

FOR LEASE
± 4,000 SF
INDUSTRIAL BUILDING

1280 Rockpebble Ave
North Las Vegas, NV 89030

 **BARASHY
GROUP**



OFIR BARASHY
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License # BS.146149

Property Specs



± 4,000 SF
Building SF



± 0.39 AC
Lot Size



Contact Broker
Lease Rate

- **Office SF:** ±750 SF
- **Warehouse SF:** ±3,250 SF
- **Lot Size:** ±0.39 AC
- **Fenced Yard:** ±7,000 SF
- **Parcel No:** 139-11-110-003
- **Parking:** 2:1,000 (8 Surface)
- **Clear Height:** 16-18'
- **Lighting:** T5 Lighting
- **Year Built:** 2003
- **Zoning:** M-2 (General Industrial)
- **Jurisdiction:** North Las Vegas
- **Power:** 800A 208V 3P 4W
- **Roll-up Doors:** Three (3) 14'x12' Grade Level
- **Heating/Cooling:** HVAC (Office)
Evaporative Coolers (Warehouse)

Additional Notes: Power & air lines along back walls (100A, 120V receptacles every ±50ft)

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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.



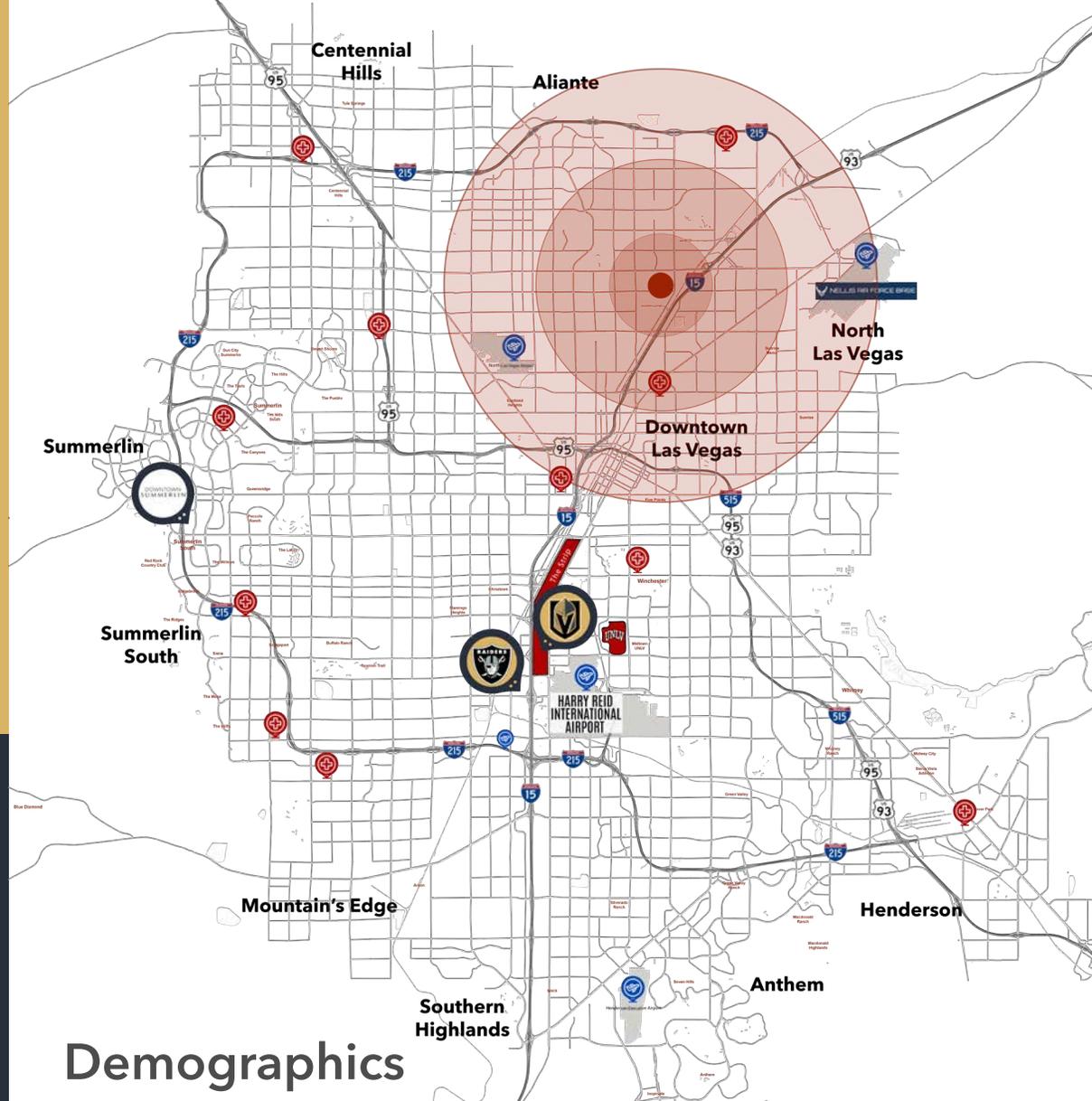
Rare, modern industrial facility with fenced yard, upgraded power, roll-up doors, office space, and ample parking in a maintained North Las Vegas park, ideal for heavy industrial uses.



Vicinity Map

Located at 1280 Rockpebble Ave in North Las Vegas, this ±4,000 SF industrial building sits within one of the region's fastest-growing industrial corridors. The property benefits from its proximity to the sprawling Apex Industrial Park, a major 18,000-acre development fueling strong job growth and attracting leading logistics and manufacturing users.

With streamlined permitting, favorable tax incentives, and robust infrastructure investment, North Las Vegas is emerging as a premier hub for industrial real estate.



Location Highlights

- 1.2 mi** to the Cannery Casino
- 1.5 mi** to I-15 via Cheyenne Ave.
- 2.0 mi** to Republic Services
- 2.5 mi** to I-15/ US-93 N via Craig Rd.
- 4.8 mi** to Nellis Air Force Base

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

Property Photos





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