

2630 W. BROOKS AVENUE

North Las Vegas, Nevada 89032

AVAILABLE
For Sale



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(*Photo is AI generated, progress photos enclosed)



2630 W. Brooks Avenue North Las Vegas, NV 89032

- + Parcel ID** 139-17-510-005
- + Zoning** General Industrial (M-2)
- + Year Built** New Construction (April 2026)
- + Property Size** ±10,476 SF
- + Lot Size** ±0.63 AC
- + Cross Streets** W. Brooks Ave. & Coleman St.
- + Submarket** North Las Vegas
- + Traffic Counts** W. Cheyenne Ave. ±38,000 VPD
Simmons St. ±12,200 VPD

Property Details



\$3,353,320

Sale Price



±10,476 SF

Available Space



North Las Vegas

Submarket

Demographics

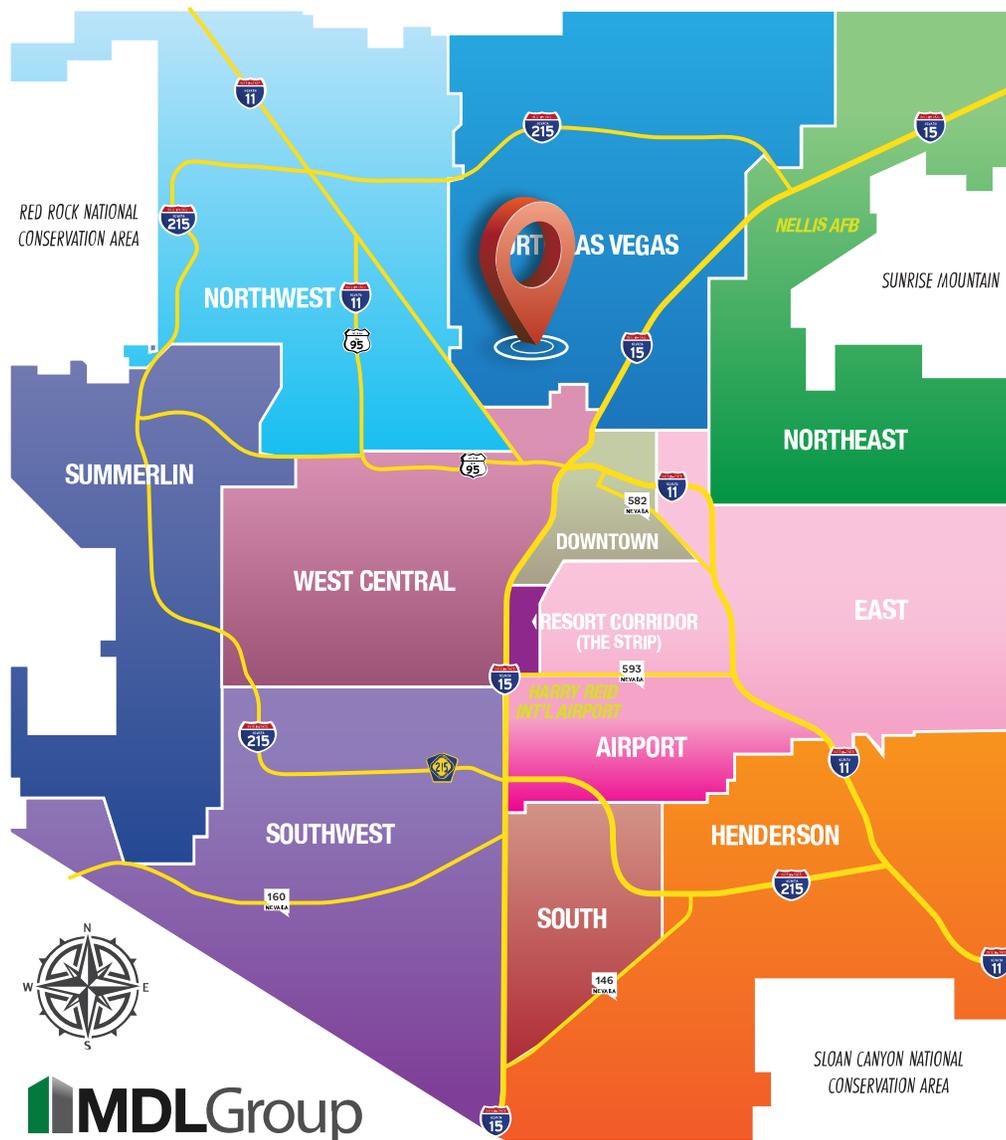
Population	1 mile	3 miles	5 miles
2025 Population	11,560	160,707	510,388
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$85,555	\$83,210	\$86,561

Property Highlights

- ±10,476 SF (Includes ±1,078 SF of Office)
- Evaporative Coolers and Lights in Warehouse
- Fire Sprinklers
- 17 parking stalls
- 18' clear height
- Five (5) 12' W x 14' T grade-level doors
- 400-amp, 480-volt, 3-phase
- New Construction to be complete April 2026
- Close proximity to the North Las Vegas Airport. Immediate access to the I-15 Freeway via W Cheyenne Ave.

