



**BARASHY  
GROUP**



OFIR BARASHY  
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License # BS.146149

**FOR LEASE**  
**± 5,000 SF**  
**INDUSTRIAL BUILDING**

**3845 Rockbottom St**  
**North Las Vegas, NV 89030**



# Property Specs



± 5,000 SF  
Building SF



± 0.44 AC  
Lot Size



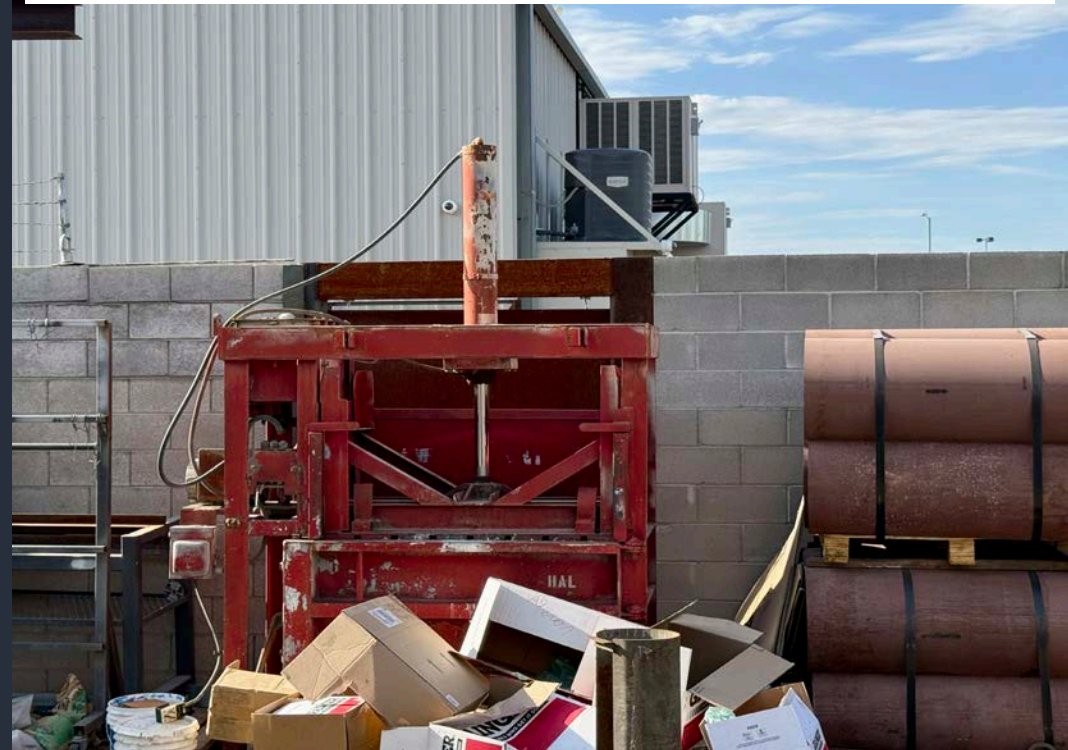
Contact Broker  
Lease Rate

- **Office SF:** ±500 SF
- **Warehouse SF:** ±4,500 SF
- **Lot Size:** ±0.44 AC
- **Fenced Yard:** ±8,500 SF
- **Parcel No:** 139-11-110-023
- **Parking:** 2:1,000 (10 Surface)
- **Clear Height:** 16-18'
- **Lighting:** T5 Lighting
- **Year Built:** 2004
- **Zoning:** M-2 (General Industrial)
- **Jurisdiction:** North Las Vegas
- **Power:** 800A 208V 3P 4W
- **Roll-up Doors:** Four (4) 14'x12' Grade Level
- **Heating/Cooling:** HVAC (Office)  
Evaporative Coolers (Warehouse)

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



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.



