

# FOR LEASE

INDUSTRIAL UNITS AND YARD SPACE AVAILABLE  
IMPROVEMENTS UNDERWAY!

Industrial Space Available from 1,720 SF - 6,000 SF



2901 SOUTH HIGHLAND DRIVE  
LAS VEGAS, NV 89109

**MIKE WILLMORE**  
Vice President  
(702) 369-4823  
mike.willmore@cbre.com  
Lic # S.0183520

**ALEX STANISIC, SIOR**  
First Vice President  
(702) 369-4874  
alex.stanisic@cbre.com  
Lic # S.0179950

COMMERCIAL PARKS   
**CBRE**

# PROPERTY HIGHLIGHTS

Freeway 15 Industrial Park is a ±309,000 SF, 17-building industrial park just two blocks from the Las Vegas Strip, offering premier visibility with nearly 300,000 vehicles per day on I-15 and immediate freeway access via Sahara Ave. The property features flexible warehouse and light-industrial spaces with secured, paved yards, 24/7 key-code access, nightly security, ample parking, and upgraded infrastructure including LED lighting. Ongoing capital improvements include new 3-phase power to select buildings, new skylights, extensive exterior upgrades, and upcoming office and restroom renovations in Buildings 1–8. Freeway 15 is a modern, high-access hub for businesses seeking exceptional exposure and connectivity in the heart of Las Vegas.



## PROJECT SIZE

±309,000 SF  
±79,000 SF IOS



## CLEAR HEIGHT

±18' - ±24'



## ACREAGE

±18.60



## POWER

120/208V, 3 PHASE POWER UPGRADES  
IN PROGRESS AT BUILDINGS 1 & 3



## ZONING

M (INDUSTRIAL)  
CITY OF LAS VEGAS



## PARKING RATIO

1.4/1000 SF



## GRADE LEVEL DOORS

10' X 14'



## SPRINKLER SYSTEM

FULLY FIRE SPRINKLERED



## NATURAL GAS SERVICE



## YEAR BUILT

1980; MAJOR RENOVATIONS  
COMPLETED IN 2016, ADDITIONAL  
RENOVATIONS IN PROGRESS



## APN

162-08-613-001, 002, 003, 004, 005, 006 AND 007  
162-08-611-008, 009, 013, 014, 015 AND 016  
162-09-210-001 AND 002  
162-08-610-010, 011 AND 012



