

SUMMER LEASING SPECIAL!

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, a restroom, five private offices, a reception area, and a $\pm 3,000$ SF gated yard.

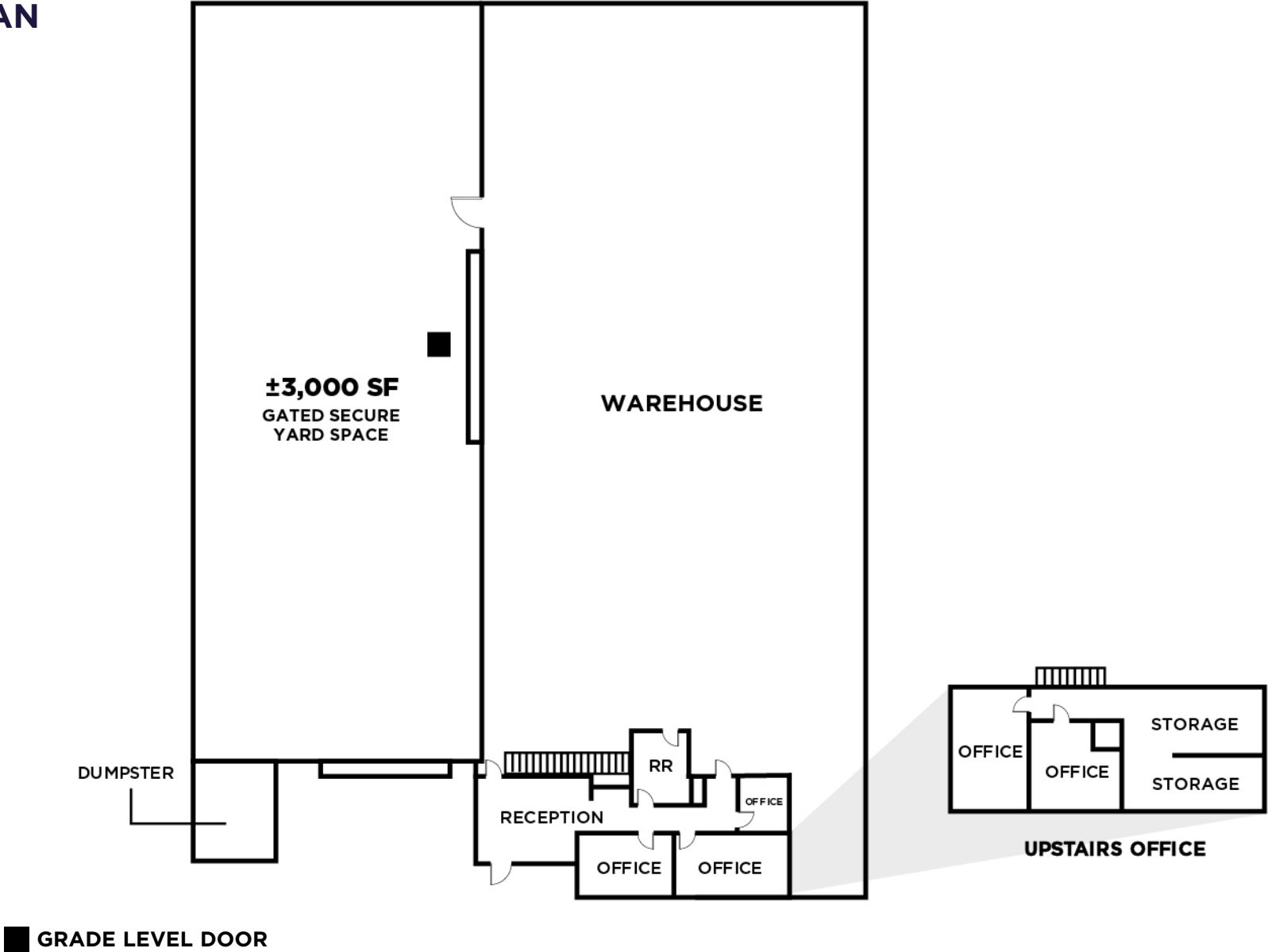
With excellent access to Losee Road and I-15, the site provides strong connectivity for transportation and distribution. Zoned M2 (General Industrial), the property supports a broad range of industrial uses within this established North Las Vegas corridor.

