BARASHY GROUP

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AVAILABLE NOW



FOR LEASE
± 9,992 SF

INDUSTRIAL BUILDING WITH SECURED YARD

CAREY INDUSTRIAL PARK

2652 Abels Lane

Las Vegas, NV 89115

Property Snapshot

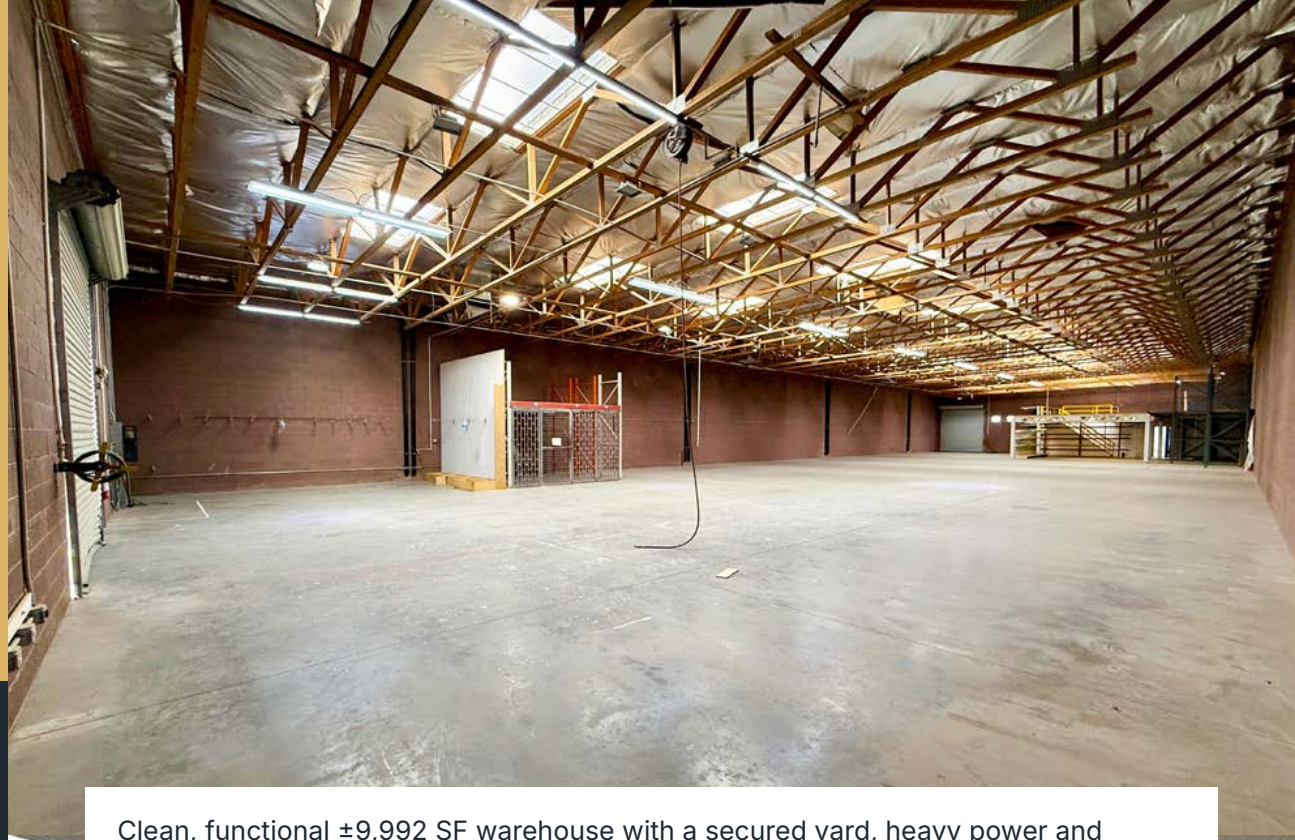
± 9,992 SF — AVAILABLE

$0.90 / SF — PER MONTH, NNN

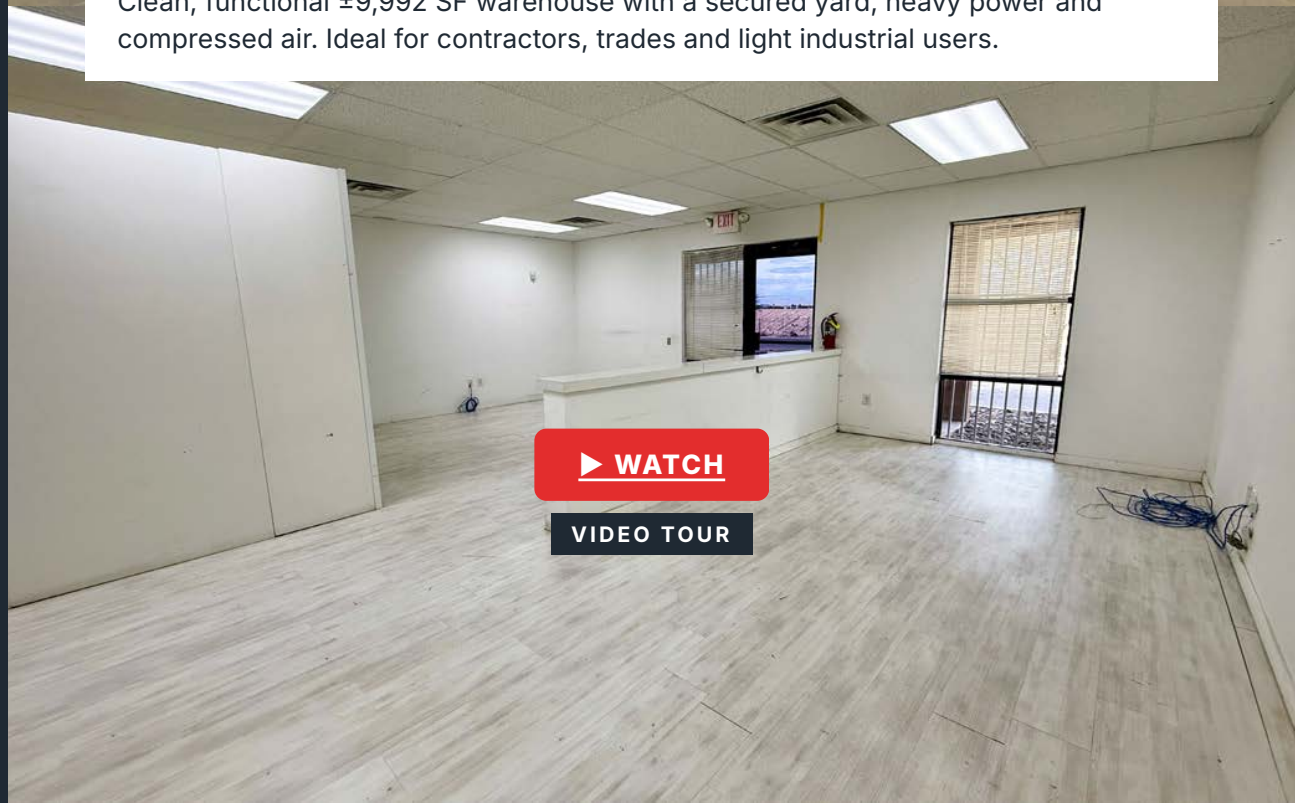
$8,992.80 — MONTHLY BASE RENT

Property Features

- ±750 SF office · ±9,242 SF warehouse
- ±5,000 SF fenced & gated yard on a 0.5-acre lot
- Two (2) ±10'×14' grade-level doors
- 16' clear height · skylights · LED lighting
- Power: two 225A, 208/120V, 3Ph 4W panels
- Compressed air lines throughout warehouse
- Storage mezzanine (removable, as-is)
- Pre-wired for security cameras · lit yard
- Restroom, break room & trash enclosure
- Zoning: IL (Industrial Light) · APN 140-17-311-016



Clean, functional ±9,992 SF warehouse with a secured yard, heavy power and compressed air. Ideal for contractors, trades and light industrial users.