# SITE PLAN

- = Available
- ▲ = Dock Wells
- = Grade-Level Doors

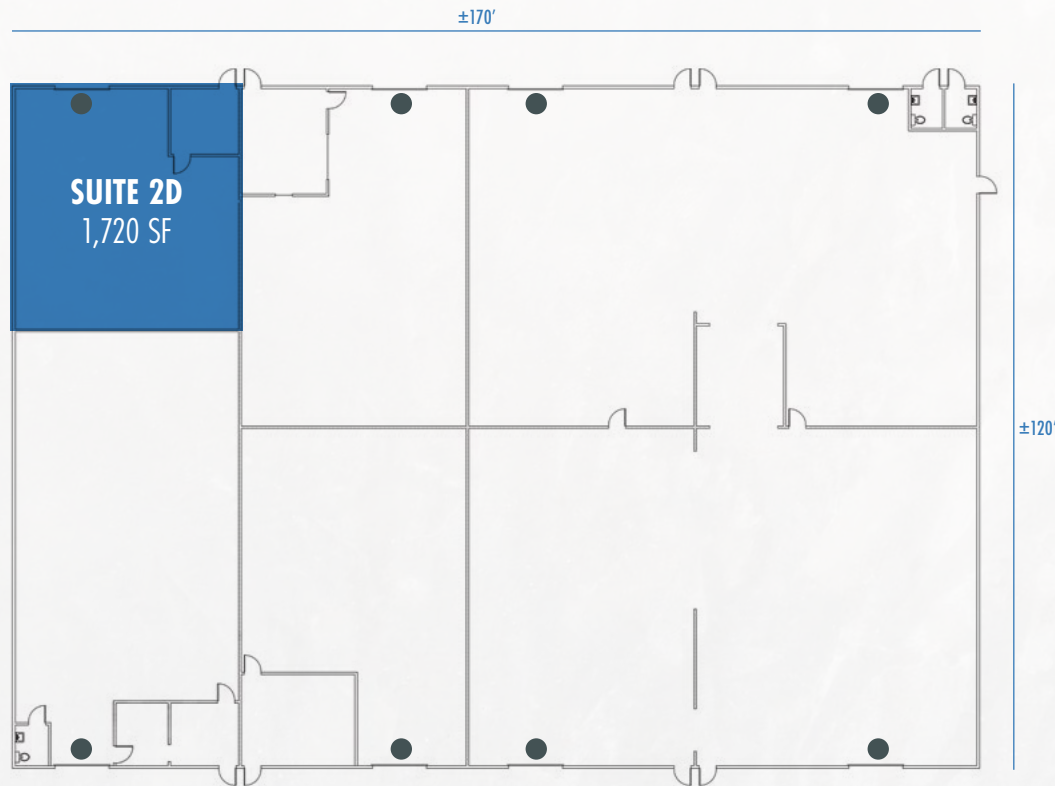


\*not to scale  
\*all measurements are approximate

BUILDING	SUITE	TOTAL SF	OFFICE SF	AVAILABLE
2	D	1,720 SF	TBD	Available July 2026
3	A	3,000 SF	200 SF	Available Now!
12	A	6,000 SF	1,360 SF	Available Now**
13	A	6,000 SF	1,402 SF	Available Now**
Yard	L	2,700 SF	N/A	Available Now!

\*\*Summertime Special! Contact Broker regarding Leasing Incentives for Qualified Tenants

# BUILDING 2 - FLOOR PLAN



## SUITE 2D – 1,720 SF

EVAPORATIVE COOLED WAREHOUSE

OPEN HVAC OFFICE

22' CLEAR HEIGHT

ONE (1) 10' X 14' GRADE LEVEL ROLL-UP DOOR

LED WAREHOUSE LIGHTING

120/240 VOLT, SINGLE-PHASE POWER

BRAND-NEW SKYLIGHTS

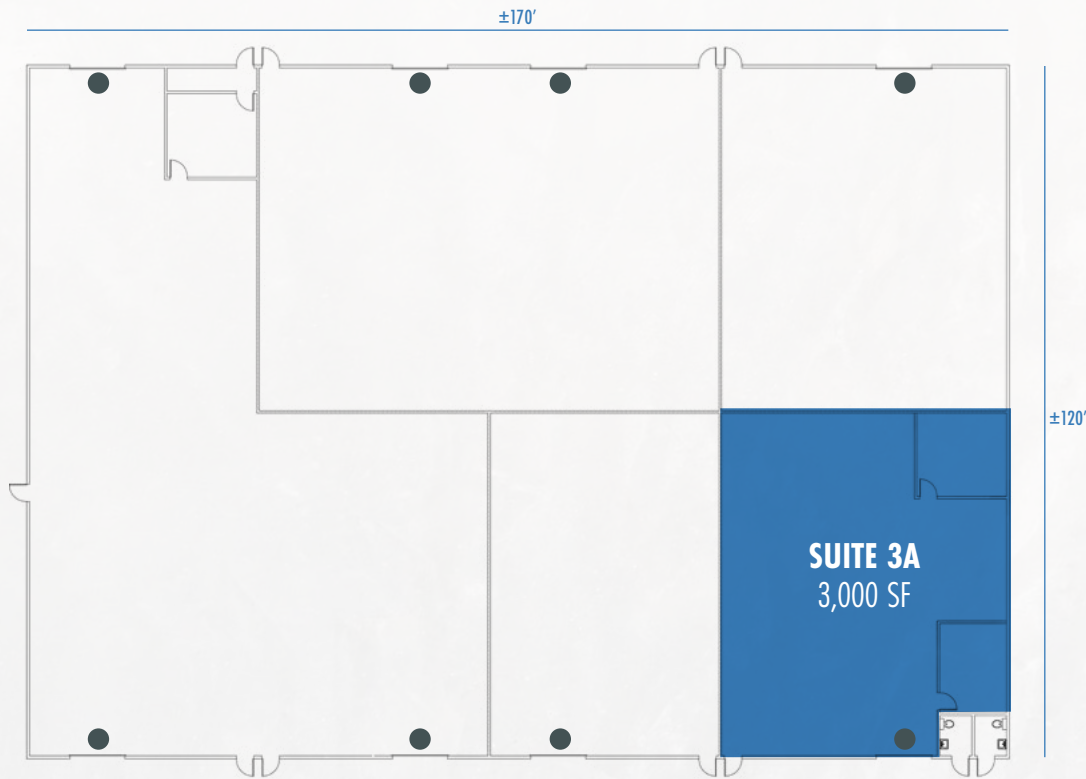
\$1.15/SF (NNN)

