



SITE

N. NELLIS BLVD.

BETTY LANE

Zoned IP (Industrial Park) | **For Lease**

±4.77 Acres With Secured Yard

2775 Betty Lane, Las Vegas, NV 89156

Eric Molfetta, SIOR, MBA

+1 702 836 3756

eric.molfetta@colliers.com

License # NV-BS.1002310

Amanda Irving

+1 702 836 3732

amanda.irving@colliers.com

License # NV-S.0177576

Colliers

Accelerating success.

Zoned IP (Industrial Park) | For Lease

±4.77 Acres With Secured Yard



2775 Betty Lane, Las Vegas, NV 89156

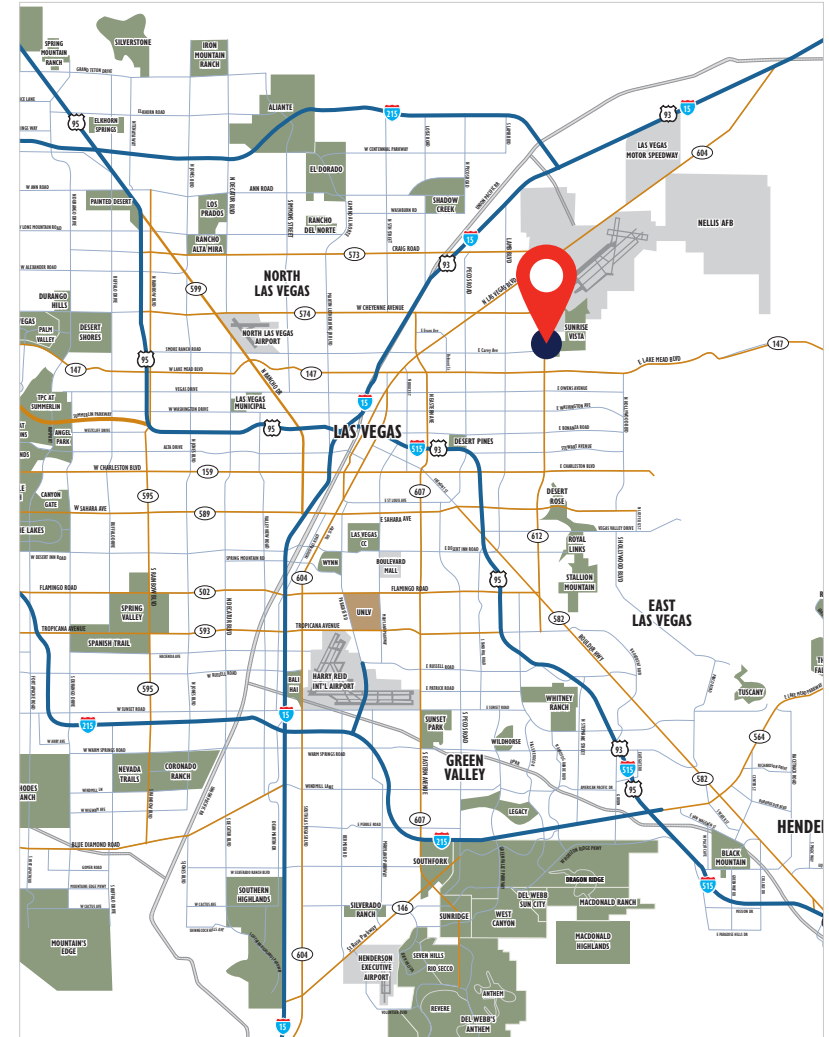
Colliers is pleased to present 2775 Betty Lane, a ±4.77 acre industrial site (zoned IP). The property is located in the Las Vegas North Industrial Submarket, and is being marketed as an IOS (industrial Outside Storage) site. New ownership has budgeted to improve the property.

PROPERTY IMPROVEMENTS

- Paved Yard
- Lighting
- New Fencing
- Automatic Gates (for both access points)
- ±5,300 SF Quonset Hut (see next page)

Eric Molfetta, SIOR, MBA
+1 702 836 3756
eric.molfetta@colliers.com
License # NV-BS.1002310

Amanda Irving
+1 702 836 3732
amanda.irving@colliers.com
License # NV-S.0177576



Zoned IP (Industrial Park) | For Lease

±4.77 Acres With Secured Yard



2775 Betty Lane, Las Vegas, NV 89156

Quonset Hut Highlights:

- 20' Clear Height
- Two (2) Restrooms
- One (1) Conference Room
- One (1) 12' x 14' Grade Level Loading Door
- Zoned: IP (Industrial Park)
- ±4.77 Secured Yard Included
- Power: To Be Confirmed
(6 months timeline to complete per NV Energy)



