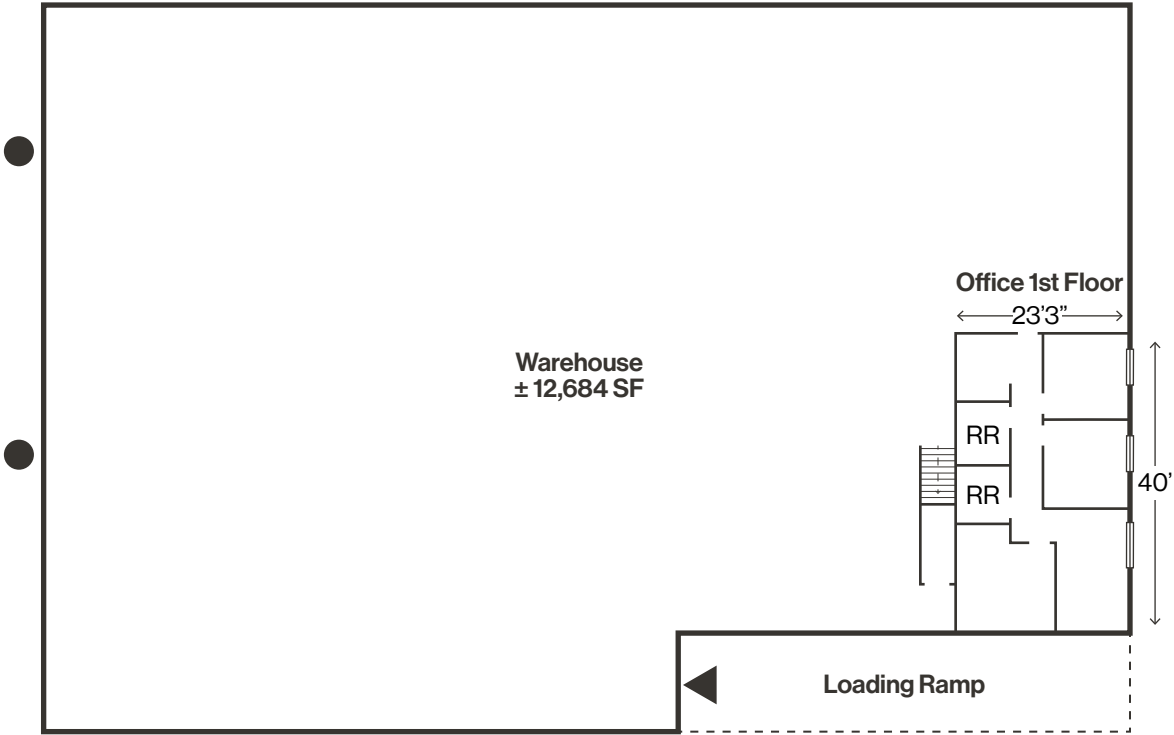
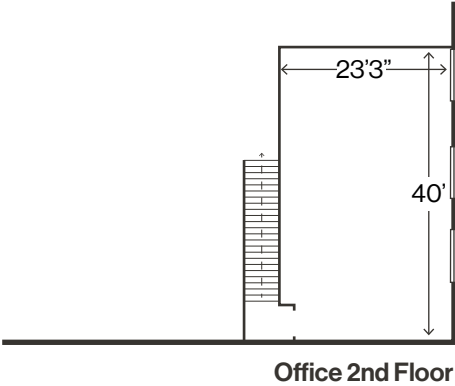






Floor Plan

● Grade Level Door ▲ Dock Door

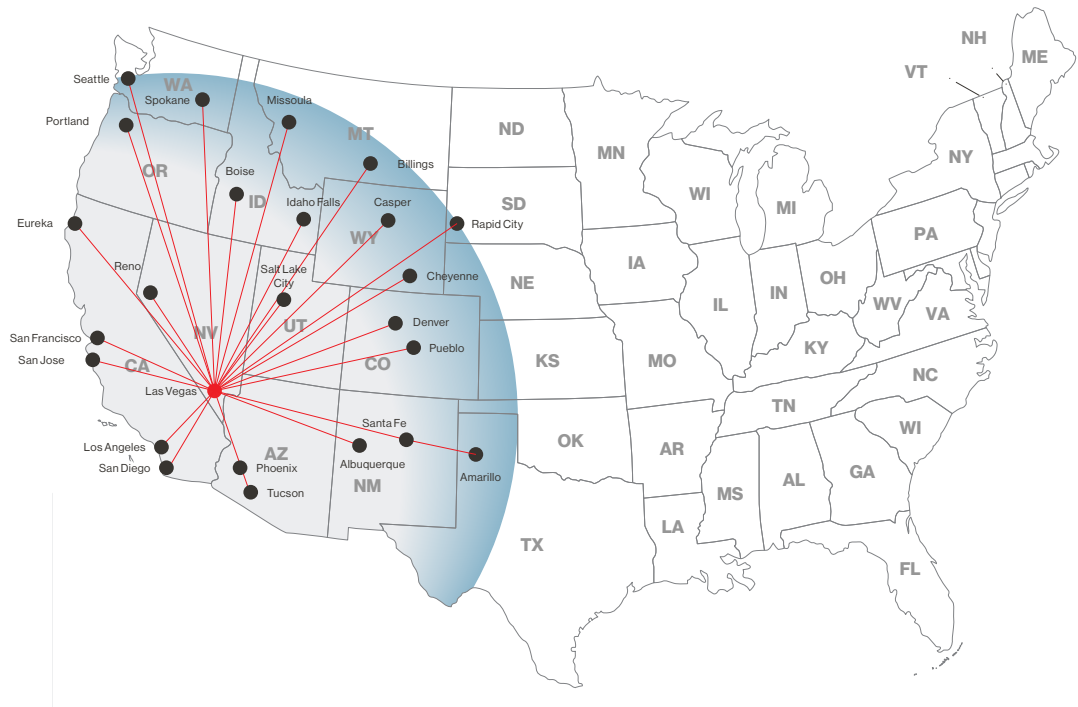


Property Photos



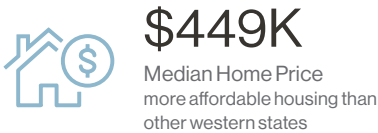
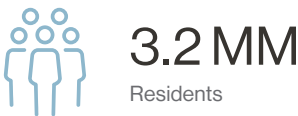
Drive Time from Las Vegas, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business
Friendly Nevada



Nevada Advantages

Tax-Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

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

For inquiries please reach out to our team.

Amy Ogden, SIOR

Partner
702.234.9860
aogden@logicCRE.com
S.0069966

Madeline Nuha

Associate
702.954.4131
mnuha@logicCRE.com
BS.0146665