Property Overview

Presenting 2630 W. Brooks Avenue, North Las Vegas, Nevada 89032 — a ±10,476 square foot newly constructed industrial building currently under development and scheduled for completion in April 2026. Situated on a ±0.63-acre site and zoned M-2 (Industrial Light), the property offers ±1,078 square feet of office space, ±18' clear height, five (5) 12' x 14' grade-level doors, fire sprinklers, evaporative coolers, and 17 parking stalls—ideal for a variety of owner-user or investment needs. Strategically located in the North Las Vegas submarket near Simmons St. and W. Cheyenne Ave., the property provides immediate access to the I-15 freeway and close proximity to the North Las Vegas Airport, offering strong connectivity within a thriving industrial corridor.



Distance to Landmarks

- I-15 FWY: ±3.3 miles
- I-11 FWY: ±4.8 miles
- North Las Vegas Airport: ±2.7 miles
- Harry Reid International Airport: ±12.3 miles
- The Strip: ±6.1 miles

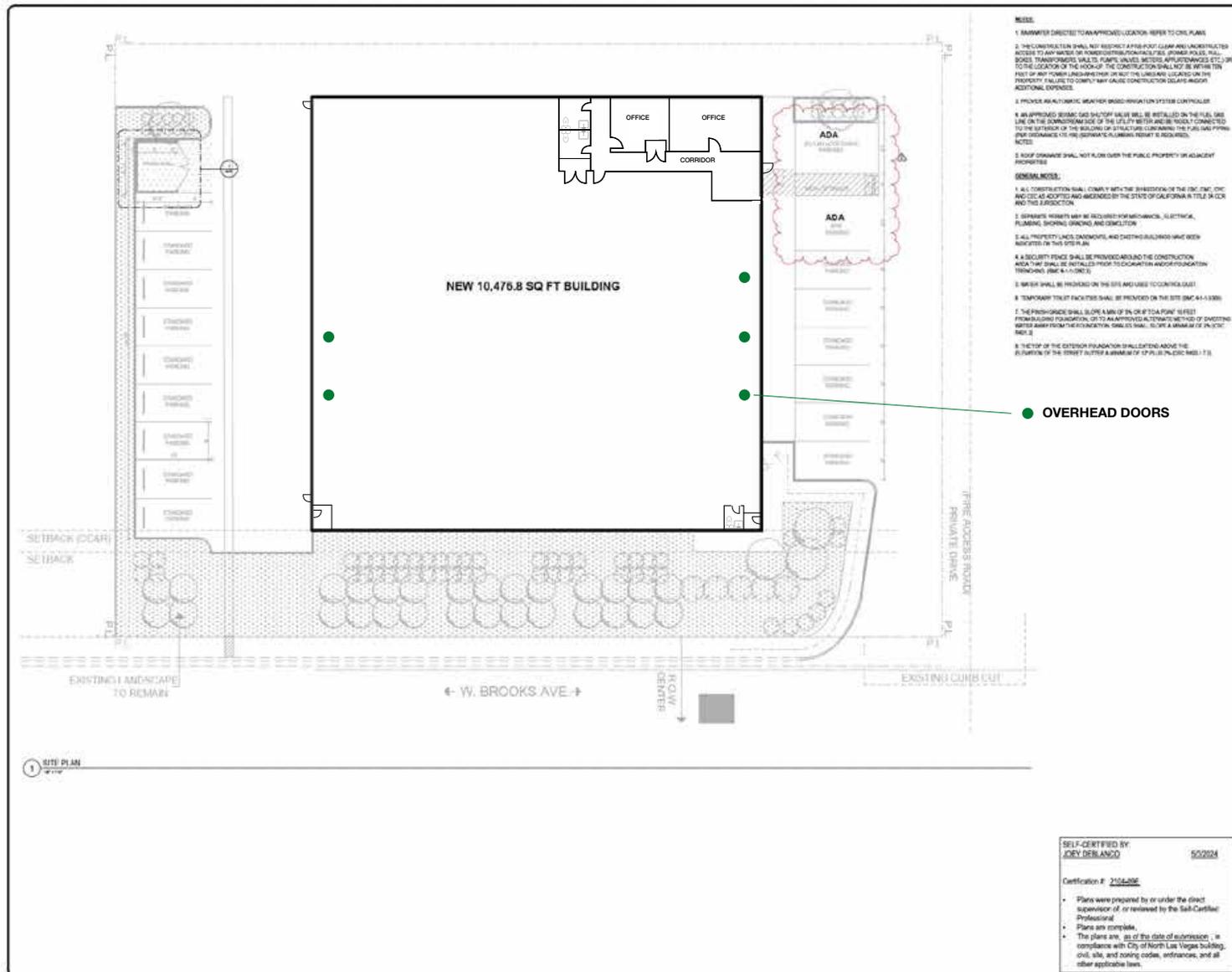
Nearby Amenities

- 4 Minute driving distance to Walmart Supercenter
- 5 Minute driving distance to the busy Craig Road Corridor which features multiple food chains and grocery stores
- 9 Minute driving distance to Craig Ranch Regional Park
- 12 Minute driving distance to Santa Fe Station Hotel and Casino
- 17 Minutes driving distance to Costco Wholesale

Aerial Map



Building Plans



- NOTES:**
1. SANITARY DIRECTED TO AN APPROVED LOCATION REFER TO CIVIL PLANS.
 2. THE CONTRACTOR SHALL NOT ABSTRACT APPROVED LUMP AND UNDERLIES ACCESS TO ANY SERVICE OR POWER DISTRIBUTION FACILITIES (POWERS POLES, TRANSFORMERS, WALLETS, PUMPS, VALVES, METERS, APPOINTANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
 3. PROVIDE AN AUTOMATIC WEATHER-BASED IRRIGATION SYSTEM CONTROLLER.
 4. AN APPROVED ROOFING GAS SHUTOFF VALVE WILL BE INSTALLED ON THE MAIN GAS LINE ON THE SOUTHWEST CORNER OF THE BUILDING AND BE CONNECTED TO THE SUTROCK OF THE BUILDING OR STRUCTURE CONTAINING THE GAS GAS PIPING PER REQUIREMENTS TO THE CITY'S PLUMBING PERMITS IS REQUIRED.
 5. ROOF DRAINAGE SHALL NOT FLOW OVER THE PUBLIC PROPERTY OR ADJACENT PROPERTIES.
- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL COMPLY WITH THE SUBORDINATE OF THE CITY, STATE, AND LOCAL ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24, CCR AND THE JURISDICTION.