▶ WATCH

VIDEO TOUR

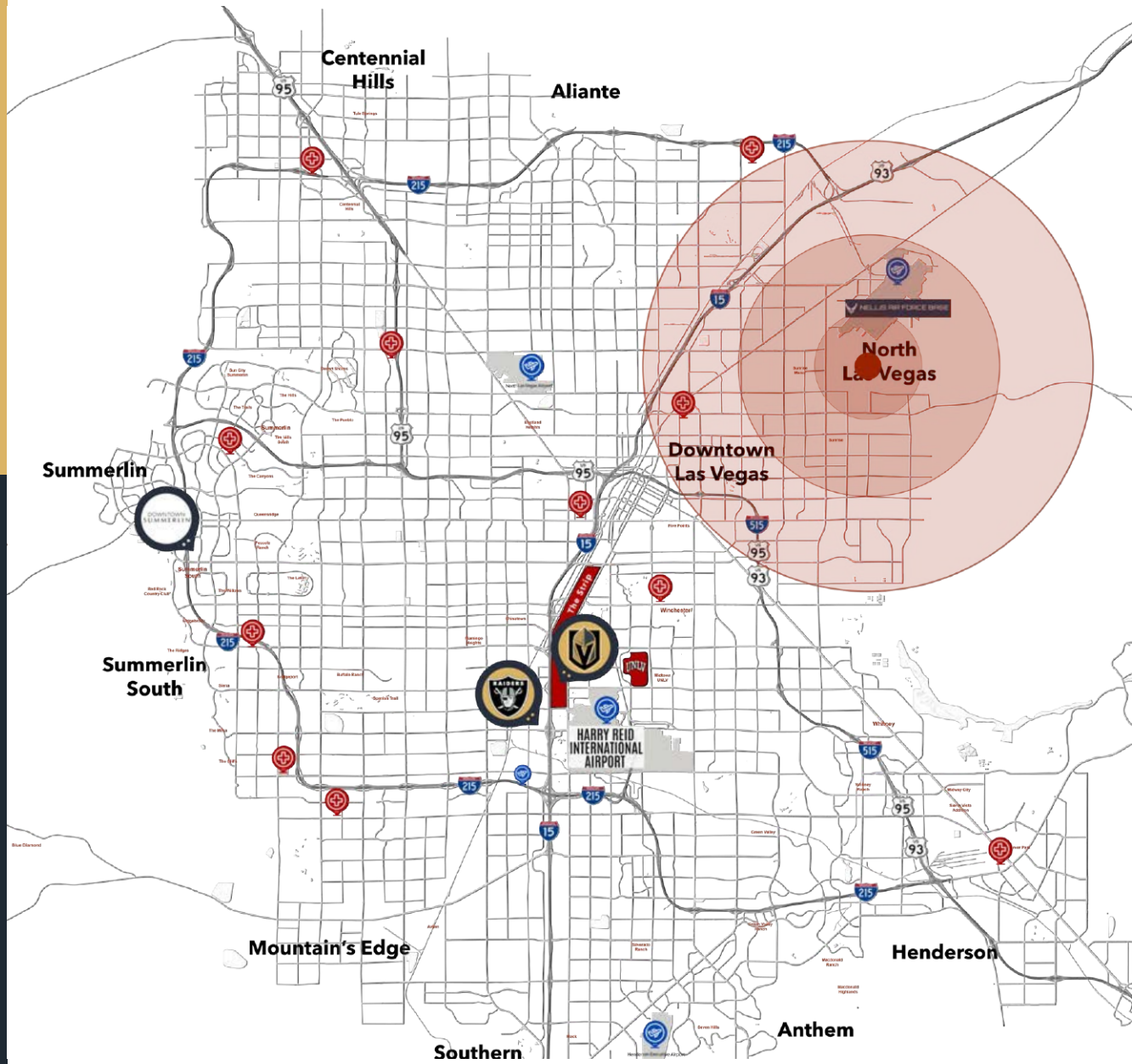
Location

Located in the established Carey Industrial Park, 2652 Abels Lane offers quick access to N. Nellis Boulevard, E. Cheyenne Avenue and the I-15, connecting directly to the valley's industrial core, distribution hubs and service markets.

Surrounded by industrial, service and logistics users, with Nellis AFB and North Las Vegas' expanding industrial corridor minutes away.

Drive Distances

1 mi	N Nellis Blvd
1 mi	E Cheyenne Ave
1.1 mi	E Lake Mead Blvd
1.5 mi	N Las Vegas Blvd
3.4 mi	I-15 Freeway