Lease Rate

\$0.275 PSF

Lease Rate Per Acre

\$11,980

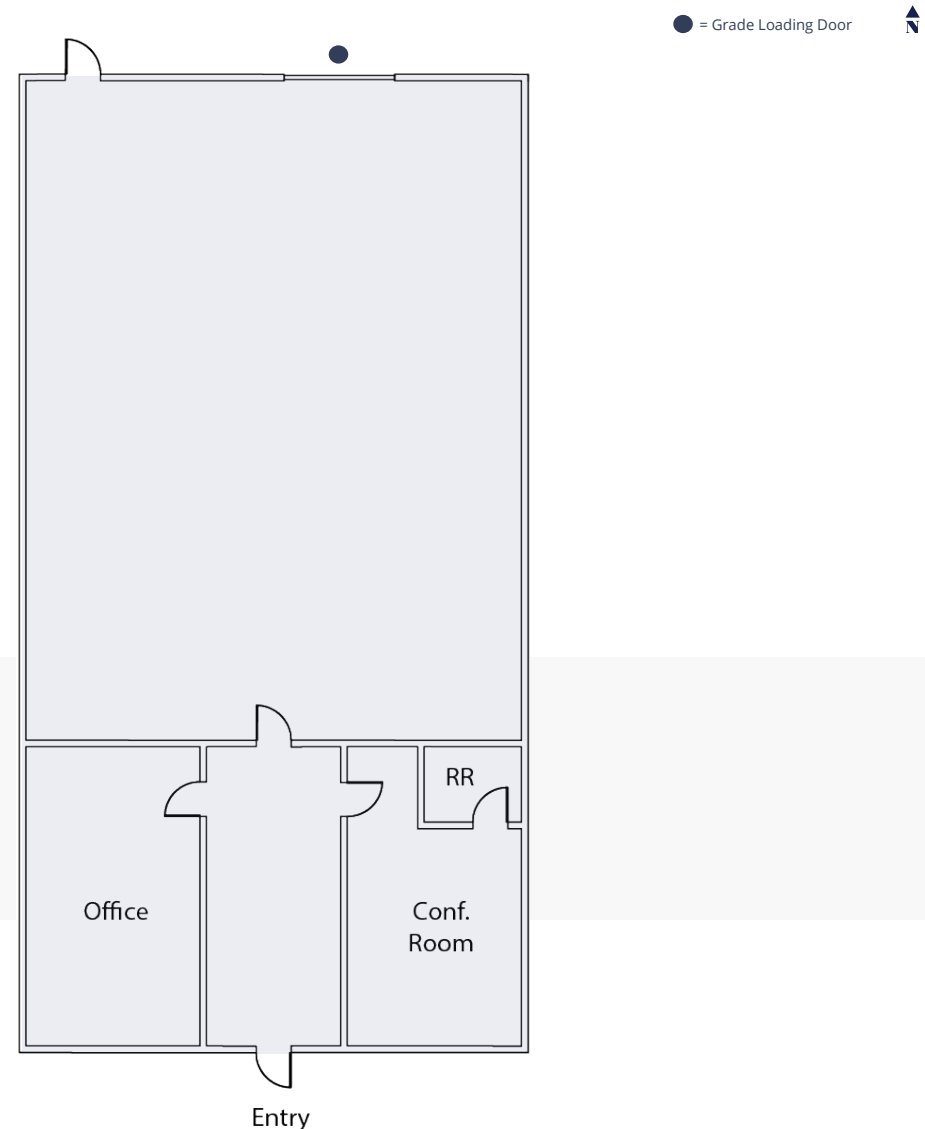
The rate is calculated off of the SF per acreage

Eric Molfetta, SIOR, MBA

+1 702 836 3756
eric.molfetta@colliers.com
License # NV-BS.1002310

Amanda Irving

+1 702 836 3732
amanda.irving@colliers.com
License # NV-S.0177576



Zoned IP (Industrial Park) | For Lease

±4.77 Acres With Secured Yard



2775 Betty Lane, Las Vegas, NV 89156

Aerial Map 



\$4.5B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
\$99B Assets under management
22,000 Professionals

Exclusive Listing Agents:

Eric Molfetta, SIOR, MBA

+1 702 836 3756

eric.molfetta@colliers.com

License # NV-BS.1002310

Amanda Irving

+1 702 836 3732

amanda.irving@colliers.com

License # NV-S.0177576



ABOUT COLLIERS INTERNATIONAL

Colliers is a leading global diversified professional services company, specializing in commercial real estate services, engineering consultancy and investment management. With operations in 70 countries, our 22,000 enterprising professionals provide exceptional service and expert advice to clients. For nearly 30 years, our experienced leadership – with substantial inside ownership – has consistently delivered approximately 20% compound annual investment returns for shareholders. With annual revenues exceeding \$4.5 billion and \$99 billion of assets under management, Colliers maximizes the potential of property, infrastructure and real assets to accelerate the success of our clients, investors and people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

©2025 Colliers International. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.