

FOR LEASE

2580 N. Commerce St.

North Las Vegas, NV 89030

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PROPERTY VIDEO](#)

±3.85 Acres
±9,852 SF Freestanding Building
Low Coverage IOS
M-2 Zoning



PROPERTY DESCRIPTION

2580 N. Commerce St. is an institutionally owned and managed industrial property located in the heart of the North Las Vegas submarket. The property resides between Cheyenne Ave. and Lake Mead Blvd. with direct Commerce St. frontage. Spanning ±3.85 acres, the site features a ±9,852 SF warehouse comprising ±2,000 SF of two-story office build out, (2) 12'x12' grade level loading doors, and 600 amps, 277/480v 3-phase power. The property offers ample surface parking and is well-suited for a variety of industrial operators. All off-site improvements are complete all utilities to the site. Currently zoned M-2 (General Industrial).



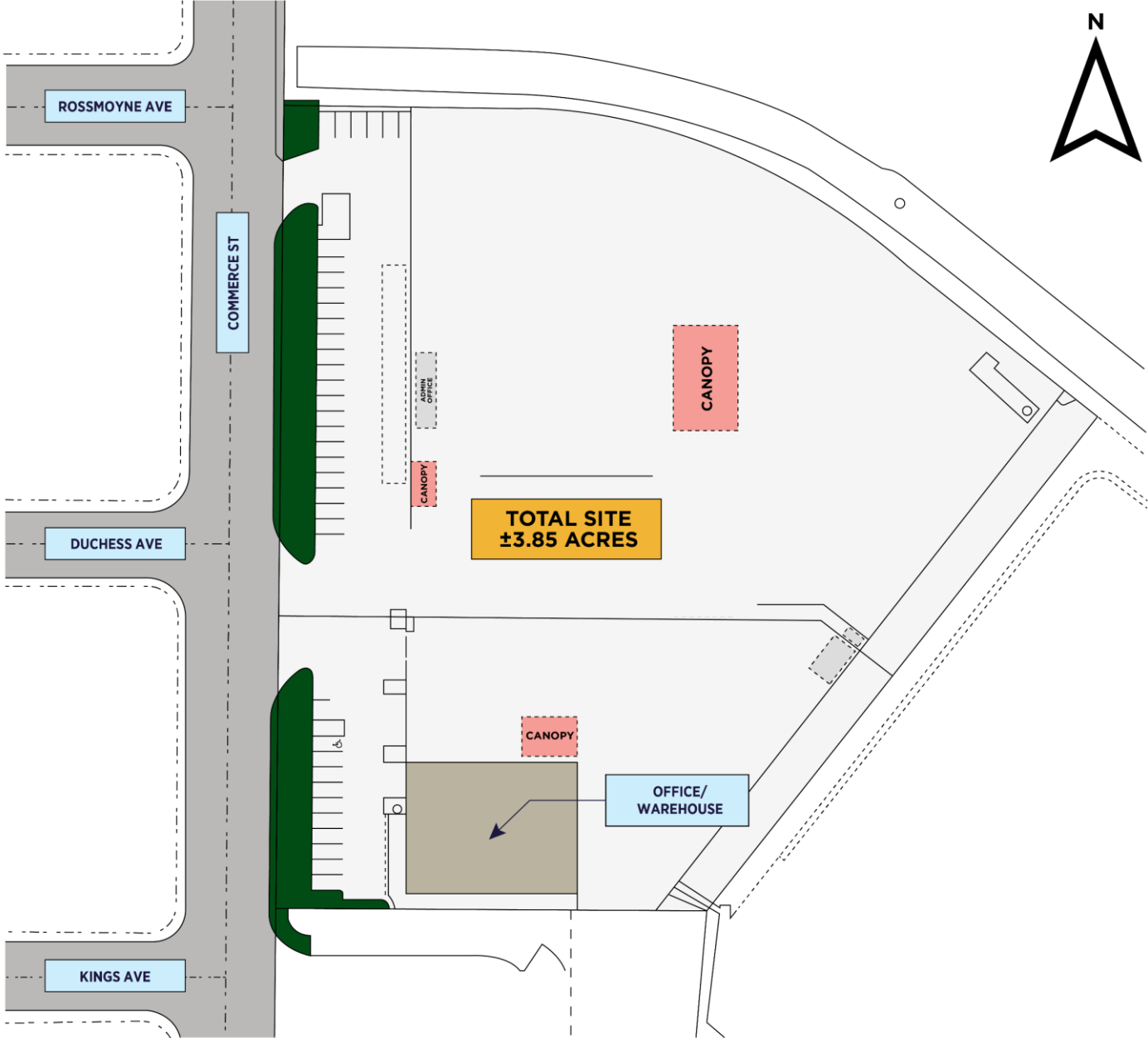
2580 N. Commerce St.

