



**FOR LEASE:**  
**2341 E Postal Drive**  
Pharump, Nevada 89048

**ERIC ROGOSCH**

Vice President

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NV #S.0052003

**NOLAN JULSETH-WHITE, CCIM**

Managing Director

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NV #BS.146060.LLC

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

SVN | The Equity Group is pleased to present 2341 E Postal Drive, a ±4,800 SF office and retail building located in Pahrump, Nevada. The property features a functional mix of professional office or retail space, along with a large fenced yard that provides ample room for vehicle parking, equipment storage, or outdoor operations.

This property is well-suited for a range of professional or service-related users seeking a flexible layout with both indoor and outdoor utility. The site offers convenient access to major transportation routes, including NV Highway 160, supporting efficient logistics and regional connectivity.

Zoned General Commercial (GC Nye County), 2341 E Postal Drive accommodates various business types and provides an excellent opportunity for companies seeking a practical and secure location in the Pahrump market.

### PROPERTY HIGHLIGHTS

- +/-2,400- 4,800 SF Office Suites: Well-designed space suitable for a variety of business uses
- Large Gated Yard: Secure outdoor yard for equipment storage, fleet parking, or operational expansion
- Strategic Location: Easy access to State Route 160, connecting Pahrump to Las Vegas and surrounding markets

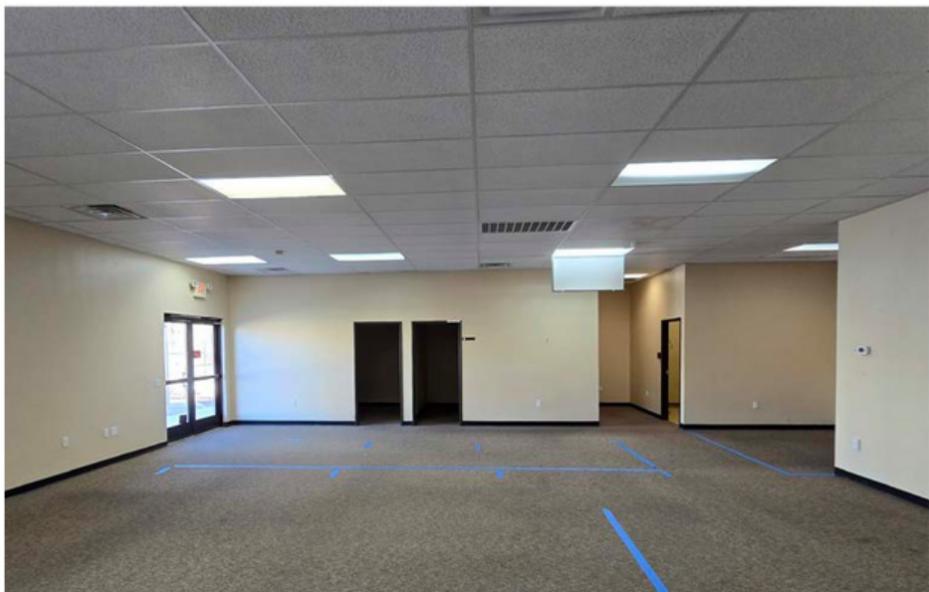
### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1.25 - 1.50 SF/month (\$0.60/NNN)
<b>AVAILABLE SF:</b>	+/2,400 - 4,800 SF
<b>NNN:</b>	\$0.60 SF/month

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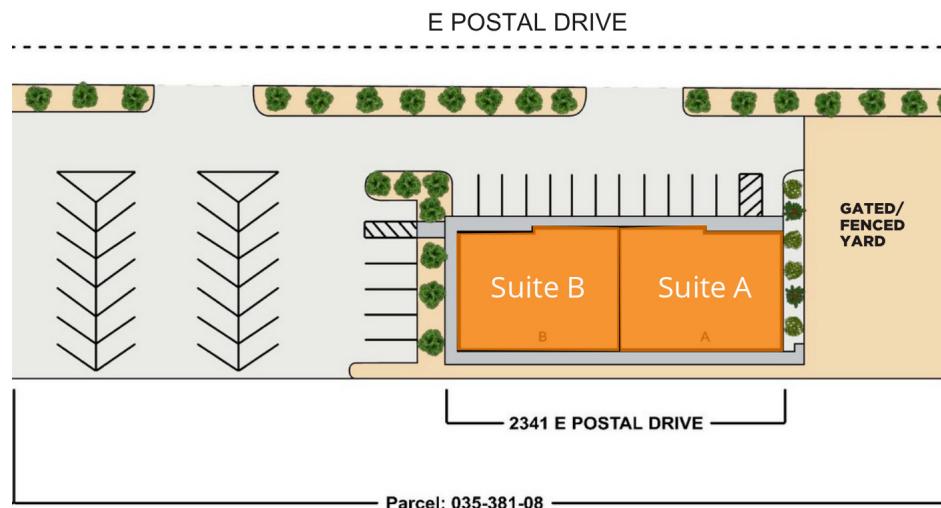
## PROPERTY PHOTOS



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# PLANS



## LEASE INFORMATION

<b>LEASE TYPE:</b>	\$0.60/NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	+/- 2,400 - 4,800 SF	<b>LEASE RATE:</b>	\$1.25 - \$1.50 SF/month

## AVAILABLE SPACES

<b>SUITE</b>	<b>TENANT</b>	<b>SIZE</b>	<b>TYPE</b>	<b>RATE</b>	<b>DESCRIPTION</b>
2341 E Postal Dr- Suite A	Available	2,400 SF	\$0.60/NNN	\$1.25 - 1.50 SF/month	Second-Generation Office/Retail Space with Yard!
2341 E Postal Dr- Suite B	Available	2,400 SF	\$0.60/NNN	\$1.25 - 1.50 SF/month	Second-Generation Office/Retail Space.

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# AERIAL



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## RETAILER MAP



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