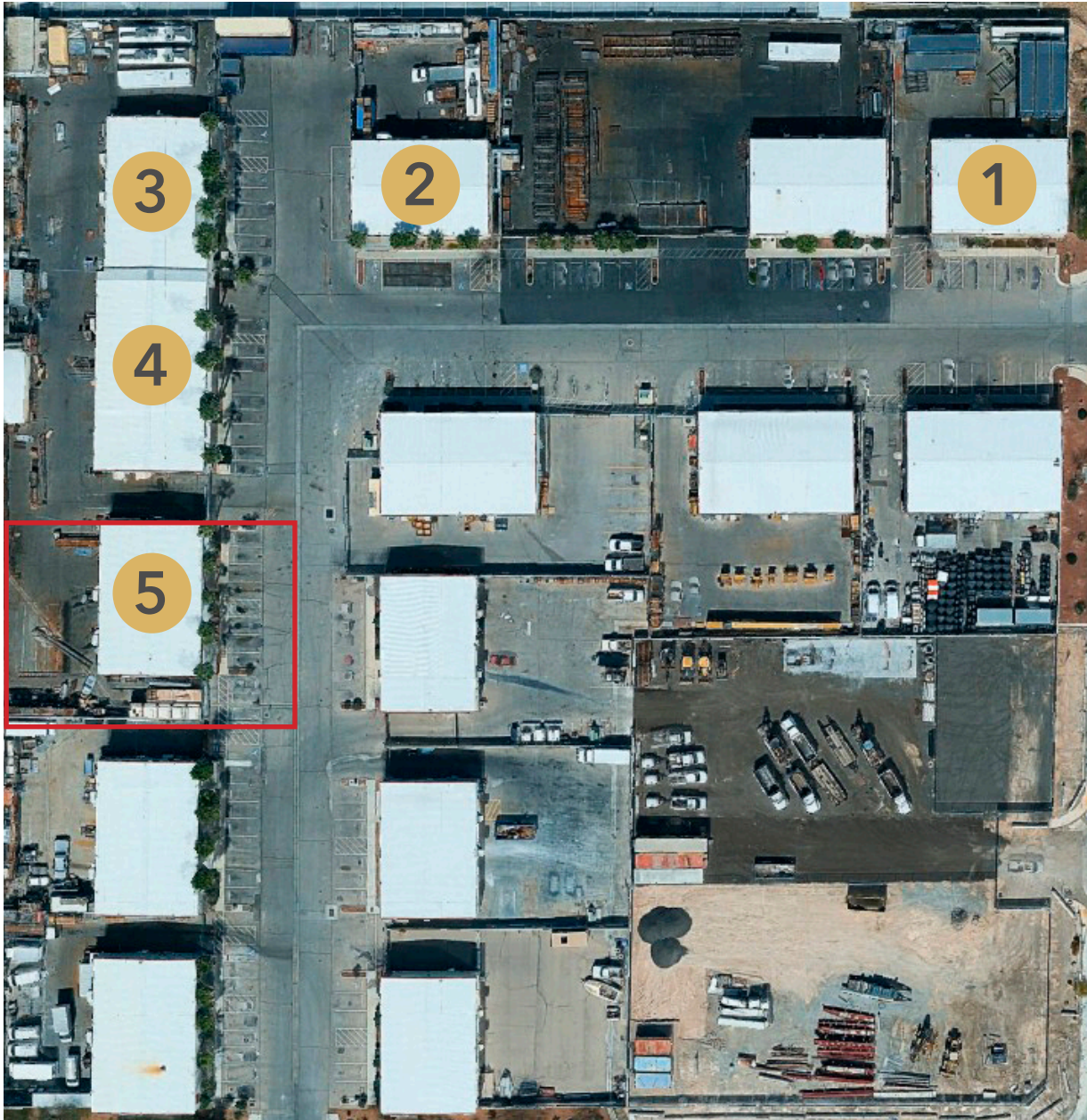


FOR LEASE

± 4,889 SF INDUSTRIAL BUILDING & ± 8,385 YARD
3845 Rockbottom St | North Las Vegas, NV 89030

OFIR BARASHY
(702) 325-9673
ofir@barashy.com
LIC.# B.146149.LLC

Site Map & Available Properties



1 1280 Rockpebble Ave
± 4,030 SF Building & ±7,850 SF Yard
AVAILABLE FOR LEASE

2 1220 Rockpebble Ave
± 4,623 SF Building & ±5,832 SF Yard
AVAILABLE FOR LEASE

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



± 4,889 SF
Building SF



± 0.44 AC
Lot Size



Contact Broker
Lease Rate

- **Office SF:** ±497 SF
- **Warehouse SF:** ±4,392 SF
- **Lot Size:** ±0.44 AC
- **Fenced Yard:** ±8,385 SF
- **Parcel No:** 139-11-110-023
- **Parking:** 1.6:1,000 (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:** 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)



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.