Site:	±3.85 Acres
Office/Warehouse:	±9,852 SF Warehouse inclusive of ±2,000 SF Two Story Office Build Out
Min. Clear Height:	22'
Year Built:	1993
Loading:	(2) 12' x 12' Grade Level Loading Doors (5) Dock Wells (*Dock well positions are located within the yard area)
Sprinklers:	None
Power:	600a - 277/480v Building 1,000a - 277/480v Yard
Zoning:	M-2 (General Industrial)
Jurisdiction:	North Las Vegas
APN:	139-15-801-001; 139-15-701-003
Site Condition:	Fully paved, lighted, and secured. Additional office mobile on-site
Parking:	Ample surface parking

Approximately 1.2 miles to I-15/Lake Mead Blvd. Interchange

SITE PLAN

2580 N. Commerce St. | North Las Vegas, NV 89030



POTENTIAL DIVISIBILITY OPTION

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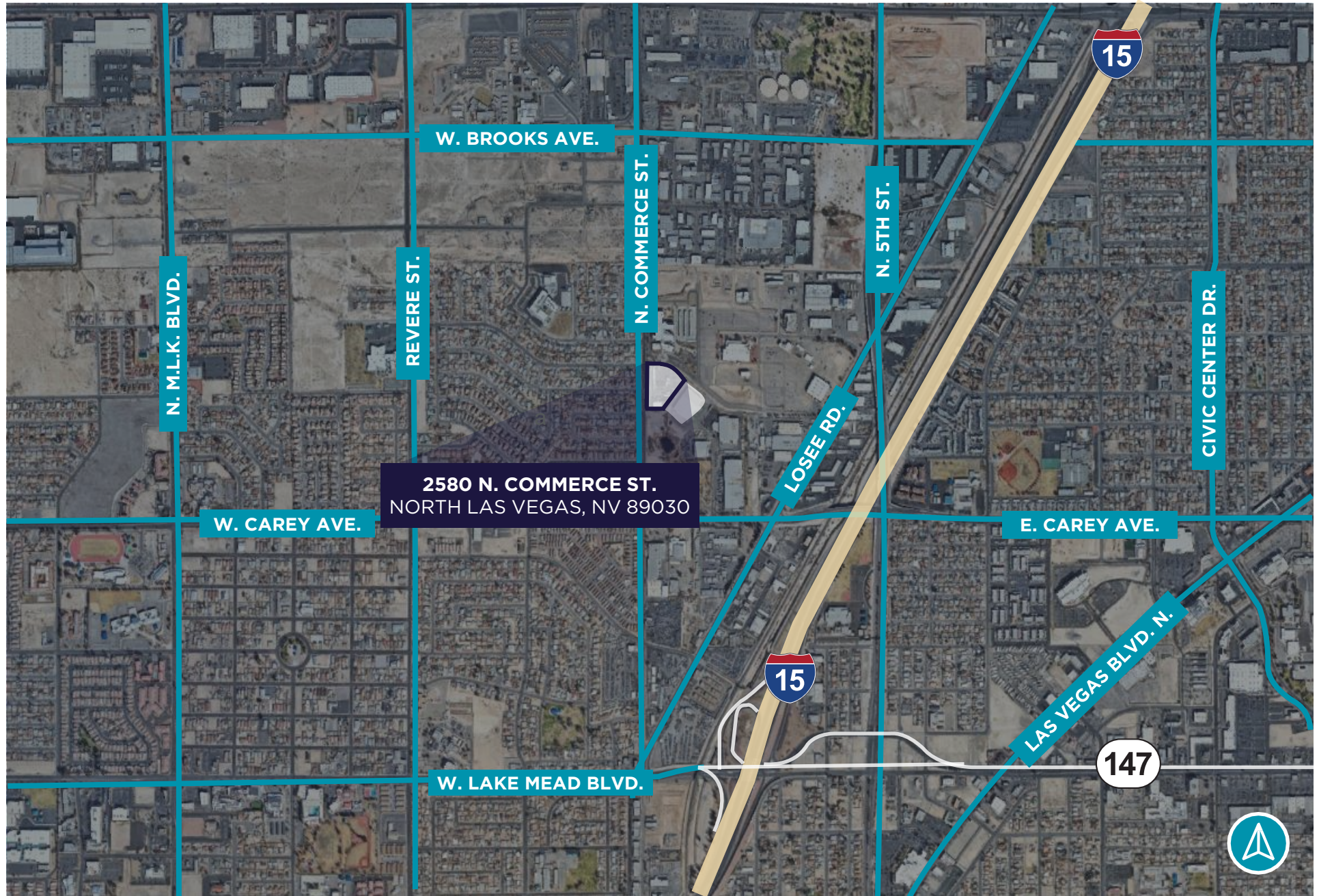
PROPERTY PHOTOS

2580 N. Commerce St. | North Las Vegas, NV 89030



PROPERTY LOCATION

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CONTACT

JASON GRIFFIS, SIOR

Managing Director

+1 702 205 3861

jason.griffis@cushwake.com

#S.0178374

ALMA E. CUEVAS, SIOR

Managing Director

+1 702 303 4412

alma.cuevas@cushwake.com

#S.0180089.LLC

MICHAEL SCHER

Senior Associate

+1 702 688 6893

michael.scher@cushwake.com

#S.0189923



ENERGY WAY

N. COMMERCE ST.