

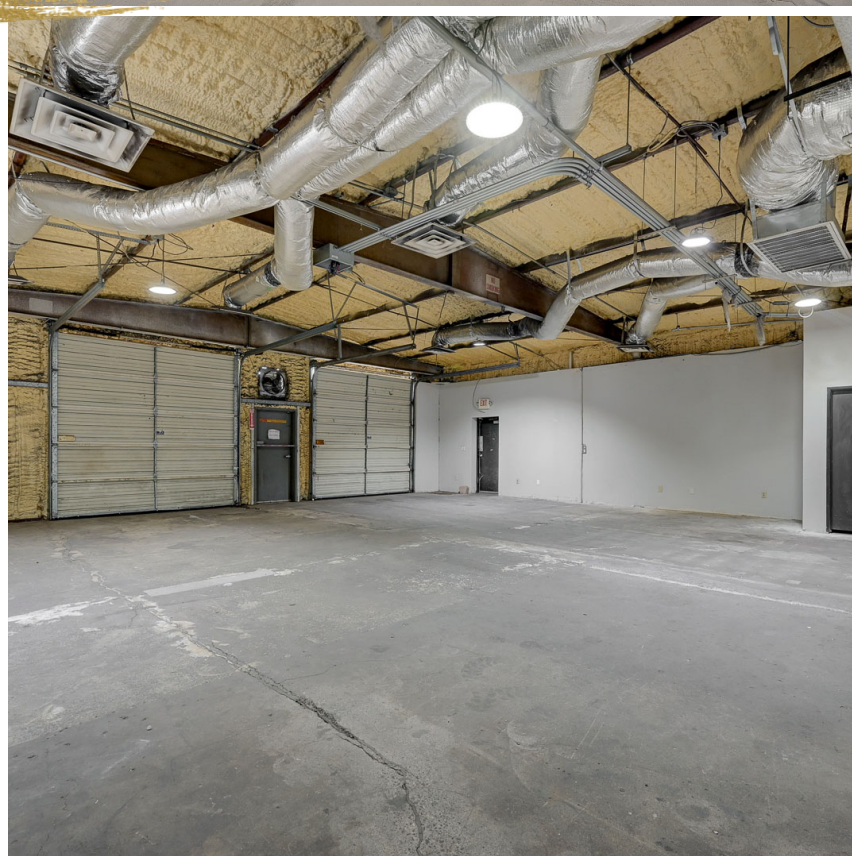


2951 Westwood Dr

LAS VEGAS, NV 89109

—

8,500 Sq Ft Facility
with
Secured gated outdoor
yard & warehouse





Over 1,300 SqFt Office space 2951 Westwood Dr

OFFERED AT: \$21.88 SF/YR

Exceptional M-1 Light Industrial opportunity in the heart of Las Vegas. This unique property consists of two separate warehouse/office buildings on one site and backs directly to Interstate 15, providing outstanding visibility and a rare opportunity for building signage visible from the freeway. The property offers a functional mix of warehouse and office space, air-conditioned warehouse areas, reception, private offices, restrooms, breakroom, and flexible workspaces to accommodate a variety of industrial and commercial users.

The site also features secured outdoor storage, gated access, and ample room for equipment, vehicles, inventory, or contractor operations. Conveniently located with quick access to I-15, US-95, and downtown Las Vegas, the property is well suited for distribution, manufacturing, contractor services, wholesale, warehousing, and other permitted M-1 uses.



Prime industrial location with direct I-15 visibility and convenient freeway access.

HIGHLIGHTS

- Two separate warehouse/office buildings
- Recently paved asphalt
- Air-conditioned warehouse space
- Secured gated outdoor storage
- Backs directly to Interstate 15 with Excellent freeway exposure & Building signage opportunity visible from I-15
- Reception area and private offices

Zoning - M1 - Light Industrial zoning provides flexibility for a wide range of industrial and commercial uses

Contact us today!



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THE BEST RESULTS

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