

**OFFICE BUILD OUT POTENTIAL:**  
AVAILABLE IN 3865 ROCKBOTTOM ST, LANDLORD TI OFFERED,  
SPECS NEGOTIABLE (5+ YEAR LEASE TERM PREFERRED)

TWO CONJOINED INDUSTRIAL SPACES | FOR LEASE TOGETHER OR SEPARATELY

# 3865 & 3885 Rockbottom St

## North Las Vegas, NV 89030

TOTAL SIZE

±13,128 SF

OFFICE SPACE

±2,966 SF (22%)

FENCED YARD

± 21,483 SF

CLEAR HEIGHT

18 - 20'

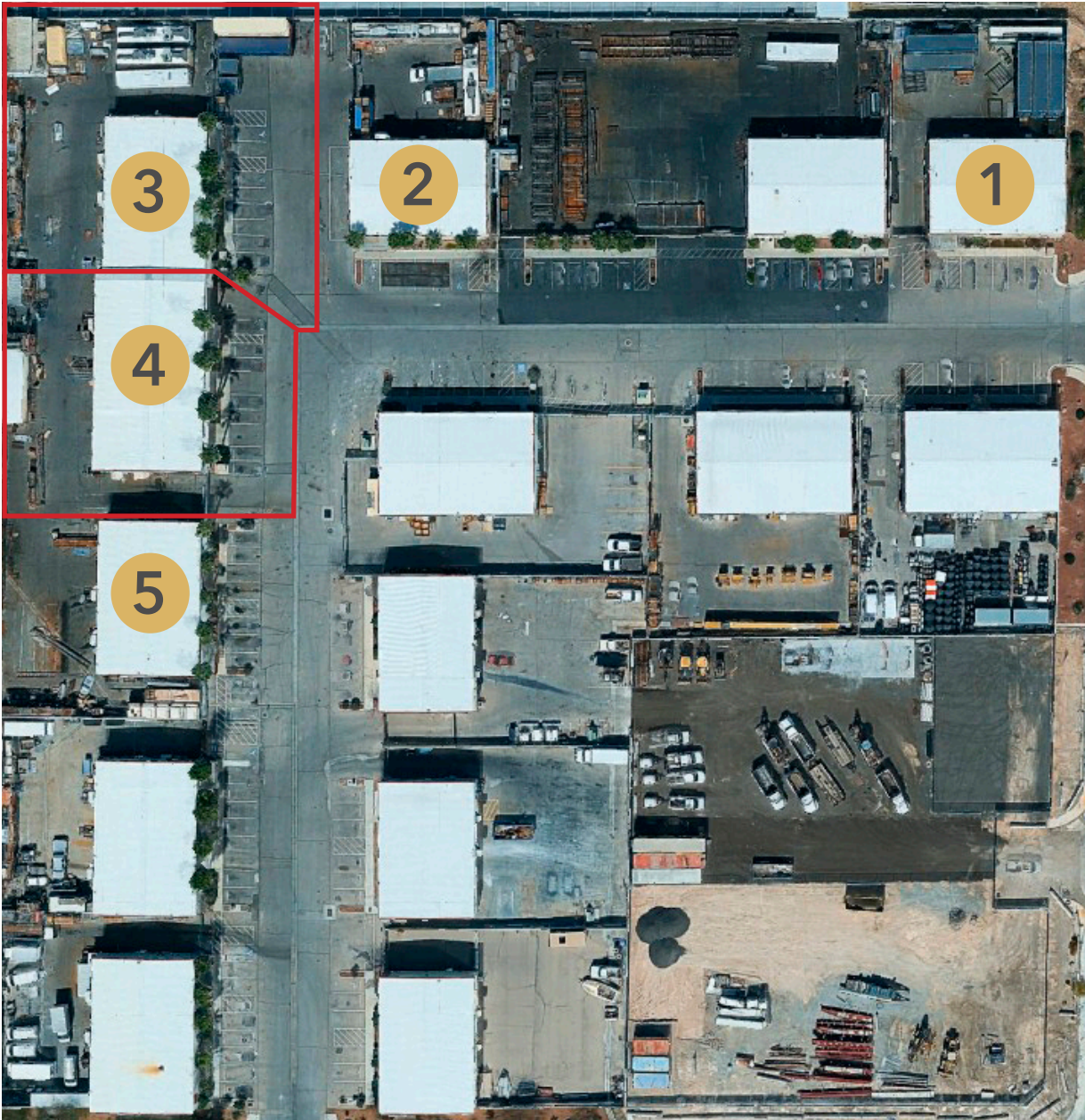


OFIR BARASHY

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Nevada Real Estate License #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  
**FULLY LEASED**