 2. SEWERAGE, WASTEWATER, AND OTHER SERVICES, ELECTRICAL, PLUMBING, DRINKING, SPRINKLING, AND CONSTRUCTION.
 3. ALL PROPERTY LINES, DIMENSIONS, AND EXISTING BUILDINGS HAVE BEEN INDICATED IN THIS SITE PLAN.
 4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO COMMENCEMENT AND FOUNDATION TRENCHING (BMC 6-1-1002).
 5. SMOKE SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
 6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON THE SITE (BMC 6-1-1003).
 7. THE FINISH GRADE SHALL BE A MIN OF 2% OR 1/4" TO 1" PER FOOT SLOPE AWAY FROM THE FOUNDATION. SHALL BE SLOPE A MINIMUM OF 2% IN EACH DIRECTION.
 8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET OUTER ALIGNMENT OF 17' PLUS 1.5% (BMC 6-1-1004).

ARCHITECT

STUDIO LLC
1830 BROADWAY SUITE 1000 LAS VEGAS NV 89103

SEAL

JOSEPH J. AN
REGISTERED ARCHITECT
STATE OF NEVADA
042424

PROJECT

LESA GARAGE
2630 W Brooks Ave,
North Las Vegas, NV 89032

REVISION

DATE

11/14/24

SHEET

A-02

SELF-CERTIFIED BY:
JOEY DELANCO 503224

Certification #: 2104-006

- Plans were prepared by or under the direct supervision of or reviewed by the Self-Certified Professional.
- Plans are complete.
- The plans are, as of the date of submission, in compliance with City of North Las Vegas building, civil, site, and zoning codes, ordinances, and all other applicable laws.

Construction Progress Photos



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of North Las Vegas



Synopsis

The City of North Las Vegas is proud of its longstanding tradition of maintaining a business-friendly environment. North Las Vegas's "fast and faster" approach to doing business has made the City one of the best in the country for development opportunities. The City is a hub for new job creation and economic diversification that attracts global brands, innovative industries, and manufacturing, e-commerce, and distribution centers.

North Las Vegas also enjoys close proximity to major transportation corridors, railways and two airports (North Las Vegas Airport and Harry Reid International). This gives North Las Vegas businesses easy access to large and growing markets across the Western United States, including California, Arizona and Utah. The City has become the epicenter of e-commerce and logistics for Southwestern United States due to its proximity to interstate, rail and Southern California ports and high demand from manufacturing, food production and cold storage users.

