FOR LEASE 2580 N. Commerce St.

North Las Vegas, NV 89030



±**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 and a ±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).



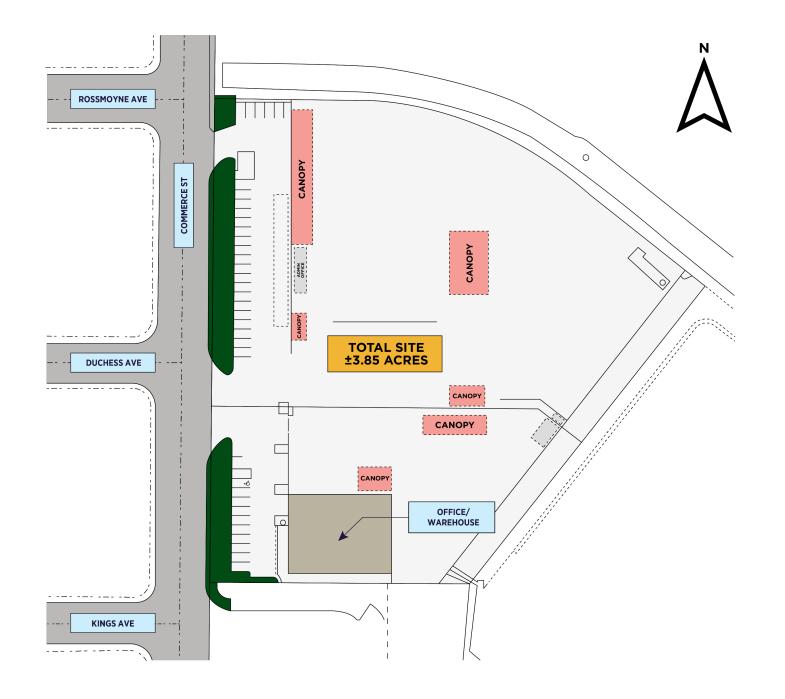


Site:	±3.85 Acres
Office/Warehouse:	±2,000 SF Two-Story Office ±7,852 SF Warehouse Multiple Open Air Canopies
Min. Clear Height:	22'
Year Built:	1993
Loading:	(2) 12′ x 12′ Grade Level Loading Doors (5) Dock Wells
Sprinklers:	None
Power:	600a - 277/480v Building 1,000a - 277/480v Yard
Year Built:	1993
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 mobile office on-site
Parking:	Ample surface parking

Approximately 1.2 miles to I-15/Lake Mead Blvd. Interchange

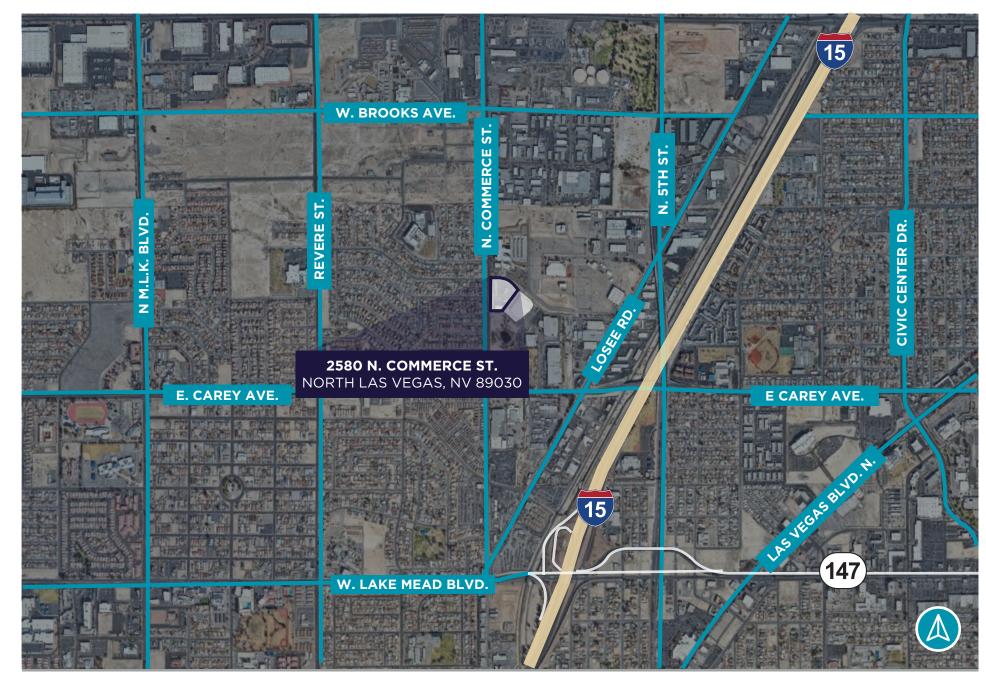
SITE PLAN

2580 N. Commerce St. | North Las Vegas, NV 89030



PROPERTY LOCATION

2580 N. Commerce St. | North Las Vegas, NV 89030















CONTACT

JASON GRIFFIS, SIOR Managing Director +1 702 205 3861 jason.griffis@cushwake.com #S.0178374

ALMA E. CUEVAS, SIOR Managing Director +1 702 303 4412 alma.cuevas@cushwake.com #S.0180089.LLC

MICHAEL SCHER Senior Associate +1 702 688 6893 michael.scher@cushwake.com #S.0189923

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.