



OFIR BARASHY
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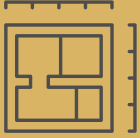
FOR LEASE
± 9,992 SF
INDUSTRIAL BUILDING

CAREY INDUSTRIAL PARK
2652 Abels Lane
Las Vegas, NV 89115

Property Snapshot



± 9,992 SF
Available SF



\$0.89 + \$0.15/SF
NNN



\$10,391.68
Monthly Rent

Property Features

- ±750 SF office
- ±9,242 SF warehouse
- ±5,000 SF yard on 0.5-acre lot
- Fenced & gated yard
- Two (2) 10'x12' grade-level doors
- 16' clear height
- Power: 400A, 120/208V, 3P 4W
- Warehouse mezzanine (removable)

 **BARASHY GROUP**

The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



Offering exceptional value and flexibility, this ±9,992 SF warehouse with secured yard is ideal for contractors and light industrial users.



VIDEO TOUR

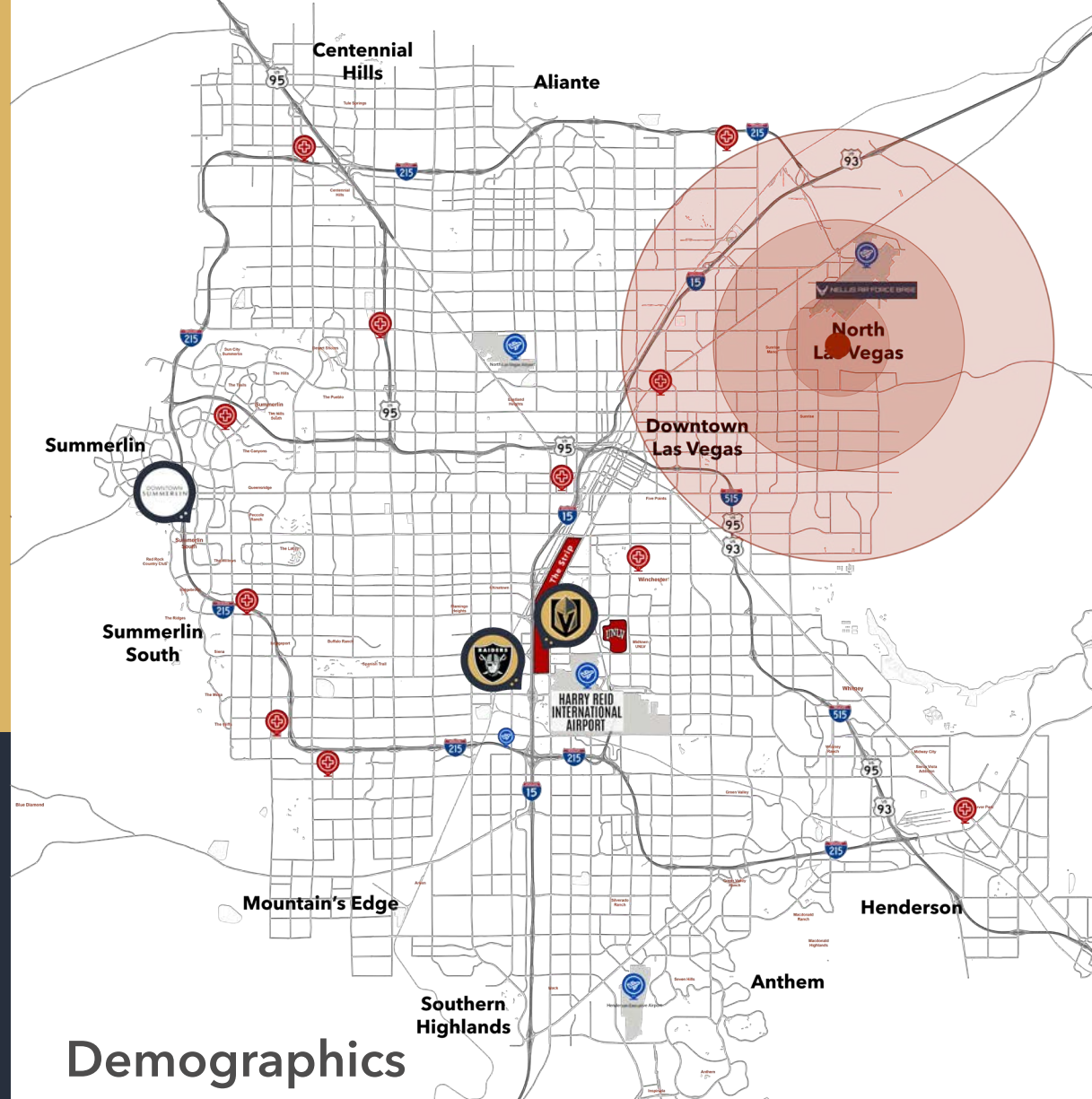
Vicinity Map

Located within the established Carey Industrial Park, 2652 Abels Lane offers convenient access to key transportation routes and major employment centers