\$0.195/SF CAM

TOTAL MONTHLY: \$2,313.40

AVAILABLE JULY 2026

# BUILDING 3 - FLOOR PLAN



● = Grade-Level Doors

## SUITE 3A – 3,000 SF

120/208V 3-PHASE POWER UPGRADE IN PROGRESS AT BUILDING 3!

200 SF HVAC OFFICE

2,800 SF EVAPORATIVE-COOLED WAREHOUSE

22' CLEAR HEIGHT

ONE (1) 10' X 14' GRADE LEVEL ROLL-UP DOOR

BRAND-NEW SKYLIGHTS

LED WAREHOUSE LIGHTING

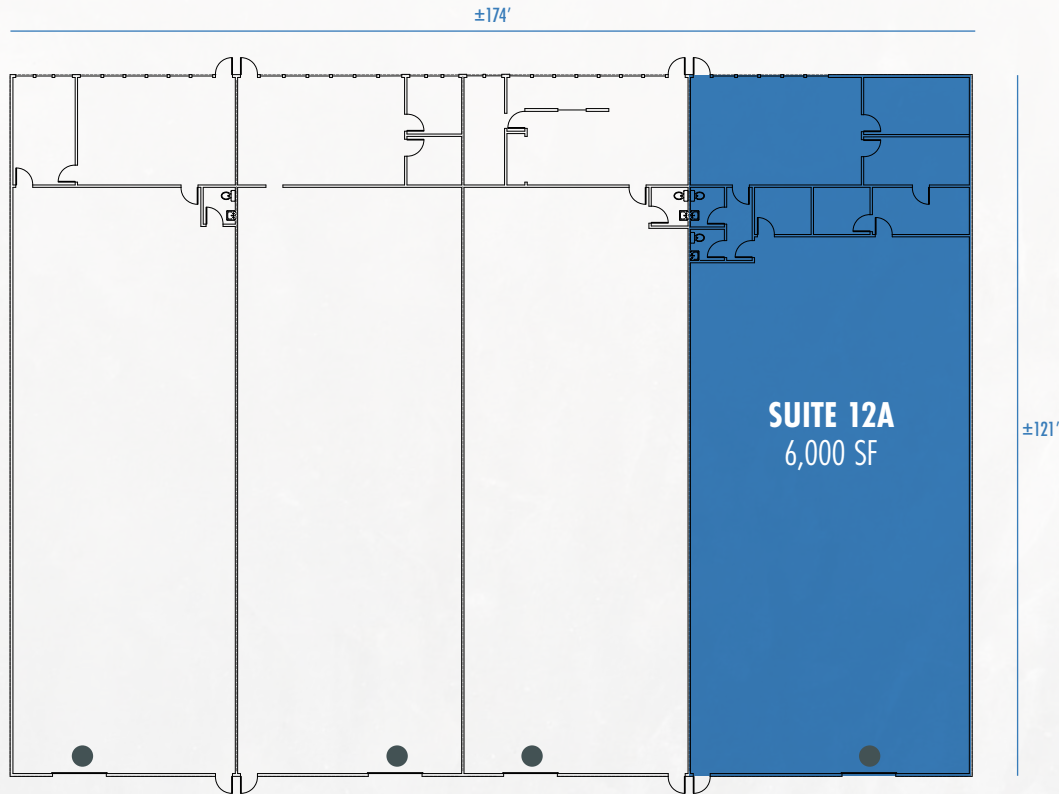
\$1.15/SF (NNN)

