



# FOR LEASE

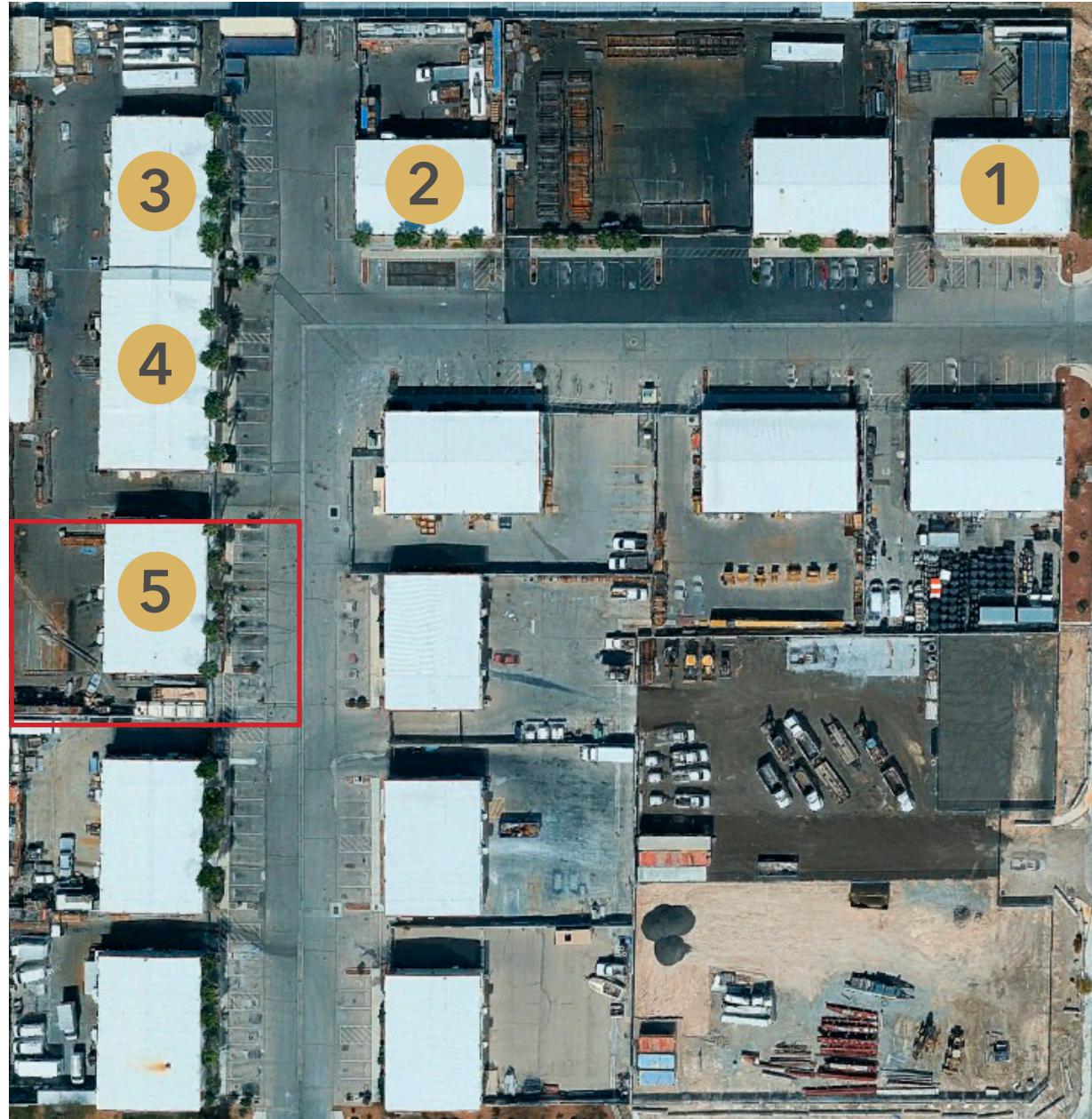
**± 4,889 SF INDUSTRIAL BUILDING & ± 8,385 YARD**  
3845 Rockbottom St | North Las Vegas, NV 89030

**OFIR BARASHY**  
(702) 325-9673  
[ofir@barashy.com](mailto:ofir@barashy.com)  
LIC.# B.146149.LLC

# Site Map & Available Properties



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.



**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**

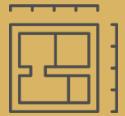
**4 3865 Rockbottom St**  
±6,763 SF Building & ±9,558 SF Yard  
**AVAILABLE FOR LEASE**