Building Size:	$\pm 5,900$ SF
Warehouse:	$\pm 3,987$ SF
Office:	$\pm 1,418$ SF
Storage:	± 495 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:	\$1.19/PSF
CAM:	\$0.21/PSF
<i>*Summer Promotional Rate</i>	



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FLOOR PLAN



*Not to scale.
For illustration purposes only.

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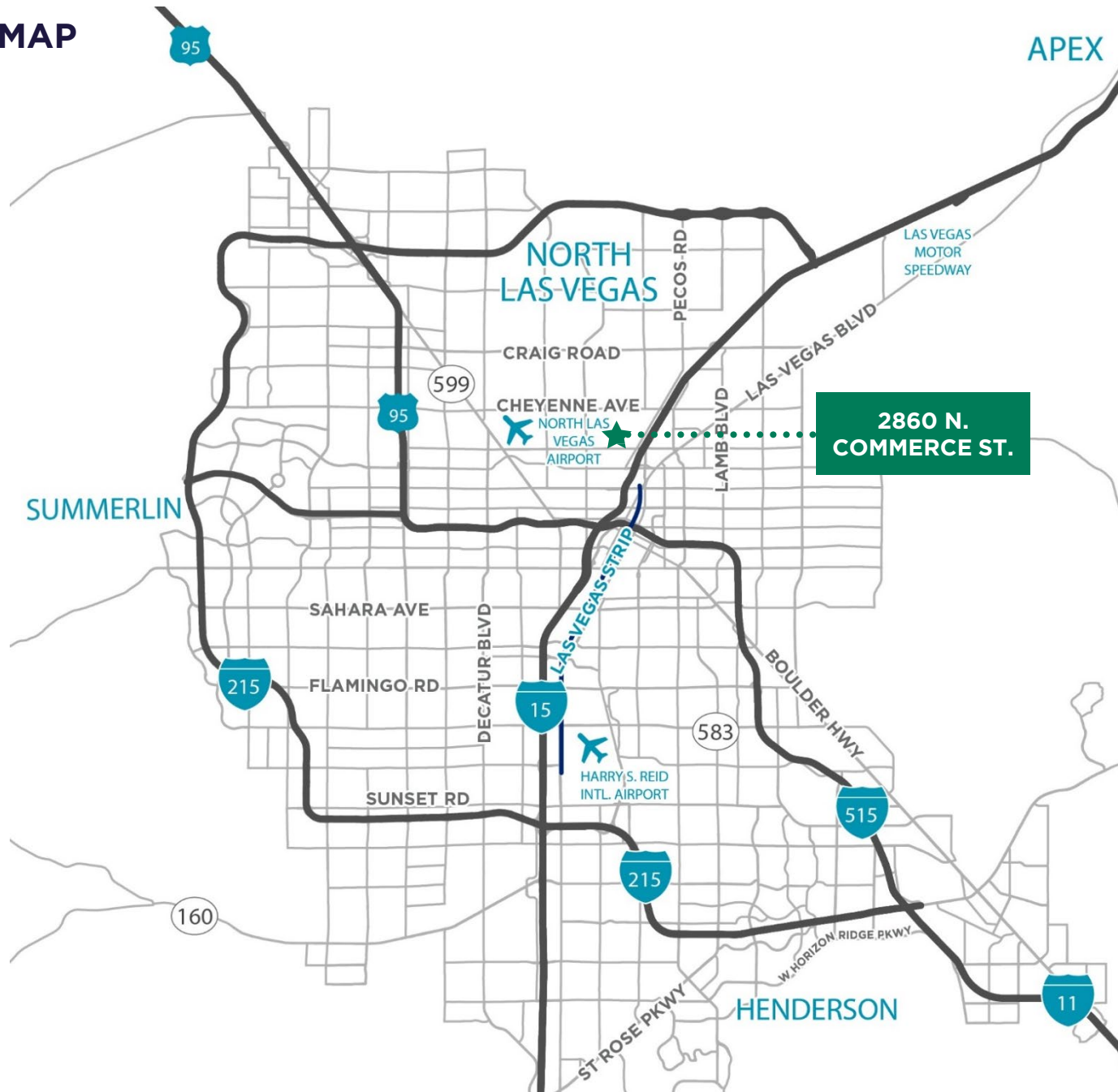
PHOTOS



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LOCATION MAP





FOR MORE INFORMATION, PLEASE CONTACT:

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