



FOR LEASE ±5,900 SF

2860 N. COMMERCE ST.

North Las Vegas, NV 89030



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Property Overview

Located in the North Las Vegas industrial submarket, this $\pm 5,900$ SF freestanding industrial building is serviced by one 12' x 14' grade-level loading door, one restroom, five private offices, a reception area, and a $\pm 3,000$ SF gated yard.

With excellent access to Losee Road and I-15, the site provides strong connectivity for transportation and distribution. Zoned M2 (General Industrial), the property supports a broad range of industrial uses within this established North Las Vegas corridor.

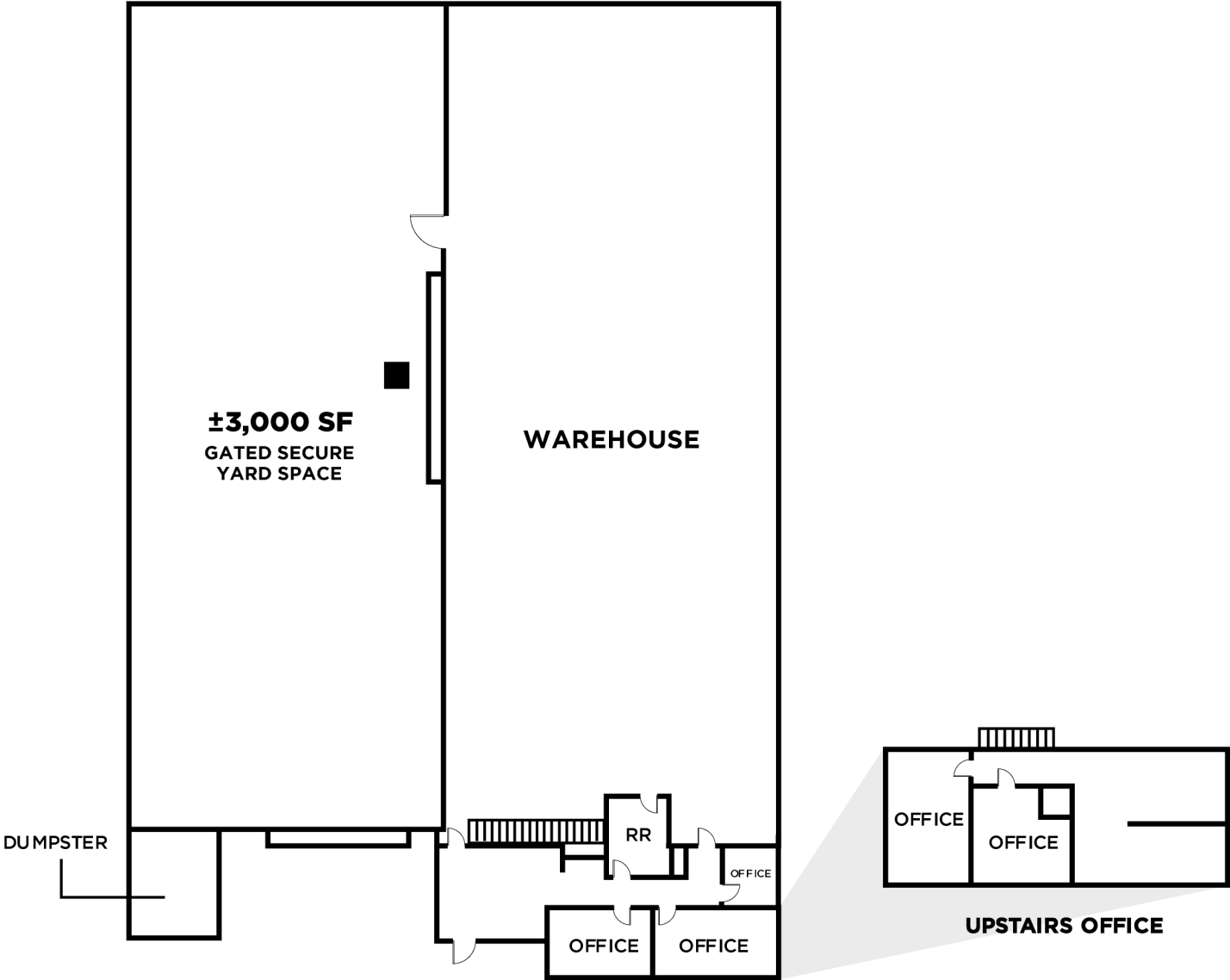
Building Size:	$\pm 5,900$ SF
Lot Size:	± 0.29 acres
APN:	139-15-614-027
Year Built:	2003
Zoning:	(M-2) General Industrial
Clear Height:	$\pm 18'$
Grade Doors:	One (1) 12' x 14'
Power:	208Y/120, 3-Phase Power
Cooling:	HVAC (Office) Evaporative Cooler (Warehouse)
Sprinklers:	Yes
Base Rent:	\$1.33/PSF
CAM:	\$0.18/PSF



