



FOR SALE

220 Commerce Park Ct
North Las Vegas, NV 89032

±6,644 SF INDUSTRIAL

Property Specs

ADDRESS	220 W Commerce Park Ct North Las Vegas, NV 89032
LISTING PRICE	\$1,995,000
PRICE PSF	\$300.27/SF
TOTAL SF	±6,644 SF
OFFICE SF	±2,892 SF
MEZZANINE	±2,892 SF of light material mezzanine storage
WAREHOUSE SF	±3,752 SF
SECURED OUTSIDE STORAGE AREA	±0.144 Acres or 6,272 SF
LAND SIZE	0.38 Acres
YEAR BUILT	2000
ZONING	M-2
TYPE	Industrial Office/Retail Warehouse
GRADE LEVEL DOOR	One (1) 12'h x 10'w
GAS	yes
POWER	400 Amps 120/208v Single Phase
CLEAR HEIGHT	16'
SPRINKLERS	Yes



OR TEXT 23906 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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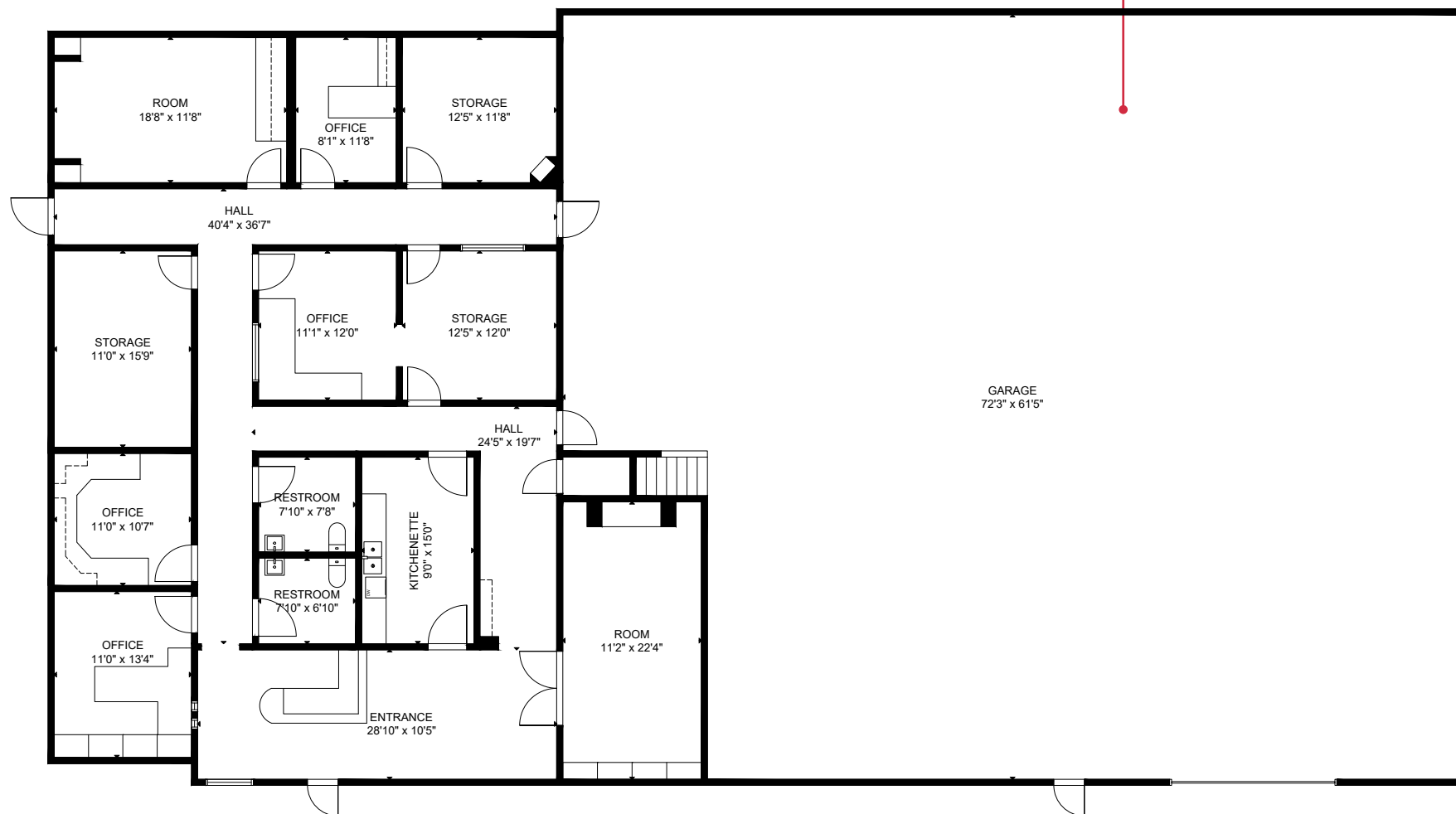
SUMMARY



