

# FOR LEASE

## 2580 N. Commerce St.

North Las Vegas, NV 89030

[» VIEW PROPERTY VIDEO](#)

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



**ZENITH**  
Industrial Outdoor Storage



# 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  $\pm 3.85$  acres, the site comprises a  $\pm 2,000$  SF two-story office and a  $\pm 7,852$  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).

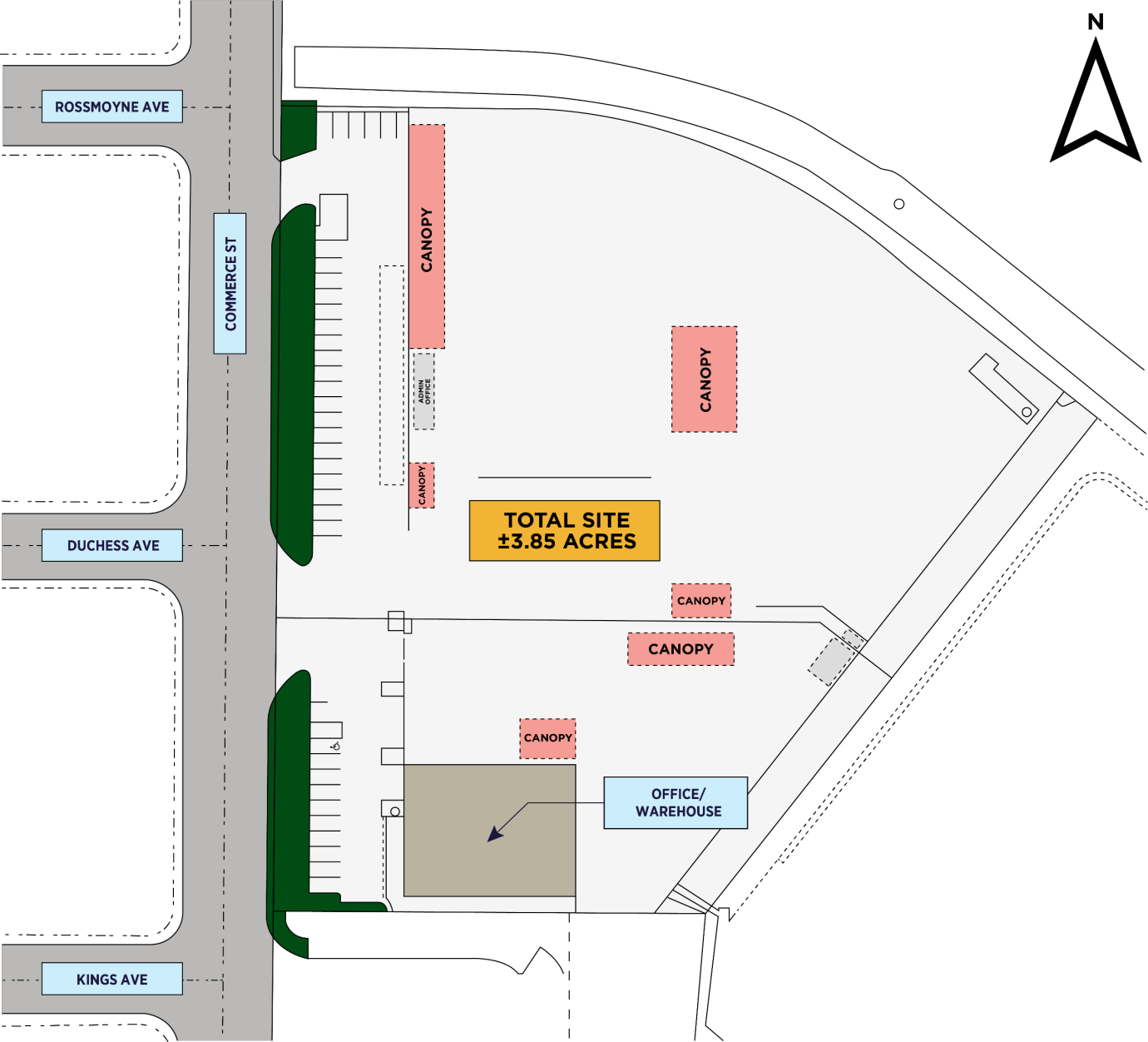


2580 N. Commerce St.

<b>Site:</b>	$\pm 3.85$ Acres
<b>Office/Warehouse:</b>	$\pm 2,000$ SF Two-Story Office $\pm 7,852$ SF Warehouse Multiple Open Air Canopies
<b>Min. Clear Height:</b>	22'
<b>Year Built:</b>	1993
<b>Loading:</b>	(2) 12' x 12' Grade Level Loading Doors (5) Dock Wells
<b>Sprinklers:</b>	None
<b>Power:</b>	600a - 277/480v   Building 1,000a - 277/480v   Yard
<b>Year Built:</b>	1993
<b>Zoning:</b>	M-2 (General Industrial)
<b>Jurisdiction:</b>	North Las Vegas
<b>APN:</b>	139-15-801-001; 139-15-701-003
<b>Site Condition:</b>	Fully paved, lighted, and secured Additional mobile office on-site
<b>Parking:</b>	Ample surface parking
<b>Approximately 1.2 miles to I-15/Lake Mead Blvd. Interchange</b>	