across North Las Vegas. The property is just minutes from N. Nellis Boulevard, E. Cheyenne Avenue, and the I-15 Freeway, providing direct connectivity to the Las Vegas Valley's industrial core, distribution hubs, and service markets.

Surrounded by a mix of industrial, service, and logistics users, the site benefits from proximity to OMP's future land development projects and North Las Vegas' rapidly expanding industrial corridor.

Location Highlights

- 1 mi** to N Nellis Blvd
- 1 mi** to E Cheyenne Ave
- 1.1 mi** to E Lake Mead Blvd
- 1.5 mi** to N Las Vegas Blvd
- 3.4 mi** to I-15 Freeway



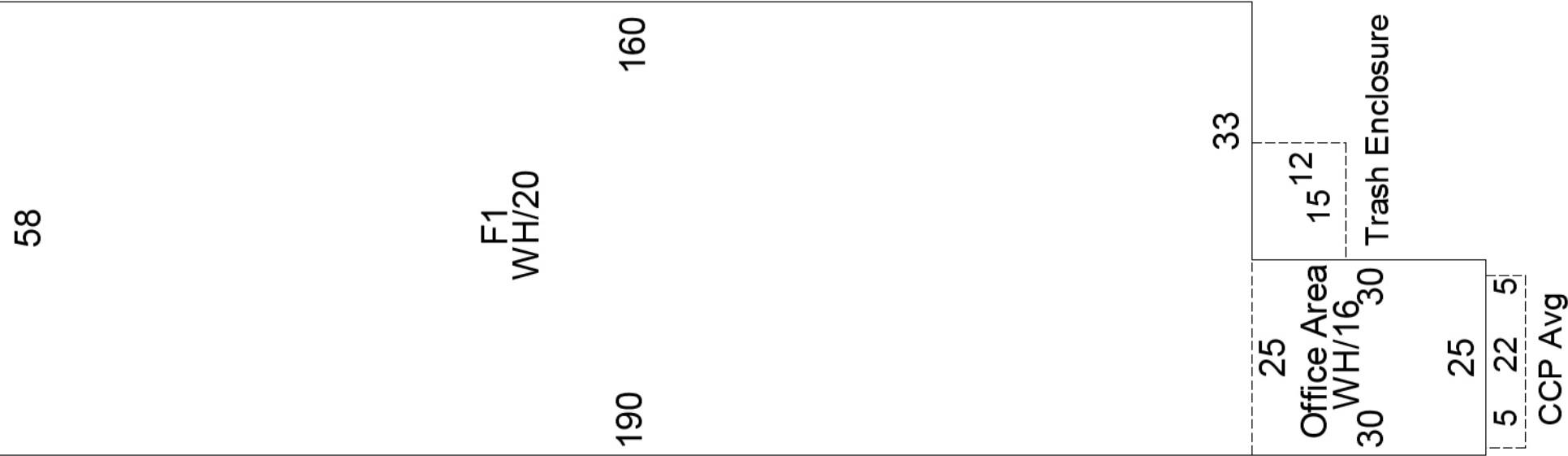
Demographics

Population	1-mile	3-mile	5-mile
2023 Population	10,674	182,695	395,657
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$61,970	\$63,553	\$68,452
Households	1-mile	3-mile	5-mile
2023 Total Households	3,167	54,427	125,642

Vicinity Map



Floor Plan



Property Photos





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