

FOR LEASE

2980 MARION DRIVE

Las Vegas, NV 89115



TOTAL SIZE: $\pm 8,062$ SF

$\pm 8,062$ FREESTANDING BUILDING ON ± 2.14 ACRES



2980 MARION DRIVE

LAS VEGAS, NV 89115

Property Features

The building is situated on 2.14 acres and features an oversized, paved, graveled, striped, and secured yard inclusive of 38 parking spaces (16 open surface spaces outside the yard area, and 22 open surface spaces within the enclosed yard area). Water, sewer, power, and gas service the property.

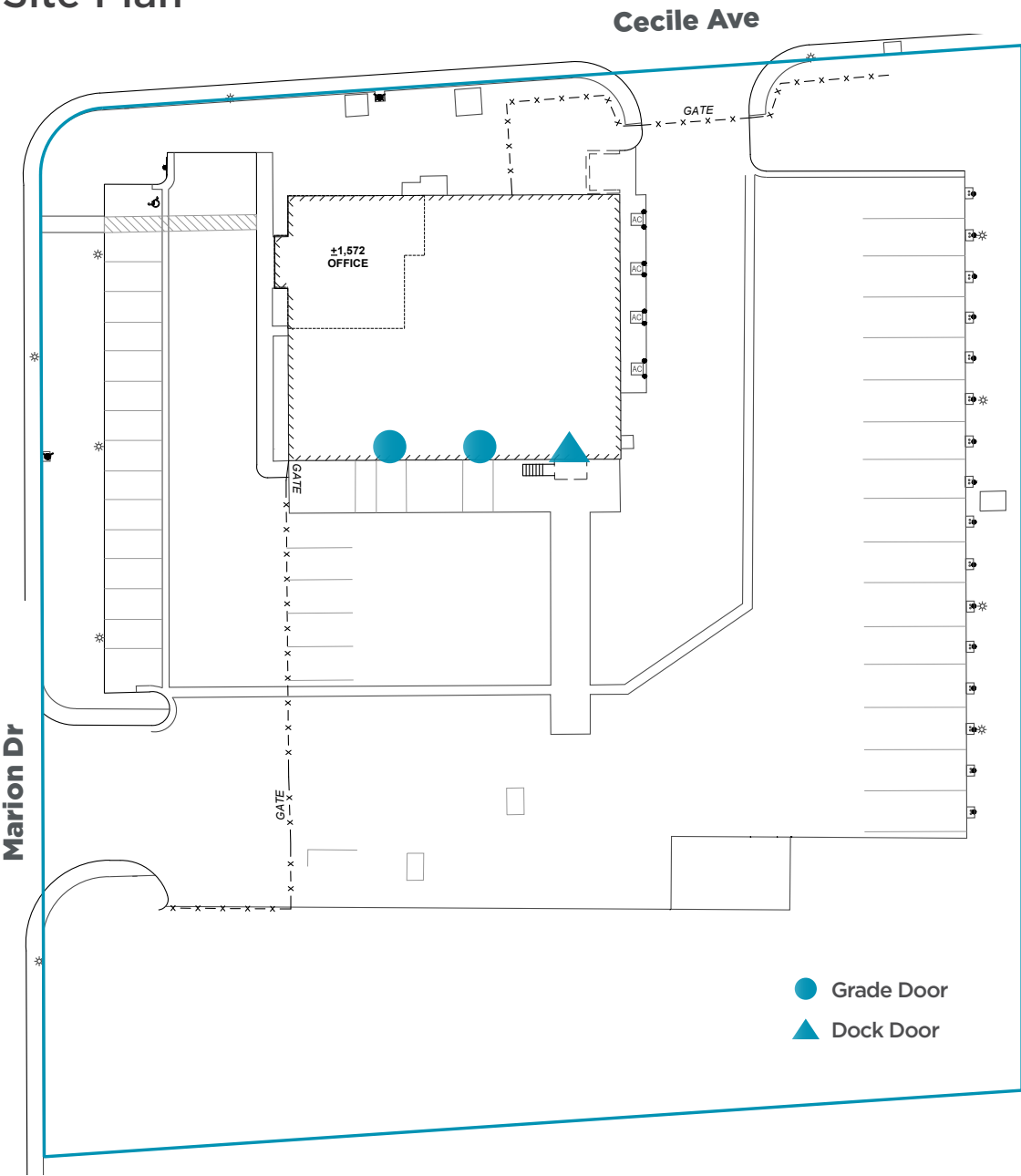
- ±2.14 AC
- ±8,062 SF Freestanding Bldg.
- Built in 2000
- 277/480v, 400amps 3-Phase Power
- Fully Sprinklered
- (2) 12'x12' Grade Doors
- (1) 7'x8' Dock Door
- 20' Minimum Clear Height
- (1) Set of Double Personnel Doors
- (1) Standard Personnel Door
- 2 Private Offices
- 2 Restrooms
- Bullpen & Kitchenette
- Large Secured Yard/Parking
- APN: 140-17-610-001
- IL Zoning



2980 MARION DRIVE

LAS VEGAS, NV 89115

Site Plan



Aerial Photos



2980 MARION DRIVE

LAS VEGAS, NV 89115

Aerial Map





FOR MORE INFORMATION, CONTACT:

JASON GRIFFIS, SIOR

Senior Director
+1 702 205 3861
jason.griffis@cushwake.com
#S.0178374

ALMA E. CUEVAS, SIOR

Senior Director
+1 702 303 4412
alma.cuevas@cushwake.com
#S.0180089.LLC

MICHAEL SCHER

Associate
+1 615 319 9963
michael.scher@cushwake.com
#S.0189923

CAMILA ROSALES

Director
+1 702 688 6889
camila.rosales@cushwake.com
#S.0183916

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



cushmanwakefield.com