# Specs - 3865 & 3885 Rockbottom



± 13,128 SF  
Building SF



\$1.50 / SF  
Lease Rate



\$0.24 / SF / Mo  
NNN

- **Office:** ± 2,966 SF (22%)
- **Warehouse SF:** ±10,162 SF
- **Lot Size:** ±1.13 AC
- **Fenced Yard:** ±21,483 SF
- **Parking:** 1.6:1,000 (21 Surface)
- **Clear Height:** 18' - 20'
- **Year Built:** 2006
- **Zoning:** M-2 (General Industrial)
- **Jurisdiction:** North Las Vegas
- **Power:** 800A 208V 3P 4W
- **Roll-up Doors:** Twelve (12) 14'x12' Grade Level
- **Heating/Cooling:** HVAC (Office)  
Evaporative Coolers (Warehouse)

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



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 U-shaped yard, upgraded power, roll-up doors, office space, and ample parking in a maintained North Las Vegas park, ideal for heavy industrial uses.



**VIDEO TOUR**

# Floor Plan

3865-3885 ROCKBOTTOM ST  
NORTH LAS VEGAS, NV

FIRST FLOOR  
(As Measured: January 2026)

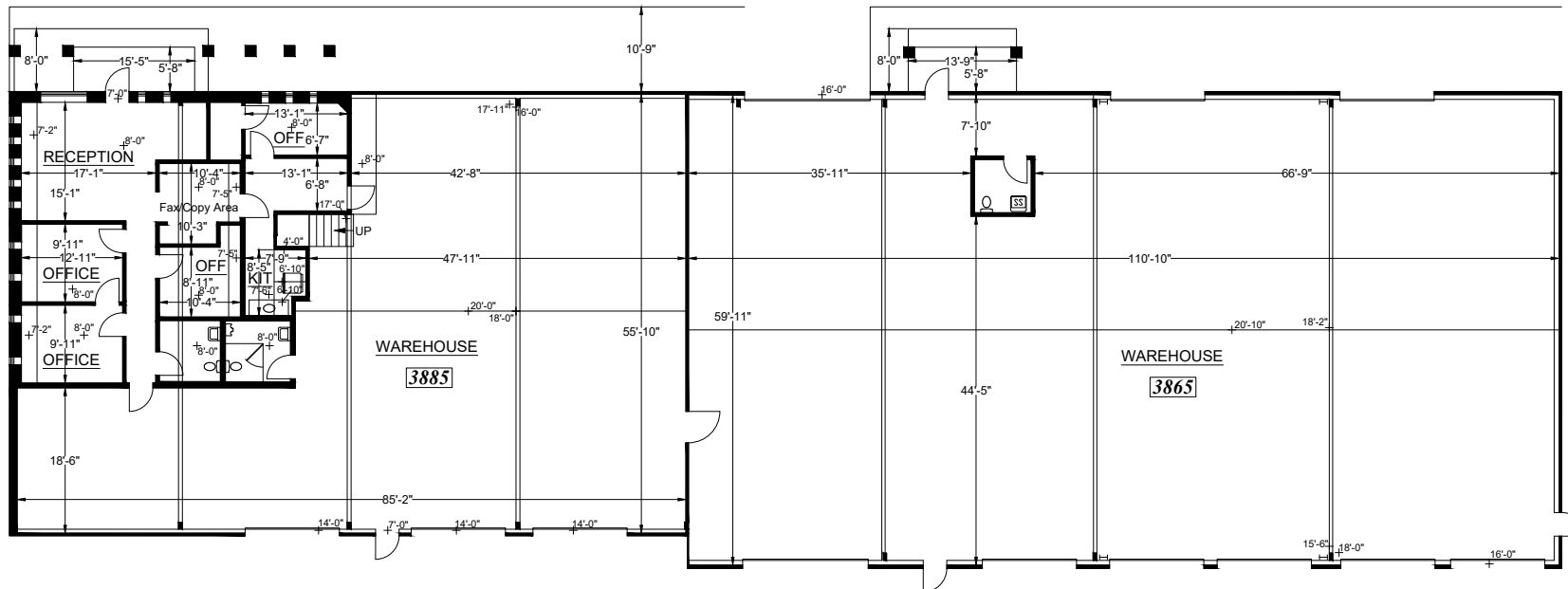


## FLOOR PLAN

ROCKBOTTOM ST

Floor Billing Summary 1	SQ.FT.	%
*Measured Built-out Area:	3,013	23%
*Measured Warehouse Area:	10,330	77%