# SITE PLAN

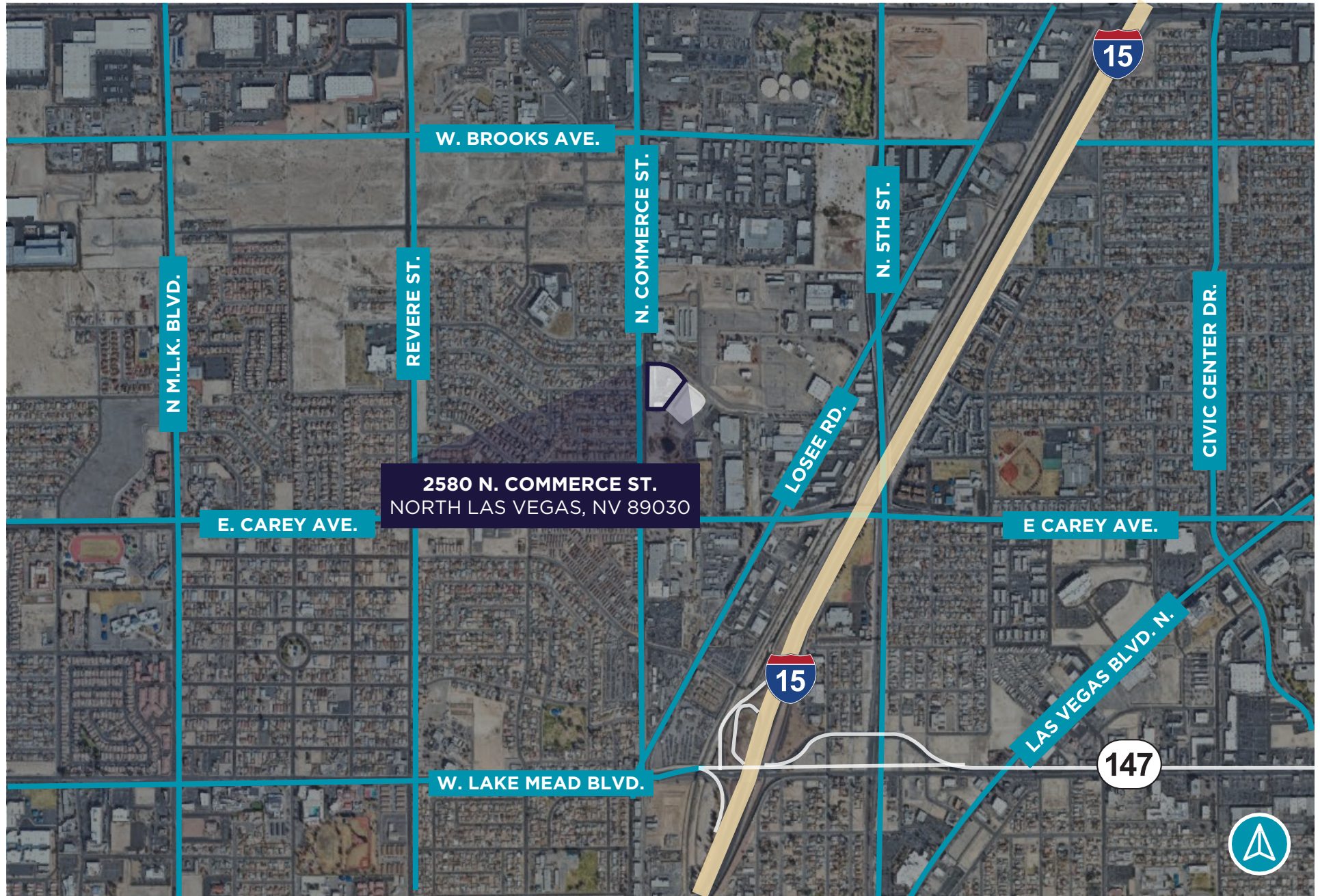
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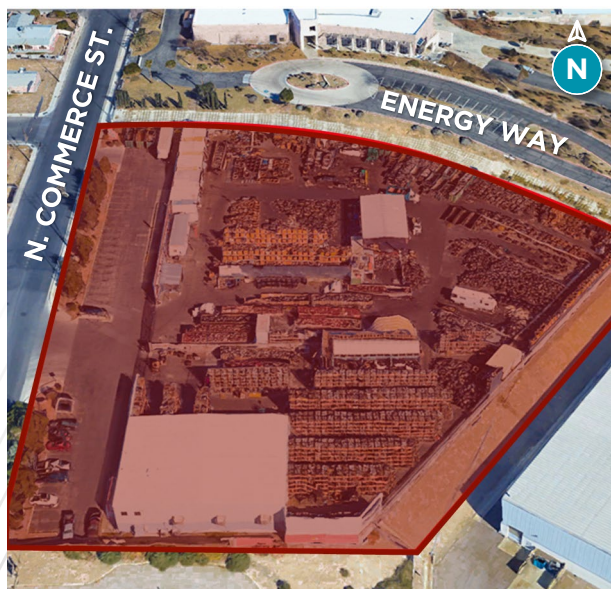


# PROPERTY LOCATION

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## CONTACT

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