



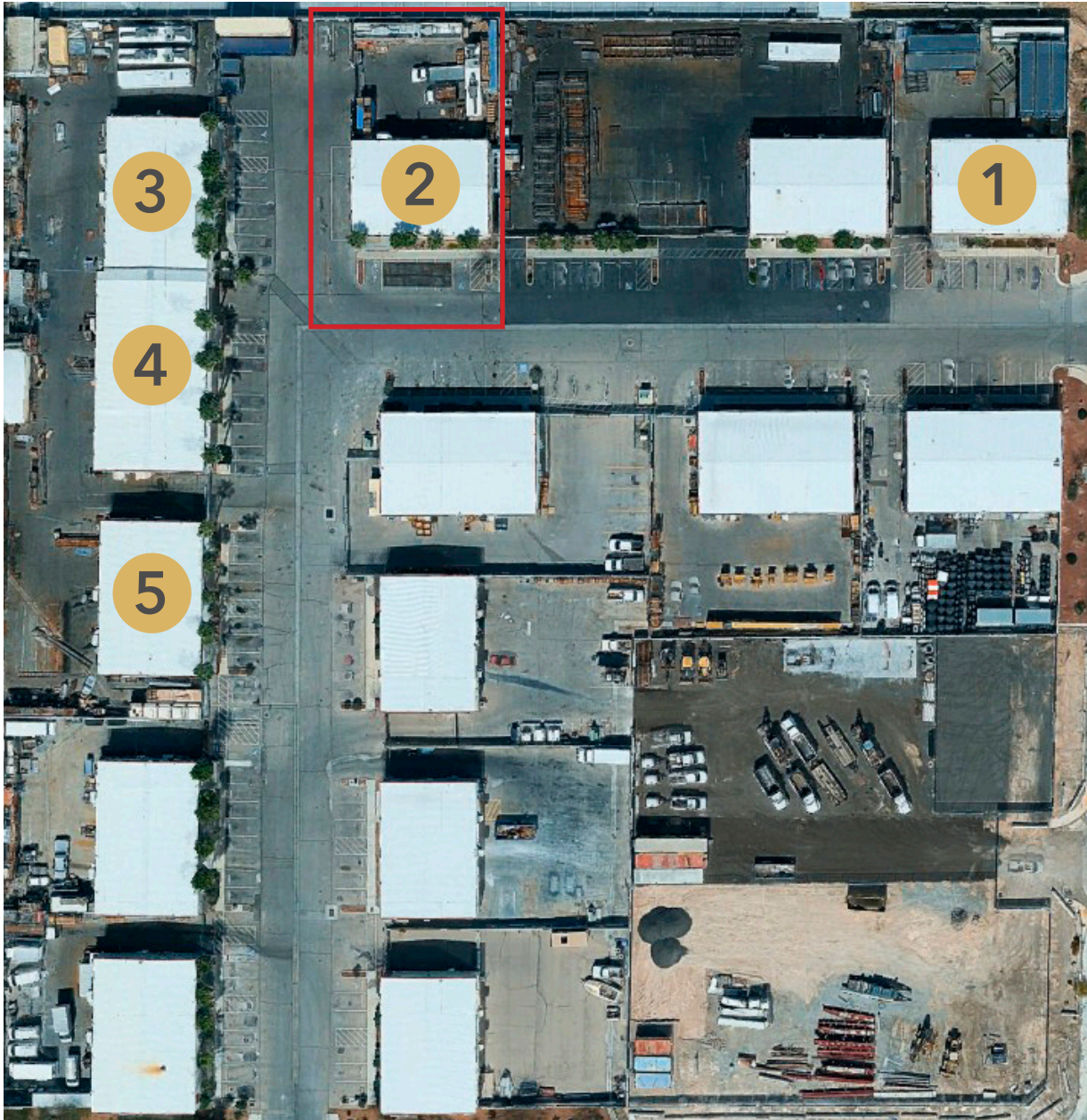
FOR LEASE

± 4,623 SF INDUSTRIAL BUILDING & ± 5,832 YARD

1220 Rockpebble Ave | North Las Vegas, NV 89030

OFIR BARASHY
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LIC.# B.146149.LLC

Site Map & Available Properties



1 1280 Rockpebble Ave
± 4,030 SF Building & ±7,850 SF Yard
FULLY LEASED

2 1220 Rockpebble Ave
± 4,623 SF Building & ±5,832 SF Yard
FULLY LEASED

3 3885 Rockbottom St
± 6,365 SF Building & ±11,925 SF Yard
AVAILABLE FOR LEASE

4 3865 Rockbottom St
±6,763 SF Building & ±9,558 SF Yard
AVAILABLE FOR LEASE

5 3845 Rockbottom St
±4,889 SF Building & ±8,385 SF Yard
AVAILABLE FOR LEASE

Property Specs - 1220 Rockpebble



± 4,623 SF
Building SF



± 0.42 AC
Lot Size



Contact Broker
Lease Rate

- **Office SF:** ±1,230 SF (incl. mezzanine)
- **Warehouse SF:** ±3,393 SF
- **Lot Size:** ±0.42 AC
- **Fenced Yard:** ±5,832 SF
- **Parcel No:** 139-111-10-014
- **Parking:** 1.7:1,000 (8 Surface)
- **Clear Height:** 18' - 20'
- **Year Built:** 2004
- **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)

