

BOULDER PLACEMENT
702-896-2070
www.BoulderPlacement.com

LAS VEGAS, NEVADA 89106 • RANCHO & US-95

2039 W. BONANZA ROAD

Secured ±0.46-acre premises with a recently repaved yard and a fully renovated ±1,600 SF flex building — move-in ready for IOS, contractor, or service use.

LEASE RATE

\$0.30/LSF NNN

LOT

±0.461 Acre

BUILDING

±1,600 SF

BASE RENT

\$6,000.00/Mo

BUILDING LAYOUT & SPECIFICATIONS



INTERIOR FLOOR PLAN · ±1,600 SF

A move-in-ready flex building on a secured, fully paved **±0.46-acre yard** — well suited to industrial outdoor storage (IOS), contractor, or service operations. The **±1,600 SF building** has been fully renovated with new wood-look flooring, fresh paint, LED lighting, private offices, a kitchenette, and two updated restrooms. Fenced and gated throughout, with direct access to the US-95 corridor.

BUILDING SIZE	±1,600 SF
LOT SIZE	±0.461 AC (±20,000 SF)
YARD SIZE	±0.42 AC (±18,400 SF)
LEASE RATE	\$0.30/LSF NNN (\$/land SF per month · ±20,000 SF premises)
ZONING	C-M
LAYOUT	Open area + private offices
RESTROOMS	Two — renovated
CONDITION	Renovated interior
AVAILABILITY	Immediate

HIGHLIGHTS

- ◆ Secured, fully paved & fenced ±0.46-acre yard
- ◆ Renovated interior — offices, kitchenette, 2 baths
- ◆ IOS / contractor / service ready
- ◆ Private gated entry · direct US-95 access

YARD FOOTPRINT & DIMENSIONS



APPROXIMATE SITE BOUNDARY · AERIAL

±0.461

ACRES

±20,000

LAND SF

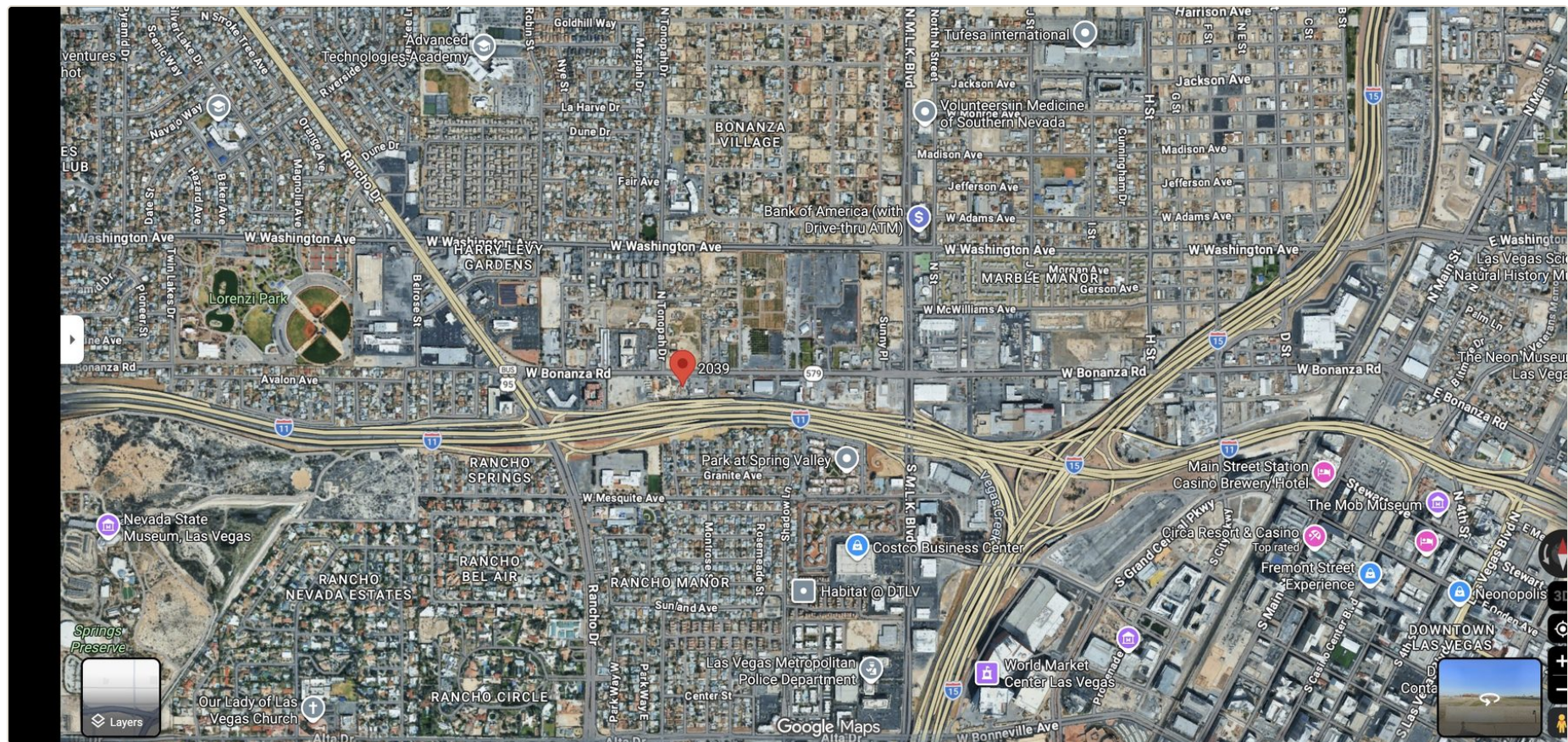
A wide, regular, **recently repaved** yard — roughly ±200 ft wide by ±89–92 ft deep — backing to the US-95 wash and freeway wall at the rear. No through-traffic and secured on all sides, with generous room for trailer parking, equipment, and vehicle circulation.