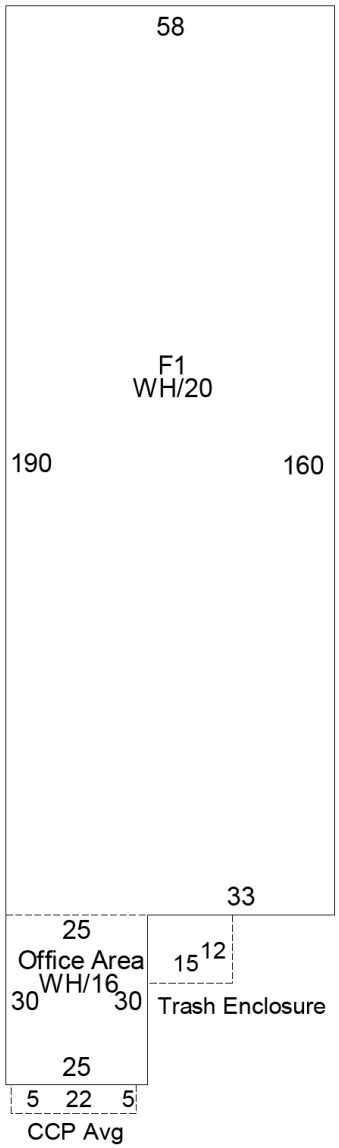
Vicinity Map

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The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Floor Plan & Specifications



BUILDING

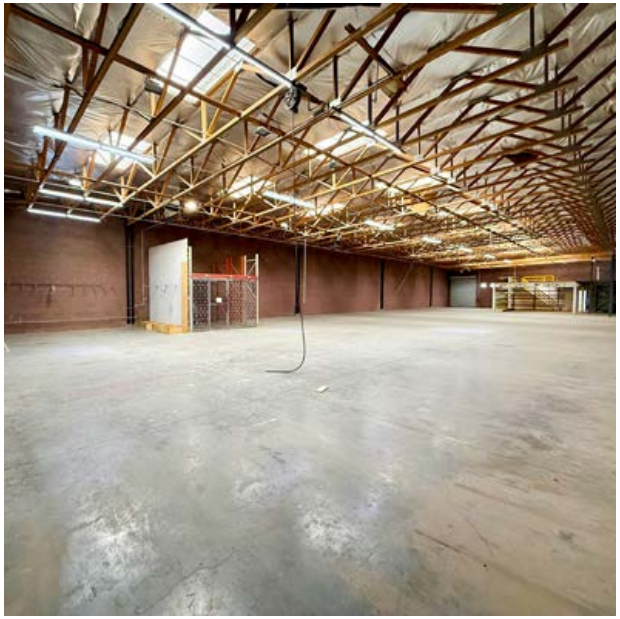
TOTAL SF	± 9,992 SF
OFFICE	± 750 SF (25' × 30')
WAREHOUSE	± 9,242 SF
YARD	± 5,000 SF, fenced & gated
LOT	± 0.5 acres
CLEAR HEIGHT	16'
LOADING	Two (2) ±10'×14' grade-level doors
POWER	Two 225A panels, 208/120V, 3Ph 4W
LIGHTING	LED, warehouse and yard; skylights
AIR	Compressed air lines in warehouse
ZONING	IL, Industrial Light
APN	140-17-311-016
LEASE RATE	$0.90/SF per month, NNN
NNN	Tenant pays taxes, insurance and CAM; estimate on request
AVAILABLE	Now

Floor plan not to scale. The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

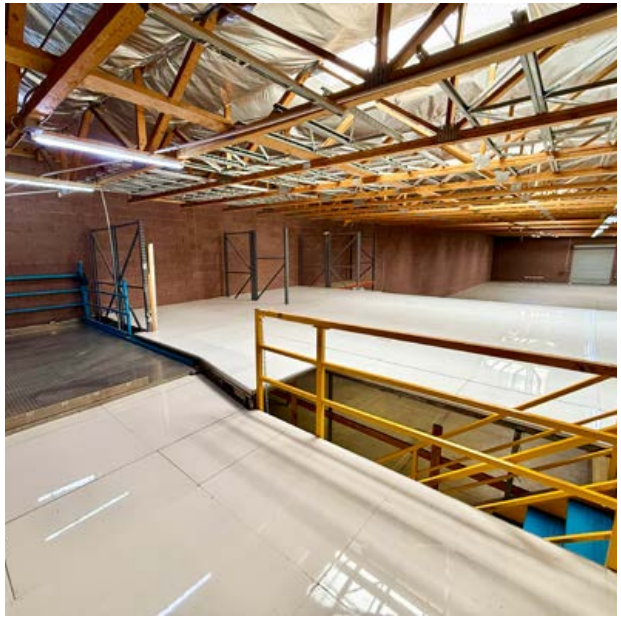
Property Photos













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