

**± 5,120 SF**  
INDUSTRIAL WAREHOUSE / OFFICE  
**FOR LEASE**

**1921 Losee Rd.**  
**Suite 110**  
North Las Vegas, NV 89030

**Ofir Barashy**  
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ofir@barashy.com  
License # BS.146149



## Property Snapshot



**± 5,120 SF**  
Available SF



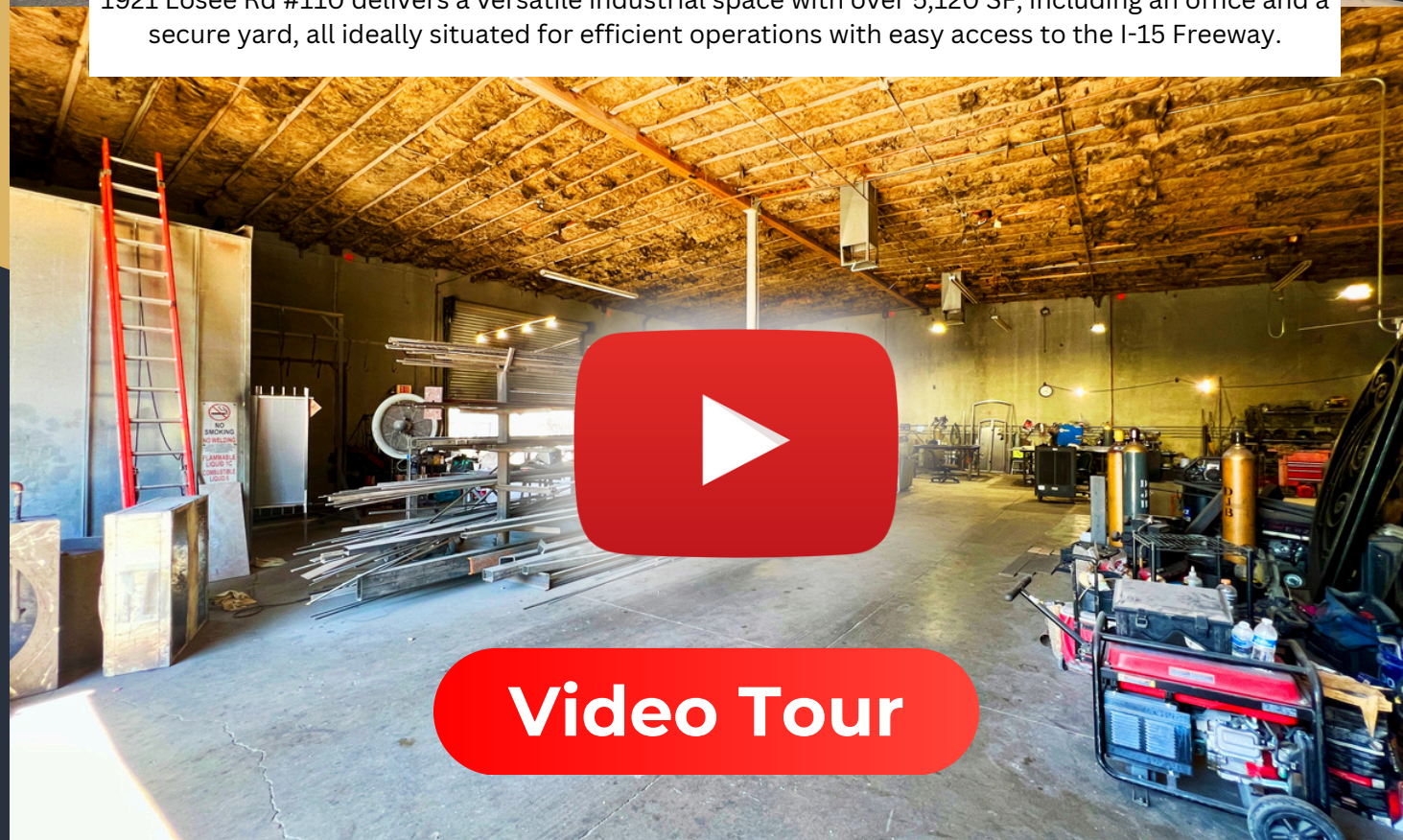
**\$1.05**  
NNN / SF



**\$0.15**  
CAM / SF



1921 Losee Rd #110 delivers a versatile industrial space with over 5,120 SF, including an office and a secure yard, all ideally situated for efficient operations with easy access to the I-15 Freeway.