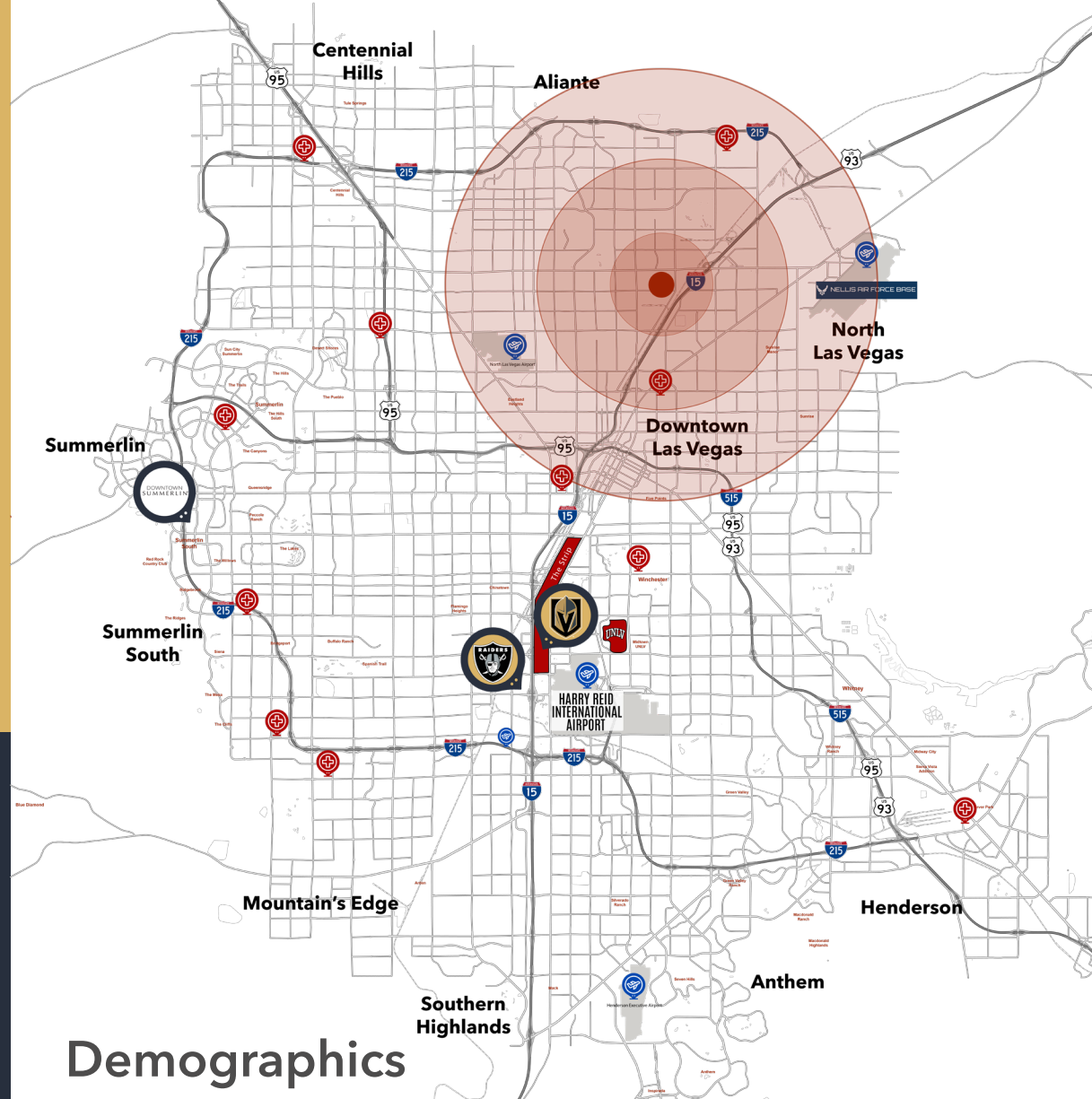
Vicinity Map

Located at 3845 Rockbottom St in North Las Vegas, this $\pm 4,889$ 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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