

FOR LEASE

2580 N. Commerce St.

North Las Vegas, NV 89030

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PROPERTY VIDEO](#)

±3.85 Acres
±9,852 SF Freestanding Building
Low Coverage IOS
M-2 Zoning



PROPERTY DESCRIPTION

2580 N. Commerce St. is an institutionally owned and managed industrial property located in the heart of the North Las Vegas submarket. The property resides between Cheyenne Ave. and Lake Mead Blvd. with direct Commerce St. frontage. Spanning ±3.85 acres, the site comprises a ±2,000 SF two-story office within a ±9,852 SF warehouse and features an oversized, fully paved, lighted, and secured yard. The property offers ample surface parking and is well-suited for a variety of industrial operators. All off-site improvements are complete all utilities to the site. Currently zoned M-2 (General Industrial).

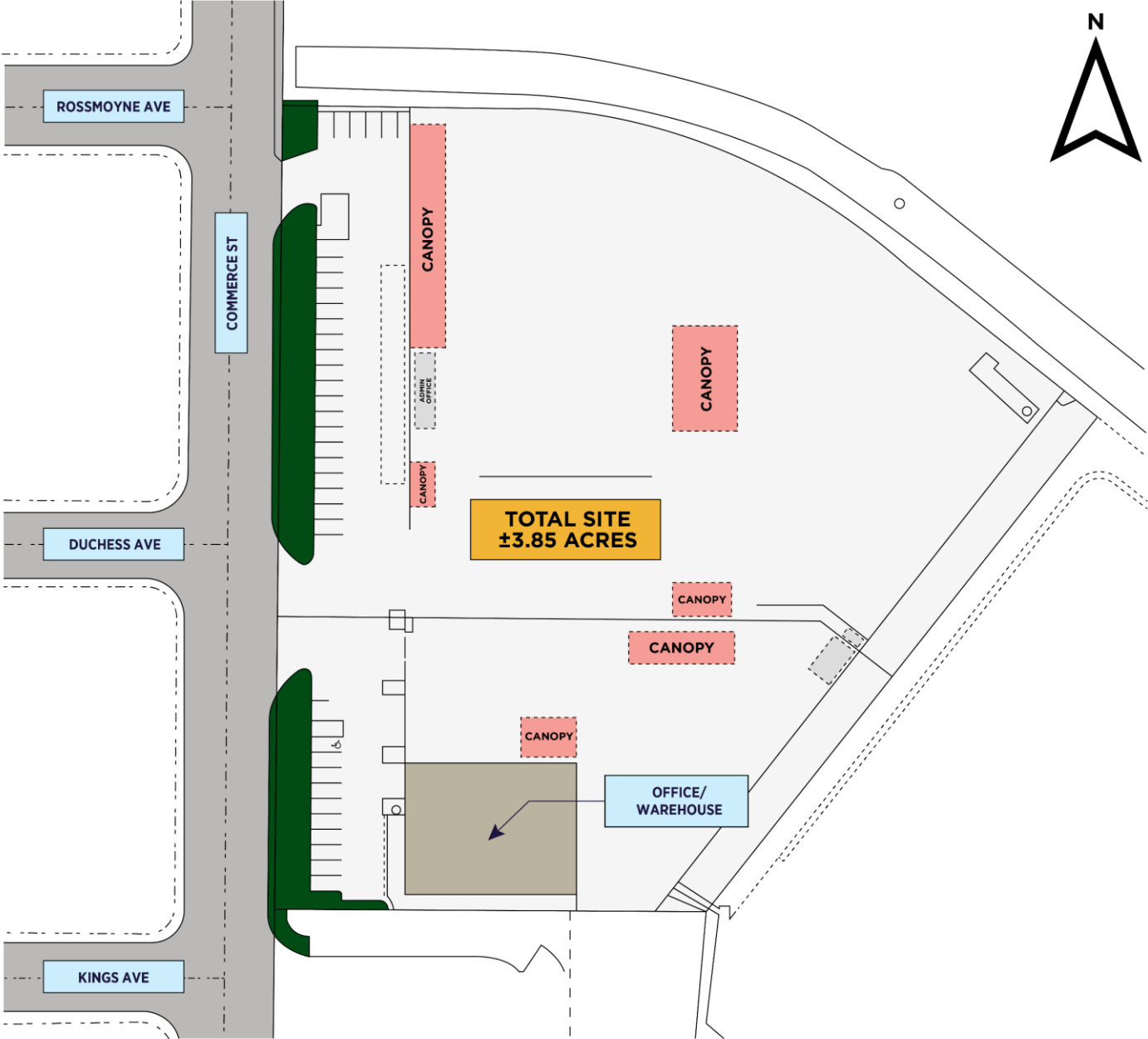