**Video Tour**

## Property Highlights

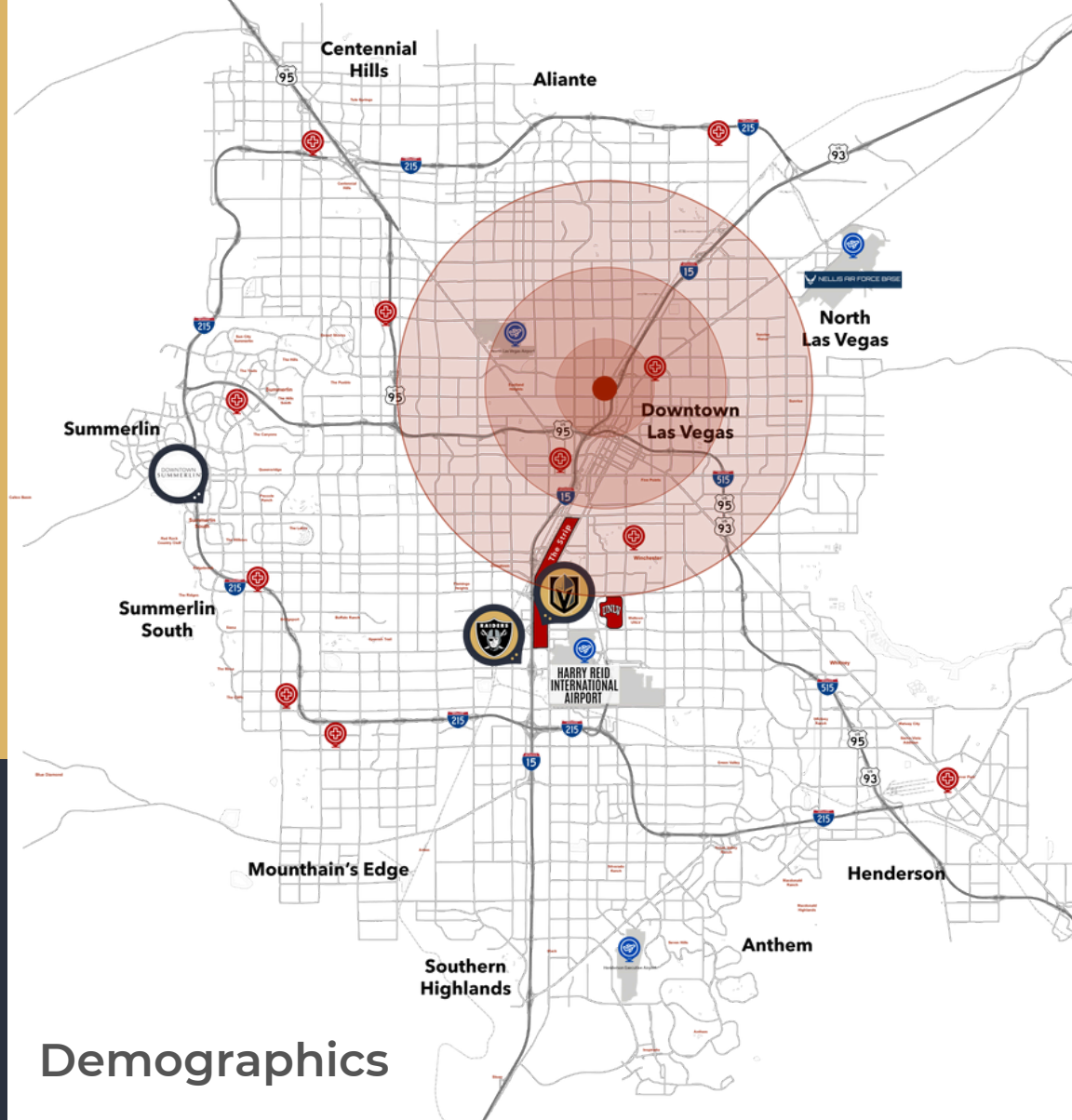
- Two 14' Grade Level Doors
- 17' Clear Height
- Easy Access: Conveniently located near the I-15 Freeway
- Zoning: M (Industrial)
- Yard: +1,500 square foot fenced and gated yard area



## Vicinity Map

1921 Losee Rd #110 features +5,120 SF of space, including a small office (+500 SF), two 14' grade-level doors, 17' clear height, and 3-phase power.