\$0.195/SF CAM

TOTAL MONTHLY: \$4,035

AVAILABLE NOW!

# BUILDING 12 - FLOOR PLAN



● = Grade-Level Doors

## SUITE 12A – 6,000 SF

4,640 SF EVAPORATIVE COOLED WAREHOUSE

1,360 SF HVAC OFFICE

RECEPTION

FIVE (5) PRIVATE OFFICES

TWO (2) RESTROOMS

18' MINIMUM CLEAR HEIGHT

ONE (1) 10' X 14' GRADE LEVEL ROLL-UP DOOR

POWER: 120/208V 3-PHASE POWER

BRAND-NEW SKYLIGHTS

\$1.15/SF (NNN)

\$0.195/SF CAM

TOTAL MONTHLY: \$8,070.00

AVAILABLE NOW!

\*\*Summertime Special! Contact Broker regarding Leasing Incentives for Qualified Tenants

# BUILDING 13 - FLOOR PLAN



● = Grade-Level Doors

## SUITE 13A – 6,000 SF

4,640 SF EVAPORATIVE COOLED WAREHOUSE

1,402 SF HVAC OFFICE

RECEPTION/OPEN OFFICE

TWO (2) PRIVATE OFFICES

ONE (1) RESTROOM

STORAGE

18' MINIMUM CLEAR HEIGHT

ONE (1) 10' X 14' GRADE LEVEL ROLL-UP DOOR

POWER: 120/208V 3-PHASE POWER

BRAND-NEW SKYLIGHTS

\$1.15/SF (NNN)

\$0.195/SF CAM

TOTAL MONTHLY: \$8,070.00

AVAILABLE NOW!

\*\*Summertime Special! Contact Broker regarding Leasing Incentives for Qualified Tenants

# YARD L

YARD L  
2,700 SF

I-15 FREEWAY

## YARD L – 2,700 SF

GATED, PAVED AND SECURED

\$0.40/SF (MG)