YARD FEATURES

- ◆ Recently repaved & graded
- ◆ Fenced & gated on all sides
- ◆ Rear backs to wash / freeway wall — private
- ◆ Trailer & heavy-vehicle friendly
- ◆ Open, unobstructed layout

LOCATION & ACCESS

CENTRAL TO THE ENTIRE VALLEY



2039 W. BONANZA RD · RANCHO DR & US-95 INTERCHANGE

NEAR THE GEOGRAPHIC HEART OF THE VALLEY

Fast, balanced drive times to every submarket in the metro.

Immediate

US-95 / I-11 at Rancho Dr

±2 mi

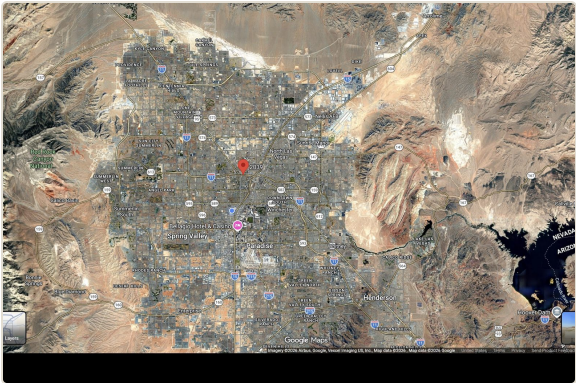
I-15 & the Spaghetti Bowl

±2 mi

Downtown & Medical District

±9 mi

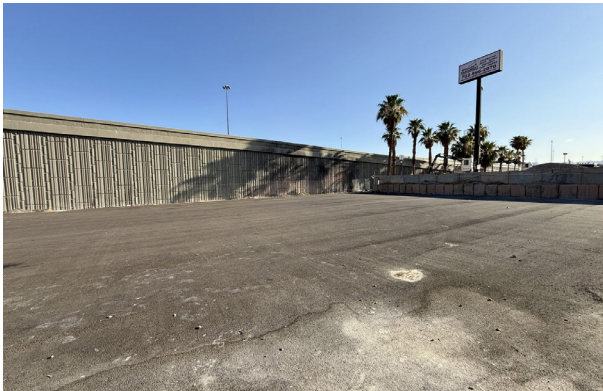
Harry Reid Int'l Airport



VALLEY-WIDE REACH

THE PROPERTY

BUILDING & YARD



Ofir Barashy

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Information herein is from sources deemed reliable but is not guaranteed. Tenant to verify all information, including building area, yard acreage, dimensions, zoning, and permitted use. Site plan and floor plan are approximate scans for reference only; maps are for general location reference. Lease rate is quoted NNN and is subject to change. This is not an offer to lease and is subject to change or withdrawal without notice.

