



LAS VEGAS, NEVADA 89106 • RANCHO & US-95

2039 W. BONANZA ROAD

Secured, fully paved ± 0.461 -acre IOS yard – fenced, gated, and recently repaved – with a renovated $\pm 1,600$ SF office/support building. Move-in ready for contractor, trucking, towing, or service operations.

LEASE RATE

\$0.30/LSF NNN

LOT

 ± 0.461 Acre

BUILDING

 $\pm 1,600$ SF

BASE RENT

\$6,000.00/Mo

SITE PLAN

YARD FOOTPRINT & DIMENSIONS



APPROXIMATE SITE BOUNDARY - AERIAL

±0.461
ACRES

±20,000
LAND SF

A secured **industrial outdoor storage (IOS)** yard – fully paved, fenced, gated, and recently repaved. Open, unobstructed room for trailers, equipment, materials, and vehicle circulation.

IDEAL FOR

- ◆ Contractors & trade yards
- ◆ Towing & vehicle storage
- ◆ Truck & trailer parking
- ◆ Landscaping & materials
- ◆ Fleet & service operators

SUPPORT BUILDING

BUILDING LAYOUT & SPECIFICATIONS



INTERIOR FLOOR PLAN · ±1,600 SF

A renovated **±1,600 SF office/support building** on the yard – new wood-look flooring, fresh paint, LED lighting, private offices, a kitchenette, and two updated restrooms. Move-in ready, so a tenant runs dispatch and admin on site without a jobsite trailer.

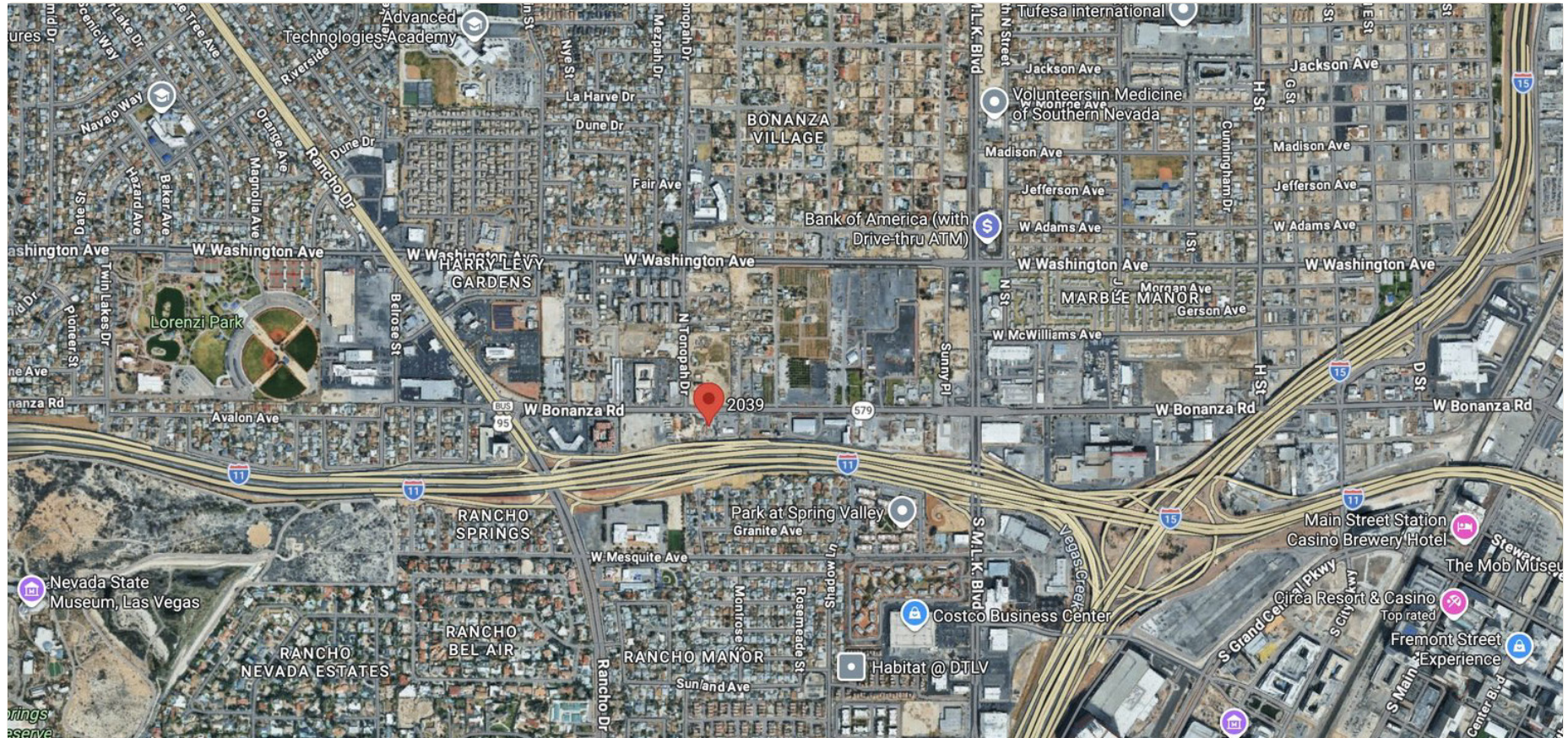
BUILDING SIZE	±1,600 SF
LOT SIZE	±0.461 AC (±20,000 SF)
YARD SIZE	±0.42 AC (±18,400 SF)
LEASE RATE	\$0.30/LSF NNN (\$/land SF per month · ±20,000 SF premises)
ZONING	C-M
LAYOUT	Open area + private offices
RESTROOMS	Two – renovated
CONDITION	Renovated interior
AVAILABILITY	Immediate