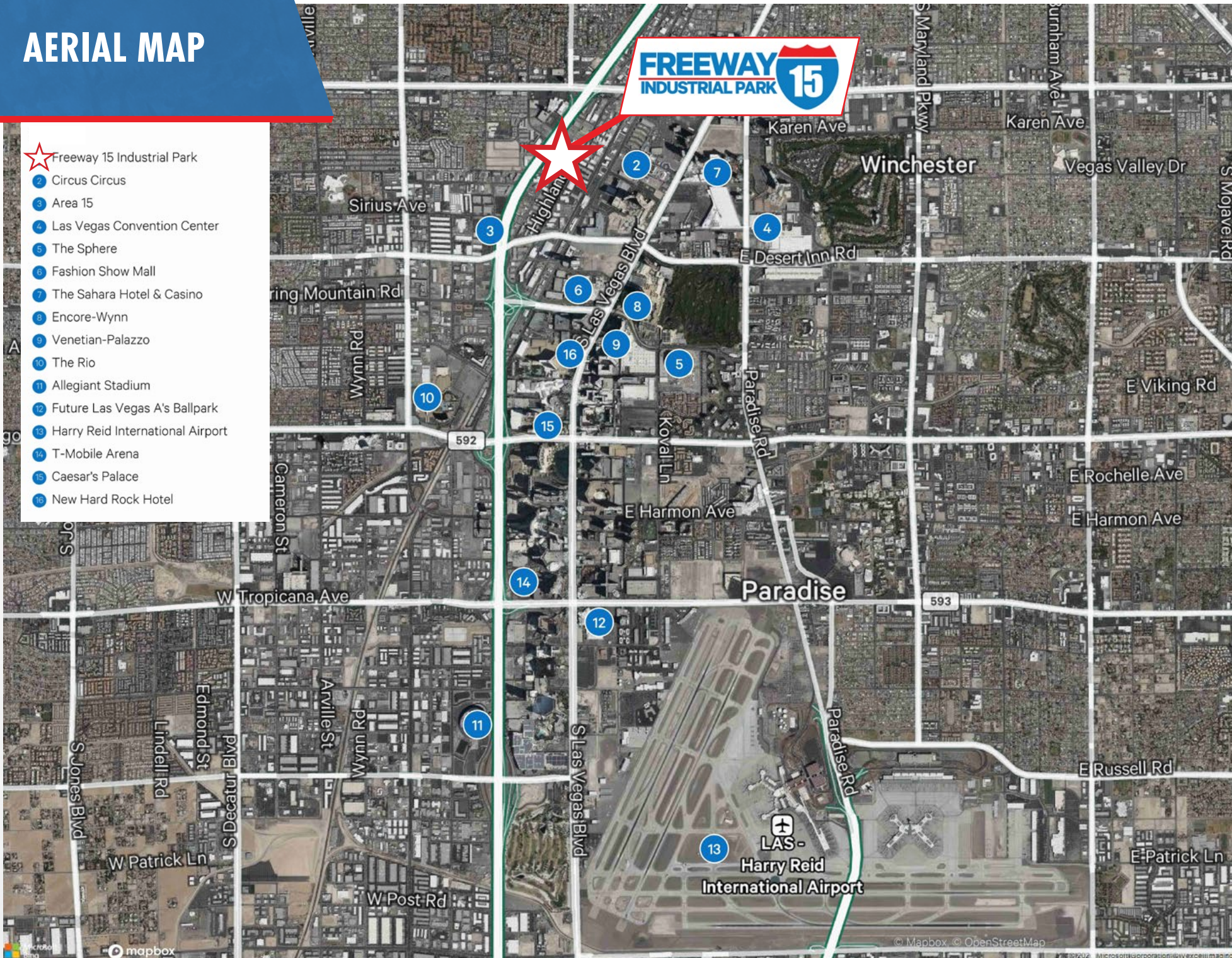
TOTAL MONTHLY: \$1,080.00

AVAILABLE NOW!

1

# AERIAL MAP

- ★ Freeway 15 Industrial Park
- 2 Circus Circus
- 3 Area 15
- 4 Las Vegas Convention Center
- 5 The Sphere
- 6 Fashion Show Mall
- 7 The Sahara Hotel & Casino
- 8 Encore-Wynn
- 9 Venetian-Palazzo
- 10 The Rio
- 11 Allegiant Stadium
- 12 Future Las Vegas A's Ballpark
- 13 Harry Reid International Airport
- 14 T-Mobile Arena
- 15 Caesar's Palace
- 16 New Hard Rock Hotel



# FREEWAY INDUSTRIAL PARK

2901 SOUTH HIGHLAND DRIVE, LAS VEGAS, NV 89109



## CONTACT

### MIKE WILLMORE

Vice President  
(702) 369-4823  
mike.willmore@cbre.com  
Lic # S.0183520

### ALEX STANISIC, SIOR

First Vice President  
(702) 369-4874  
alex.stanisic@cbre.com  
Lic # S.0179950

### LAUREN WILLMORE

Vice President  
(702) 369-4825  
lauren.willmore@cbre.com  
Lic # S.0188698

### KYLE KIRCHMEIER

Senior Associate  
(702) 369-4862  
kyle.kirchmeier@cbre.com  
Lic # S.0197013

### DEAN WILLMORE, SIOR

Executive Vice President  
(702) 369-4808  
dean.willmore@cbre.com  
Lic # BS.0023886

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.