**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)

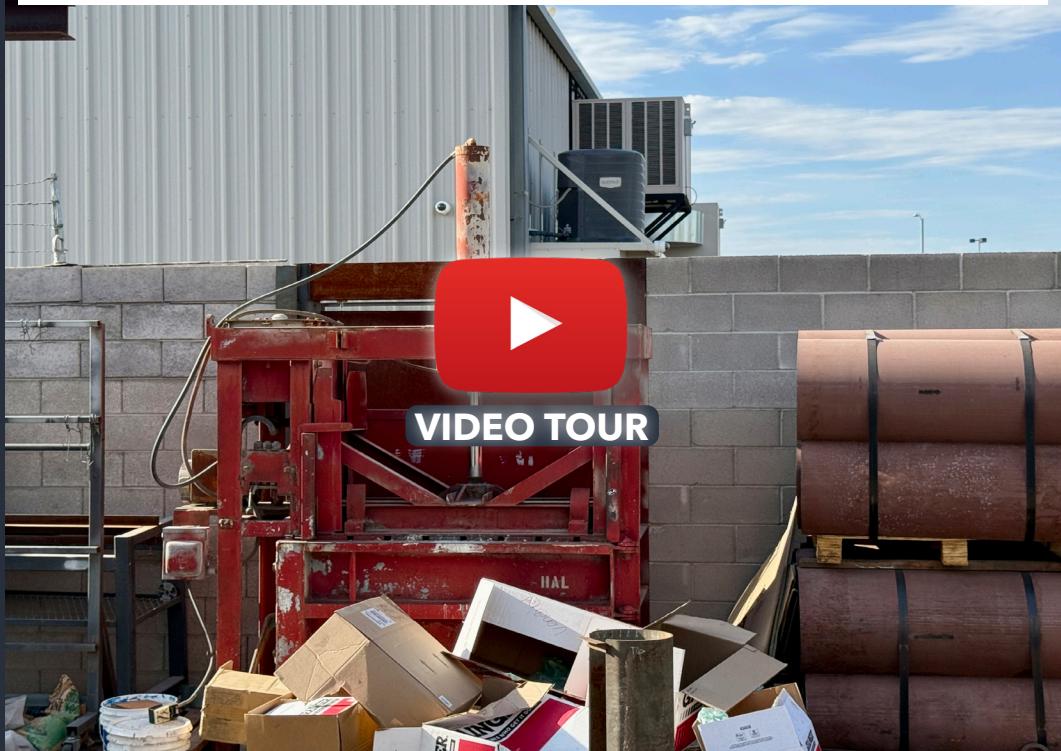
**Additional Notes:** Power & air lines along back walls (100A, 120V receptacles every ±50ft)

 **BARASHY GROUP**

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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 ±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**

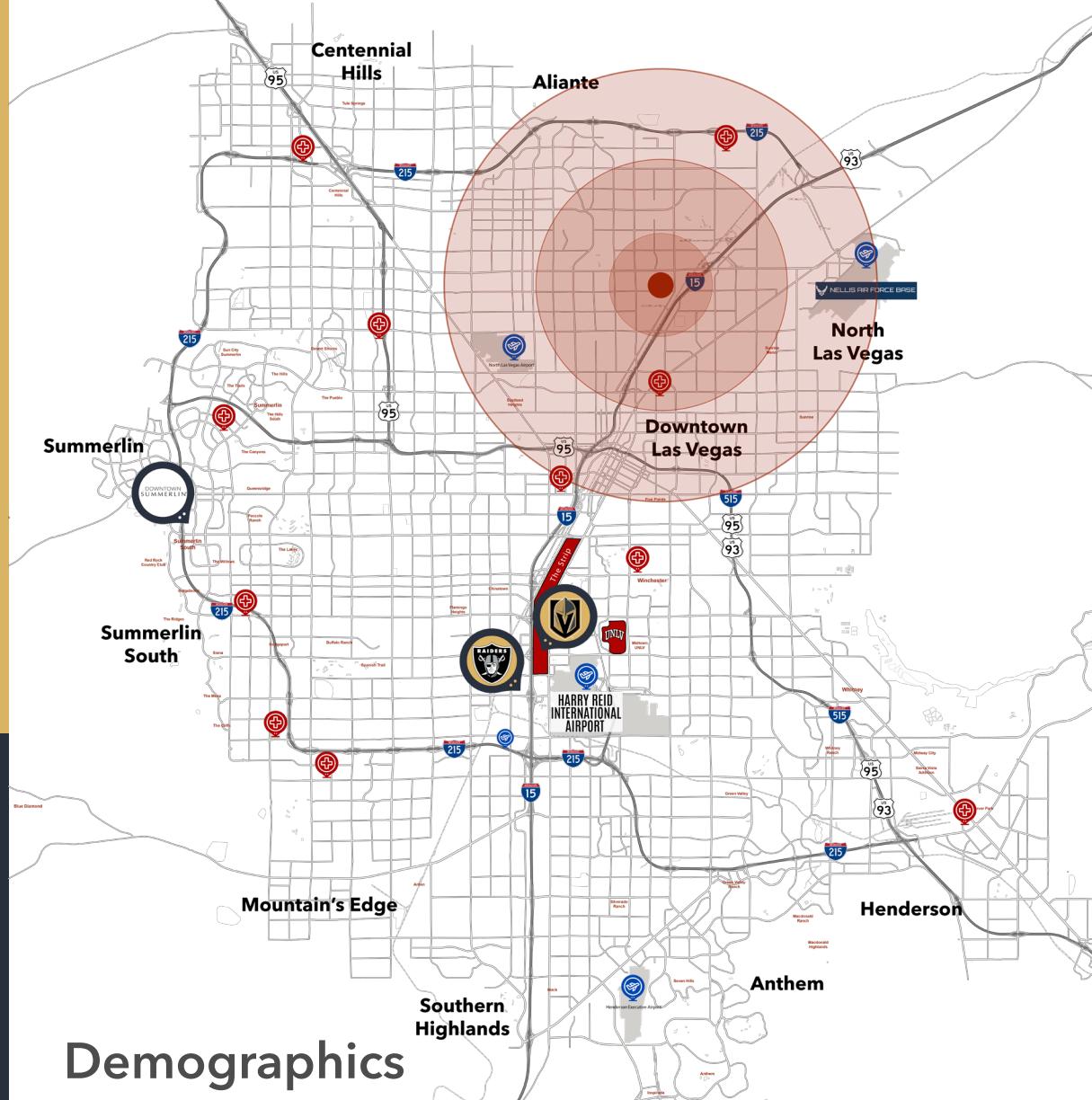
to Republic Services

**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
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2023 Population	10,674	182,695	395,657
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Income	1-mile	3-mile	5-mile
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2023 Average Household Income	\$61,970	\$63,553	\$68,452
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Households	1-mile	3-mile	5-mile
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2023 Total Households	3,167	54,427	125,642
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# Property Photos





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