 **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.



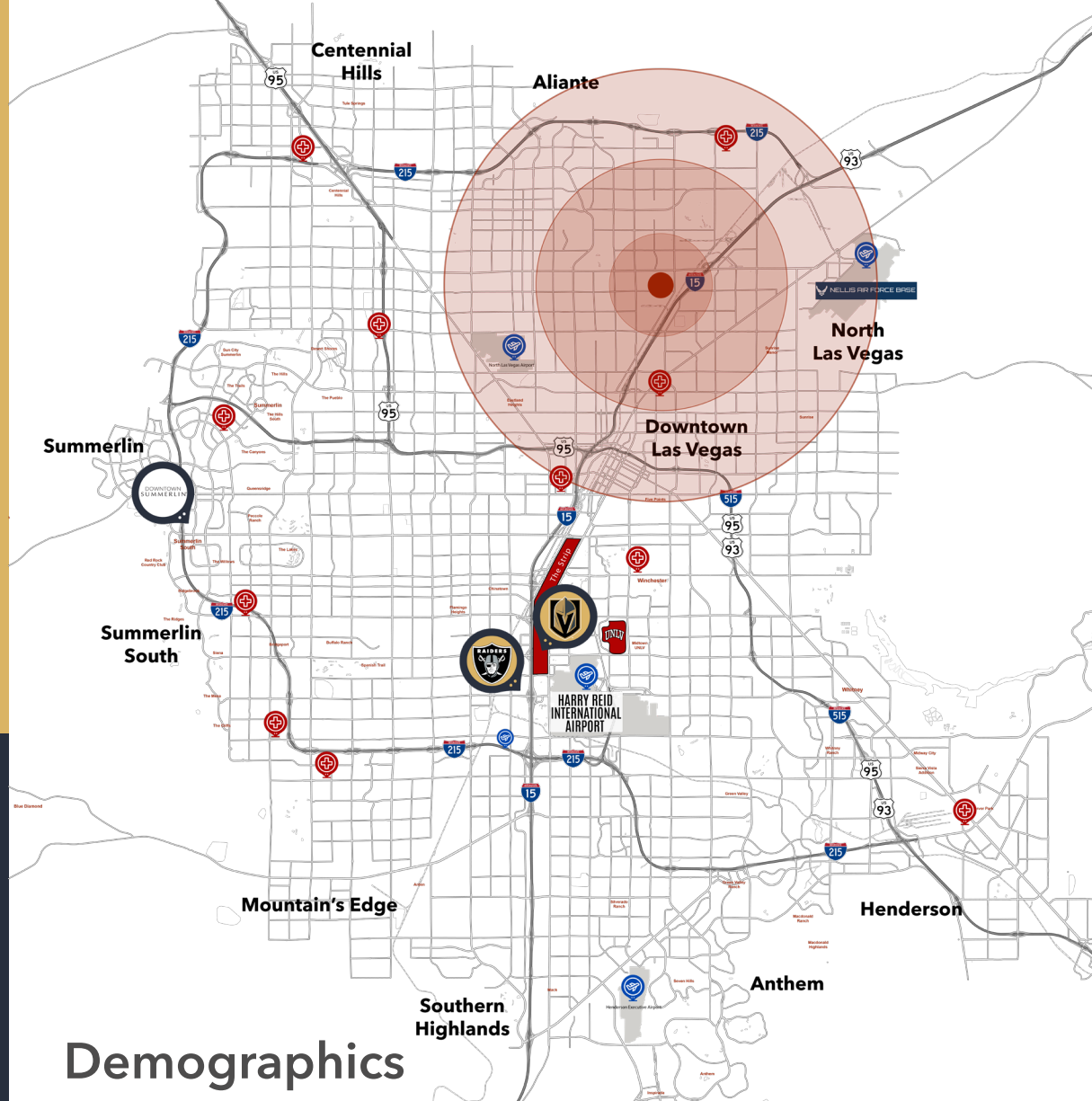
Rare, modern industrial facility with fenced yard, upgraded power, roll-up doors, mezzanine office space, and ample parking in a maintained North Las Vegas park, ideal for heavy industrial uses.



Vicinity Map

Located at 1220 Rockpebble Ave in North Las Vegas, this ±4,623 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





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