(Includes Mezzanine)

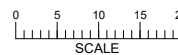


Building Billing Summary	SQ.FT.	%
*Measured Built-out Area:	3,013	23%
*Measured Warehouse Area:	10,330	77%

**ELEVATION LEGEND**  
Spot Height (Above Finished Floor): + X'-X"

Survey Accuracy: +/- 0.05%

\*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.



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**Note:** All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.



<https://LT-FP.com>  
TEL: (888) 393-6655  
FILE: 25-477-5

# 3865 Potential Office Addition

## Design Your Space. *Build Your Future.*

### ***Your Vision, Your Layout***

Office specs are negotiable. That means you have a real say in how the space is configured, finished, and designed to support your team and operations.

### ***Landlord Support Built In***

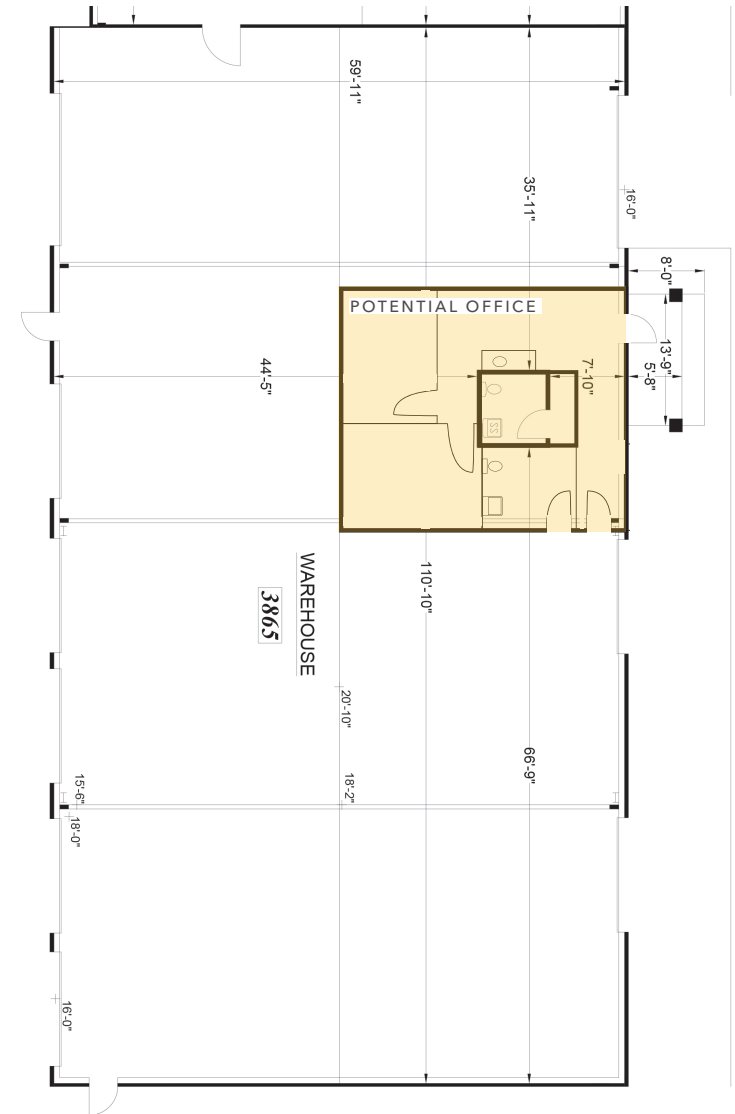
The landlord is offering tenant improvement allowance to help make the build out a reality. You are not starting from zero on your own.

### ***A Home Base Worth Staying In***

This opportunity is designed for tenants ready to plant roots. With a **minimum five year lease term**, you get the stability to invest in your space and grow without the uncertainty of short term arrangements.