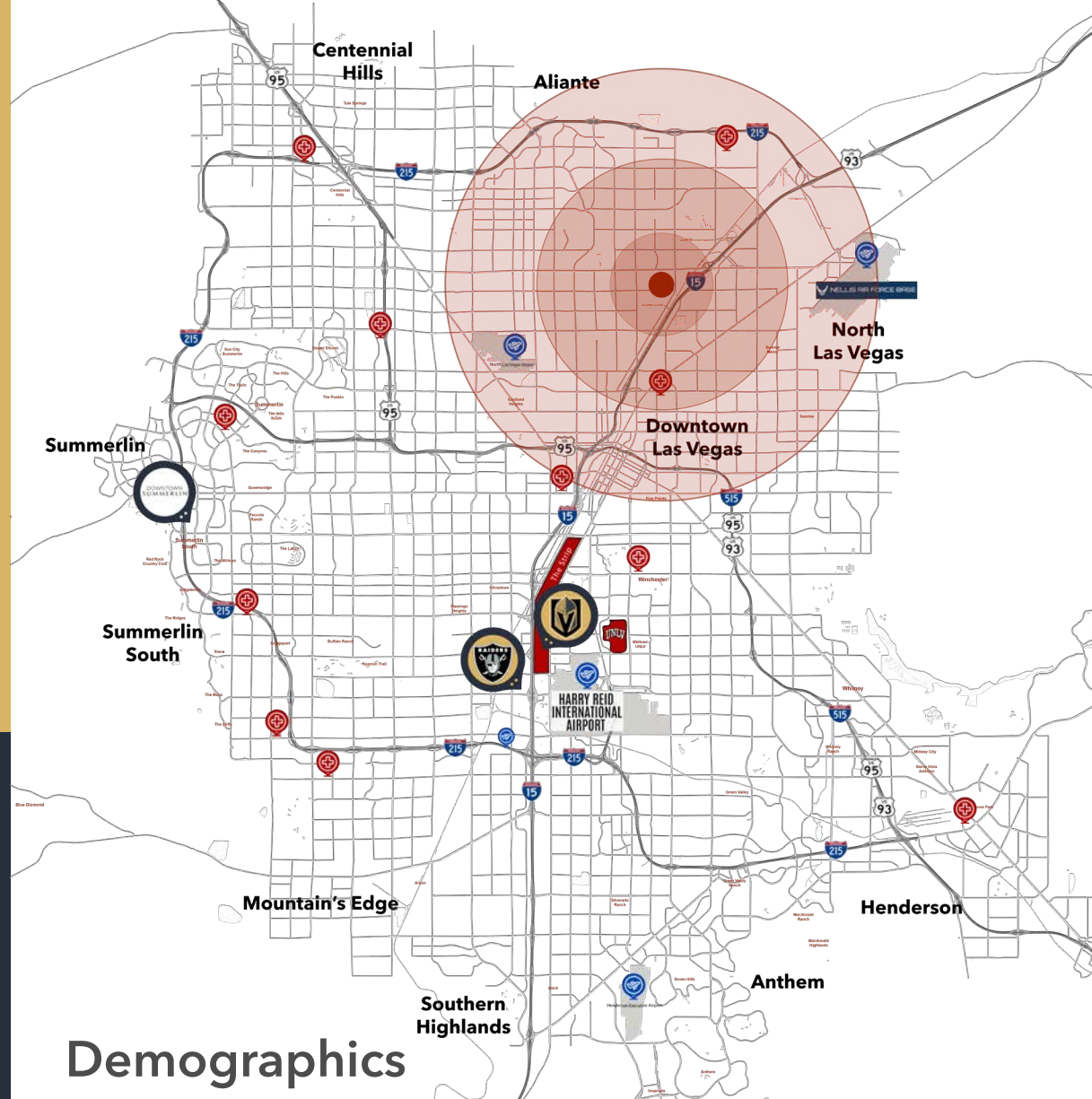
## Vicinity Map

Located at 3845 Rockbottom St in North Las Vegas, this  $\pm 5,000$  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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**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEVADA  
PROPERTIES