FLOOR PLAN



CLICK HERE
FOR A 3D TOUR





PHOTOS





PHOTOS





PHOTOS

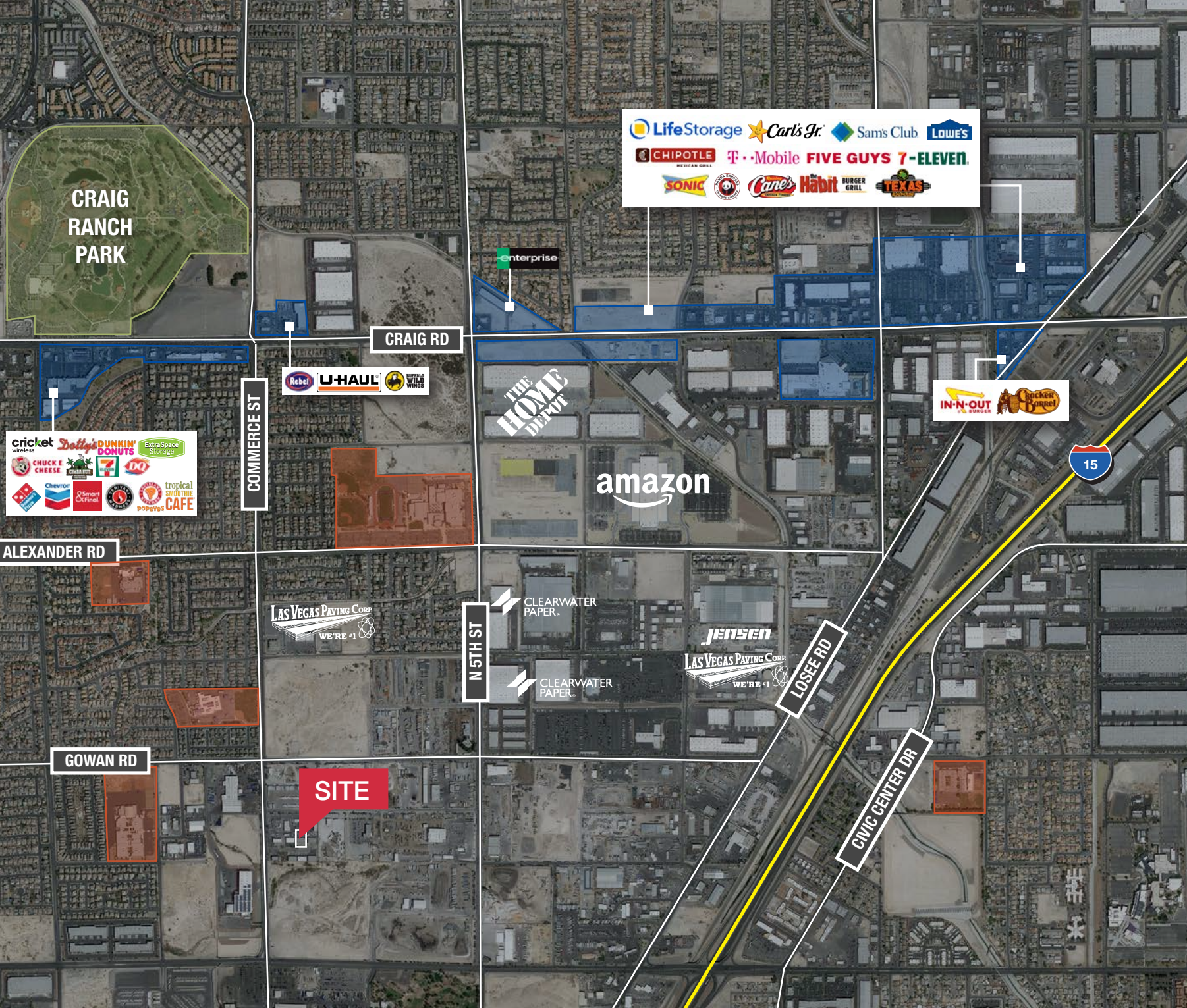




PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	11,418	177,550	504,888
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	3,541	55,243	169,359
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$112,321	\$83,768	\$87,248

Traffic Counts

STREET	AADT
North Commerce Street	11,700
Cheyenne Avenue	38,000

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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