Quick Facts

 **±102**
Size (Sq. Mi.)

 **280,543**
Population as of 2024

 **2,565**
Pop. Density (Per Sq. Mi.)

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



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Service you deserve. People you trust.



Nevada Tax Advantages

NEVADA

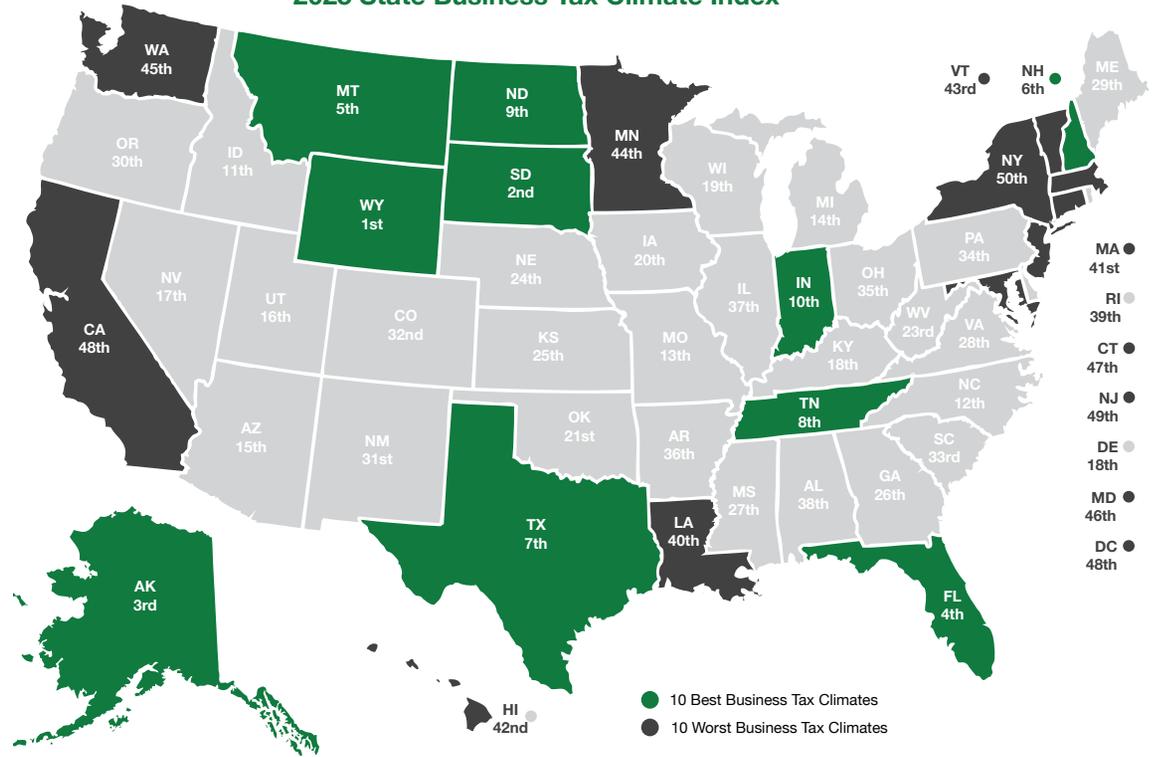
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
California ranks 48th, Arizona 14th,
Idaho 9th, Oregon 35th and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation’s 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development;
www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



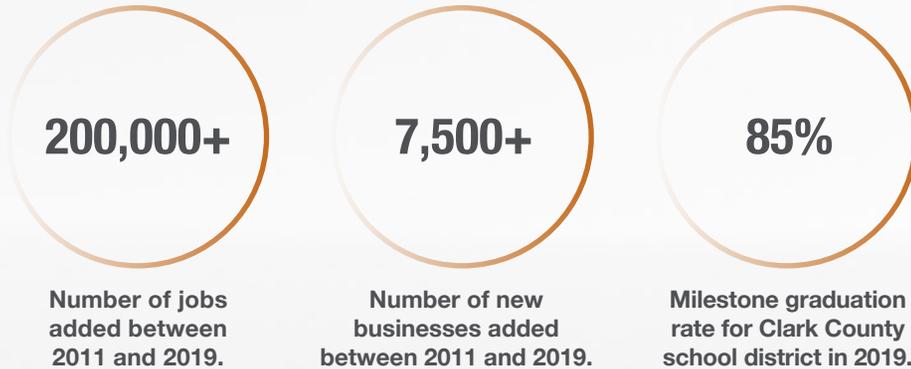
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Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained from the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner.

By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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