

Industrial Flex Warehouse

3227 Meade Ave, Unit 1A



OFIR BARASHY

(702) 325-9673 · ofir@barashy.com

Nevada Real Estate License #B.146149.LLC

SIZE

±2,050 SF

ZONING

M1

DISTANCE TO STIP

±1 Mile

AVAILABLE

July 1, 2026

THE OPPORTUNITY

Industrial flex with *drive-in access.*

A complete operating unit – warehouse and office minutes from the Strip.

Unit 1A delivers ±2,050 square feet of true flex space at 3227 Meade Avenue, a well-maintained brick-and-steel industrial building in the heart of the West Las Vegas industrial corridor.

The unit offers a clean concrete warehouse with a grade-level roll-up door and houses a fully built-out office suite – multiple private offices, reception area, a kitchenette, and dedicated restroom.

AVAILABLE SF

±2,050
/ SF

LEASE RATE

\$1.10
+ 0.30 NNN

TOTAL RENT

\$2,070
per month



TOTAL UNIT SIZE	±2,050 SF
OFFICE	±1,100 SF
WAREHOUSE	±950 SF
BASE RENT	\$1.10 / SF / Mo
NNN	\$0.30 / SF / Mo
CONFIGURATION	Warehouse + Office
LOADING	Grade-Level Roll-Up Door
POWER	125A · 120/240V · 1-Phase
CEILING HEIGHT	18'+ FT

FLEX CONFIGURATION

A complete unit, not a compromise.

Most flex spaces force the tenant to choose between functional warehouse and presentable office. Unit 1A delivers both in full – a working warehouse and a finished office suite, both included in the unit footprint.

01 WAREHOUSE · ±950 SF



02 OFFICE SUITE · ±1,100 SF



- Clean concrete floor with open-span layout
- Grade-level roll-up door for drive-in access
- Suitable for storage or light assembly

- Multiple private offices with finished flooring
- Dedicated restroom
- Office-grade HVAC

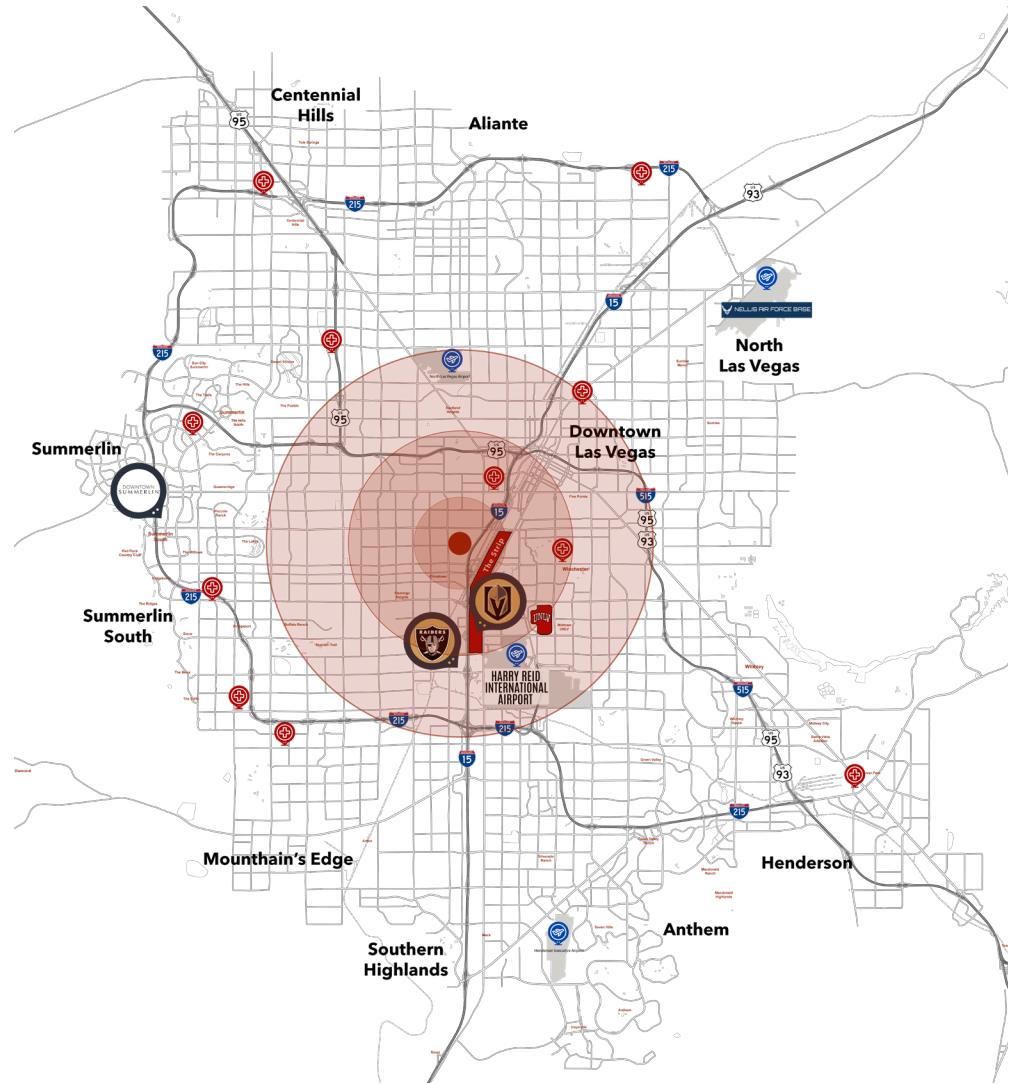


THE CORRIDOR

Minutes from the Strip, wired for industrial use.

3227 Meade Avenue sits inside one of Las Vegas's most established industrial pockets – bordered by Sahara Avenue to the north and the Strip resort corridor to the east.

Tenants benefit from direct access to I-15 and US-95, putting the entire Las Vegas Valley within a 20-minute drive. The location is uniquely suited for service contractors, hospitality vendors, and trades that need to be close to the resort core without paying resort corridor rents.



Demographics

Population	1-mile	3-mile	5-mile
2024 Population	17,975	146,088	445,324
Income	1-mile	3-mile	5-mile
2024 Average Household Income	\$66,888	\$76,836	\$75,740
Households	1-mile	3-mile	5-mile
2024 Total Households	7,378	63,573	176,169

The Las Vegas Strip	1.0 mi	Las Vegas Convention Center	1.5 mi
Resorts World Las Vegas	1.2 mi	Harry Reid Int'l Airport	4.5 mi
I-15 Freeway	0.5 mi	Downtown Las Vegas	3.0 mi



CONTACT

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THE PROPERTY

3227 Meade Ave. Unit 1A

Las Vegas, NV 89102

Information deemed reliable but not guaranteed.

BROKERAGE

**BARASHY
GROUP**

3227 Meade Ave., Suite 3B
Las Vegas, NV 89102