2580 N. Commerce St.

Site:	±3.85 Acres
Office/Warehouse:	±2,000 SF Two-Story Office ±9,852 SF Warehouse Multiple Open Air Canopies
Min. Clear Height:	22'
Year Built:	1993
Loading:	(2) 12' x 12' Grade Level Loading Doors (5) Dock Wells
Sprinklers:	None
Power:	600a - 277/480v Building 1,000a - 277/480v Yard
Year Built:	1993
Zoning:	M-2 (General Industrial)
Jurisdiction:	North Las Vegas
APN:	139-15-801-001; 139-15-701-003
Site Condition:	Fully paved, lighted, and secured. Additional office mobile on-site
Parking:	Ample surface parking
Approximately 1.2 miles to I-15/Lake Mead Blvd. Interchange	

SITE PLAN

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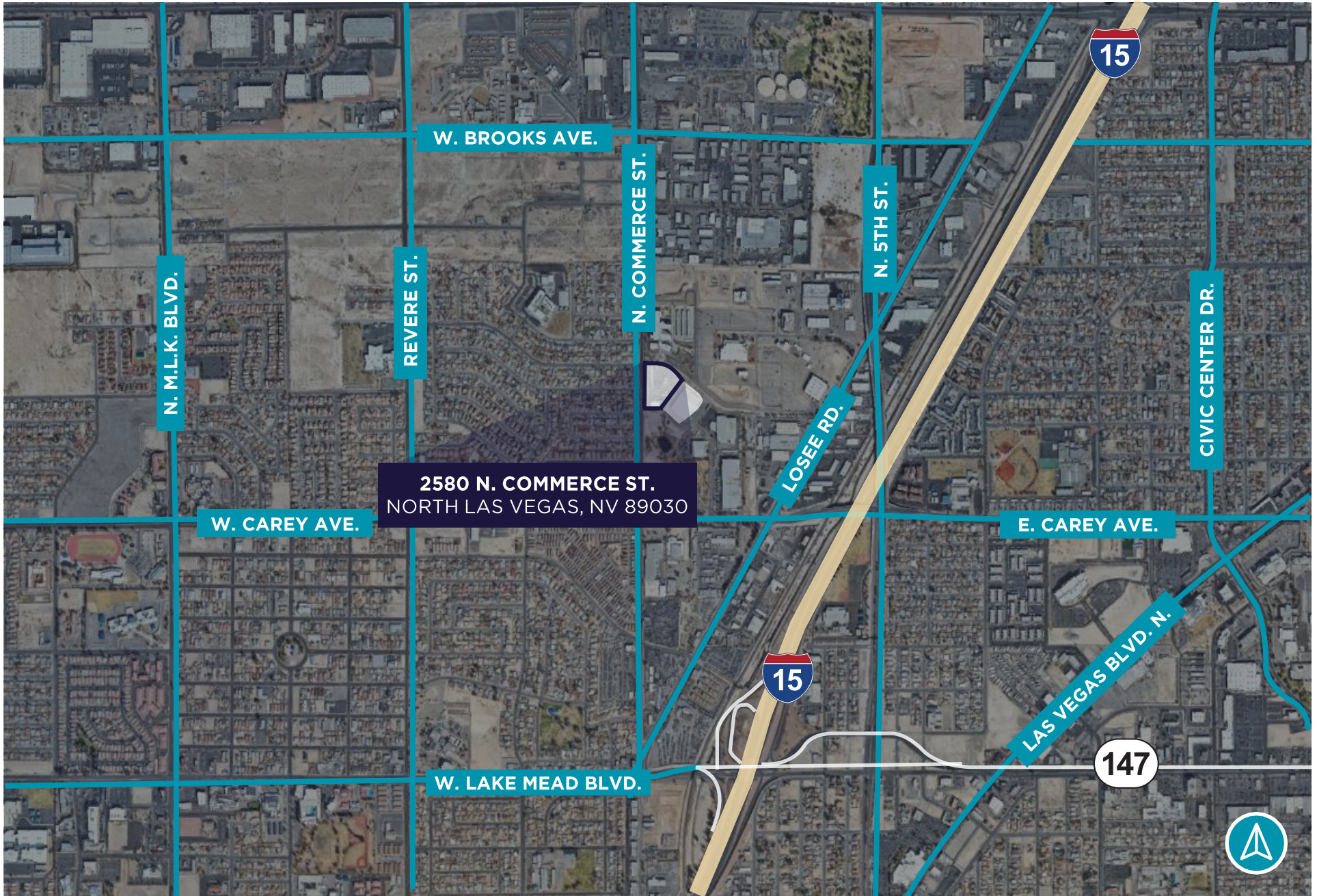
PROPERTY PHOTOS

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PROPERTY LOCATION

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