It offers a +1,500 SF fenced and gated yard with easy access to the I-15 Freeway, making it ideal for industrial operations.



## Within 5 Miles



I-5 Freeway



Culinary Academy of Las Vegas



North Las Vegas City Hall



Downtown Las Vegas

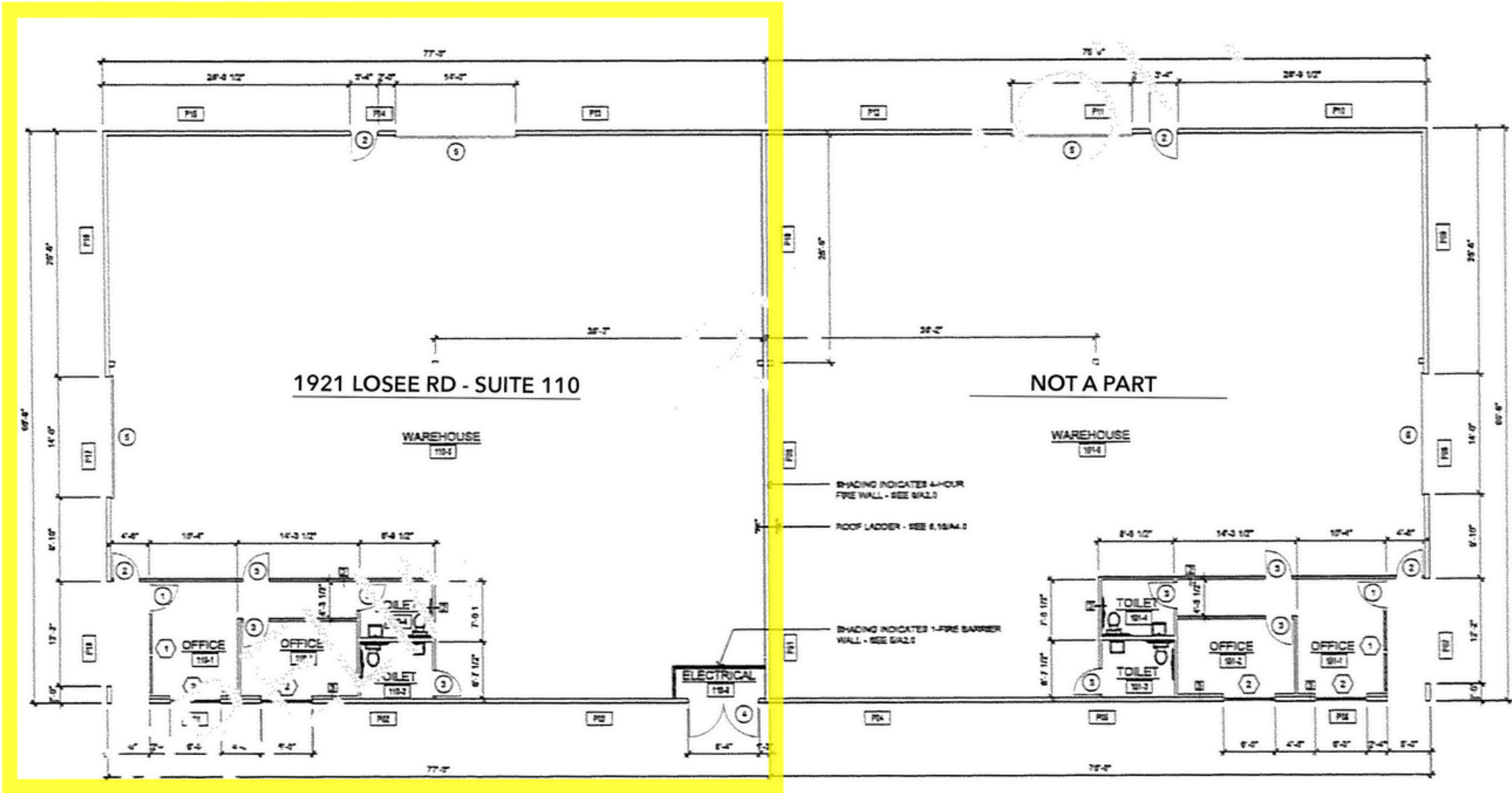


North Las Vegas Airport

## Demographics

Population	1-mile	3-mile	5-mile
2022 Population	17,862	171,339	492,720
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$43,775	\$66,615	\$66,252
Households	1-mile	3-mile	5-mile
2022 Total Households	5,929	56,894	168,501

# Floor Plan







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