

# 3060 HIGHLAND DRIVE

Las Vegas, NV 89109

AVAILABLE  
For Lease



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Leasing Details



**\$1.00 PSF NNN**  
Lease Rate



**±5,000 SF**  
Space Available



**Central Las Vegas**  
Submarket

Demographics

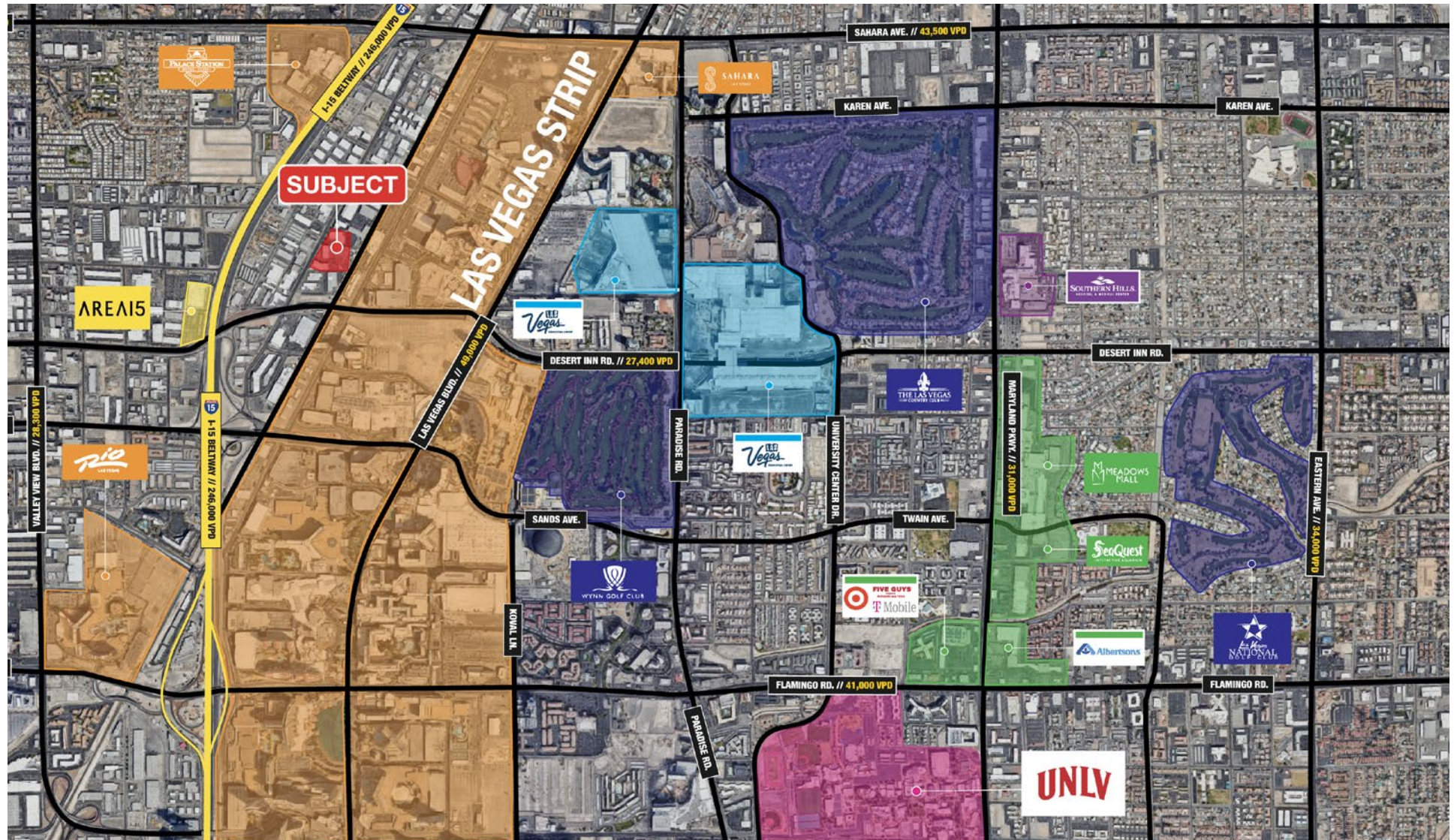
Population	1 mile	3 miles	5 miles
2024 Population	6,958	154,312	434,974
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$56,332	\$64,983	\$65,100