### ***A Facility That Already Delivers***

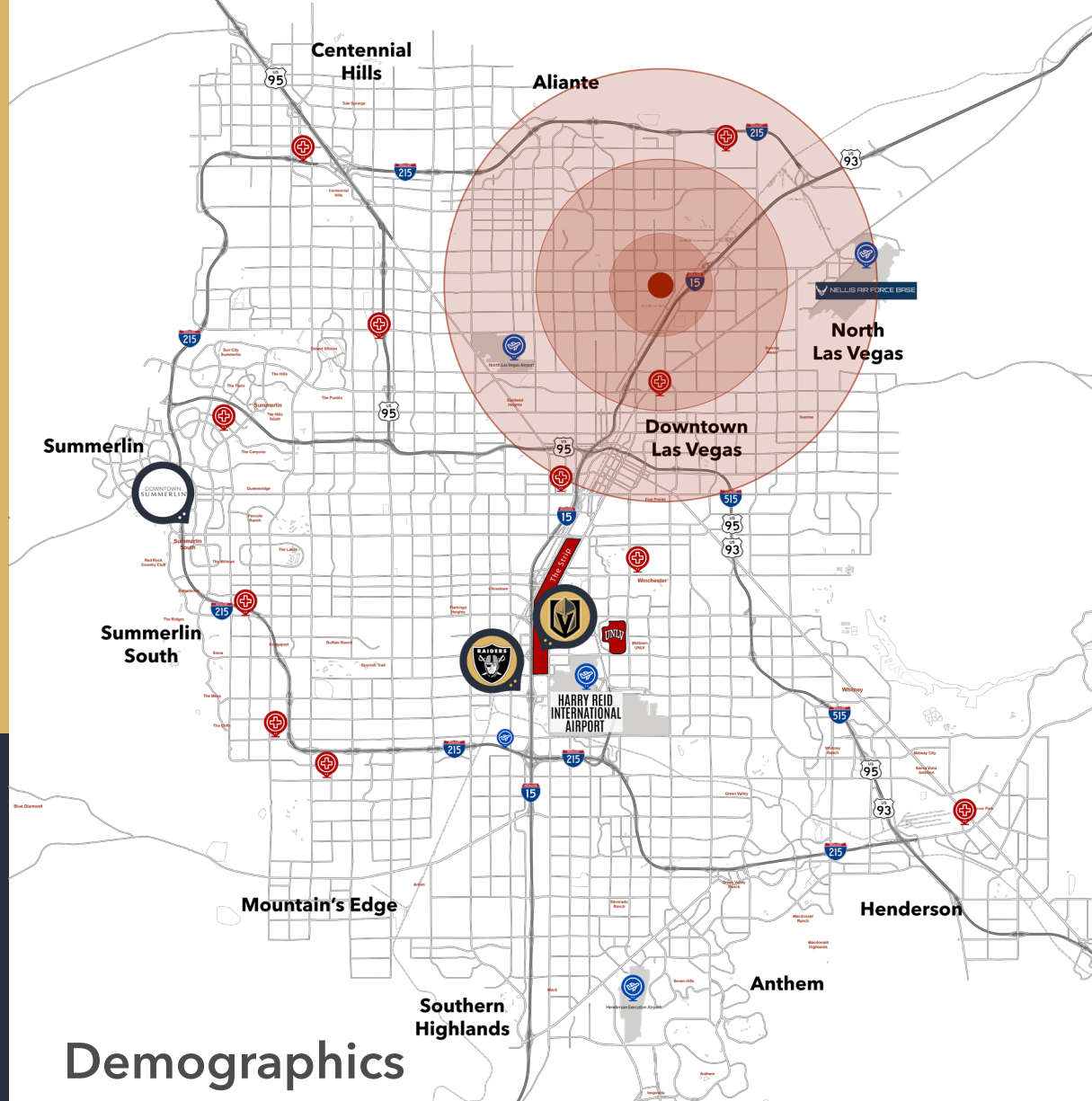
The office build out is just one piece of a property that already checks every box for serious industrial operations, including 800A upgraded power, twelve 14x12 grade level roll up doors, 18 to 20 foot clear heights, a 21,483 SF fenced yard, and 21 surface parking spaces all within a well maintained North Las Vegas industrial park.



# Vicinity Map

Located at 3865 & 3885 Rockbottom St in North Las Vegas, this ±13,128 SF industrial space 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







CONTACT

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License #B.146149.LLC

THE PROPERTY

**3865 & 3885 Rockbottom St**

North Las Vegas, NV 89030

Information deemed reliable but not guaranteed.

BROKERAGE

**BARASHY  
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