BUILDING HIGHLIGHTS

- ◆ Renovated interior – offices, kitchenette, 2 baths
- ◆ New wood-look flooring, paint & LED lighting
- ◆ On-site office – no jobsite trailer needed
- ◆ Fenced & gated · direct US-95 access

LOCATION & ACCESS

CENTRAL TO THE ENTIRE VALLEY



2039 W. BONANZA RD · RANCHO DR & US-95 INTERCHANGE

NEAR THE GEOGRAPHIC HEART OF THE VALLEY

Fast, balanced drive times to every submarket in the metro.

Immediate

US-95 / I-11 at Rancho Dr

±2 mi

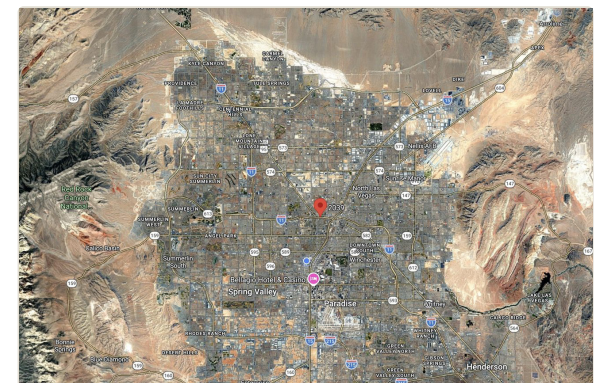
Downtown & Medical District

±2 mi

I-15 & the Spaghetti Bowl

±9 mi

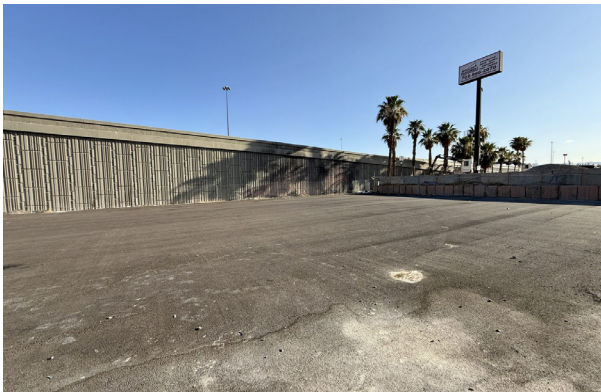
Harry Reid Int'l Airport



VALLEY-WIDE REACH

THE PROPERTY

BUILDING & YARD



Ofir Barashy

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Information herein is from sources deemed reliable but is not guaranteed. Tenant to verify all information, including building area, yard acreage, dimensions, zoning, and permitted use. Site plan and floor plan are approximate scans for reference only; maps are for general location reference. Lease rate is quoted NNN and is subject to change. This is not an offer to lease and is subject to change or withdrawal without notice.