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FLOOR PLAN



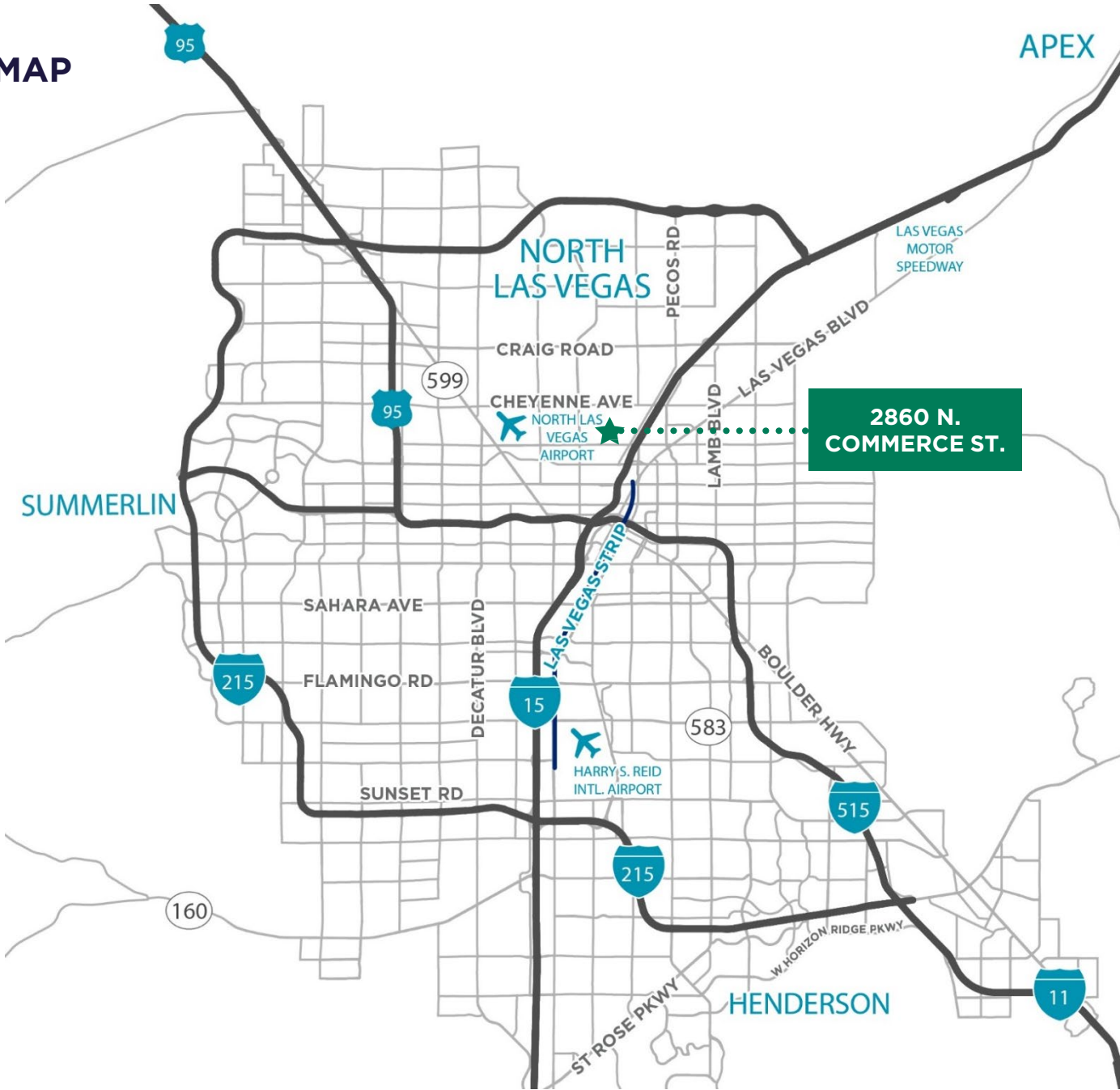
■ DOOR

*Not to scale.
For illustration purposes only.

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LOCATION MAP





FOR MORE INFORMATION, PLEASE CONTACT:

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