Property Highlights

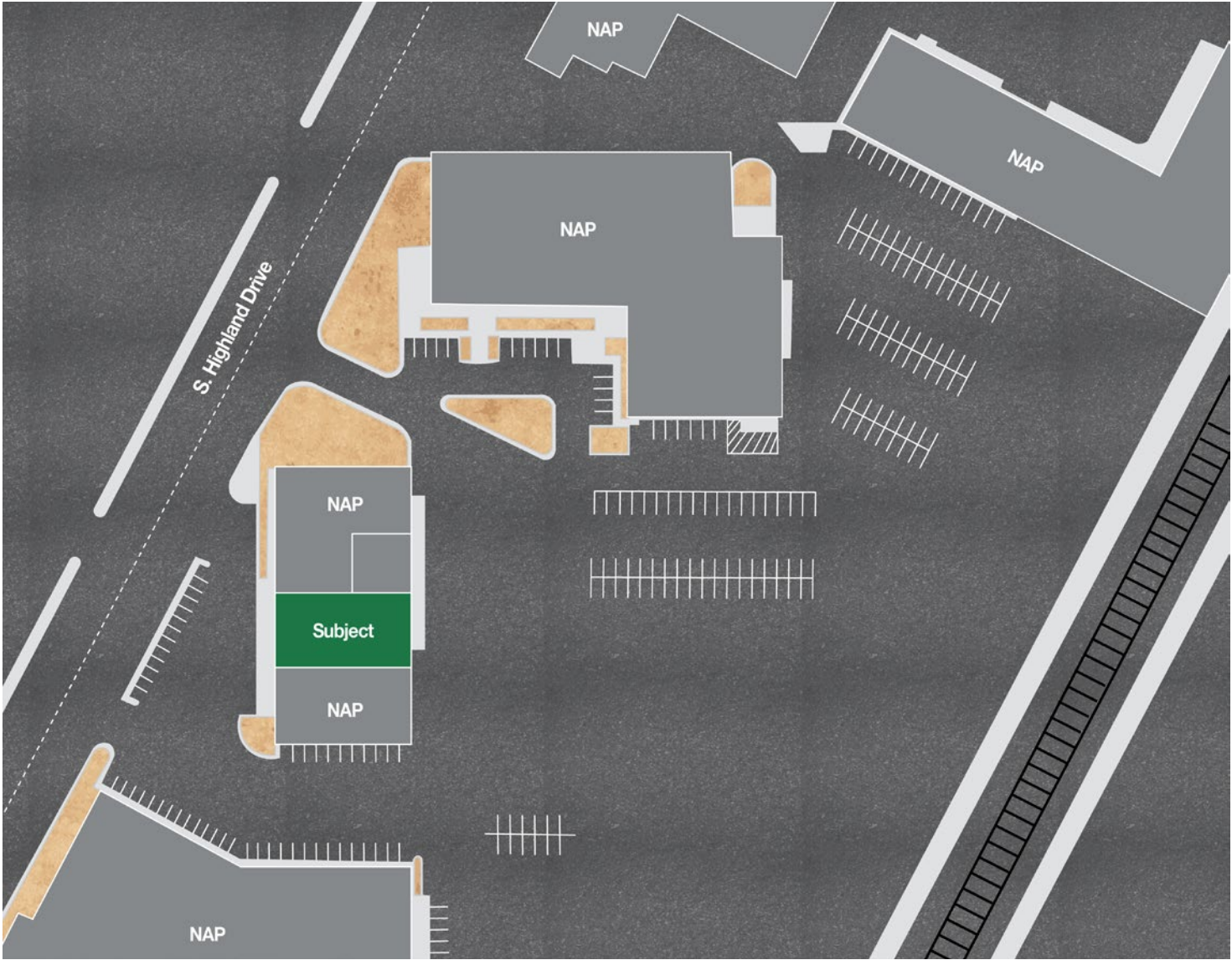
- Unique flex-industrial property located in the central portion of the Las Vegas valley
- Mostly open space, two restrooms, a storage room, and a reception area
- Warehouses have 16’ clear height
- Zoning: Light Manufacturing (M-1)
- Frontage along Highland Drive
- Close proximity to I-15 Freeway
- Minutes away from the Las Vegas Strip and Downtown

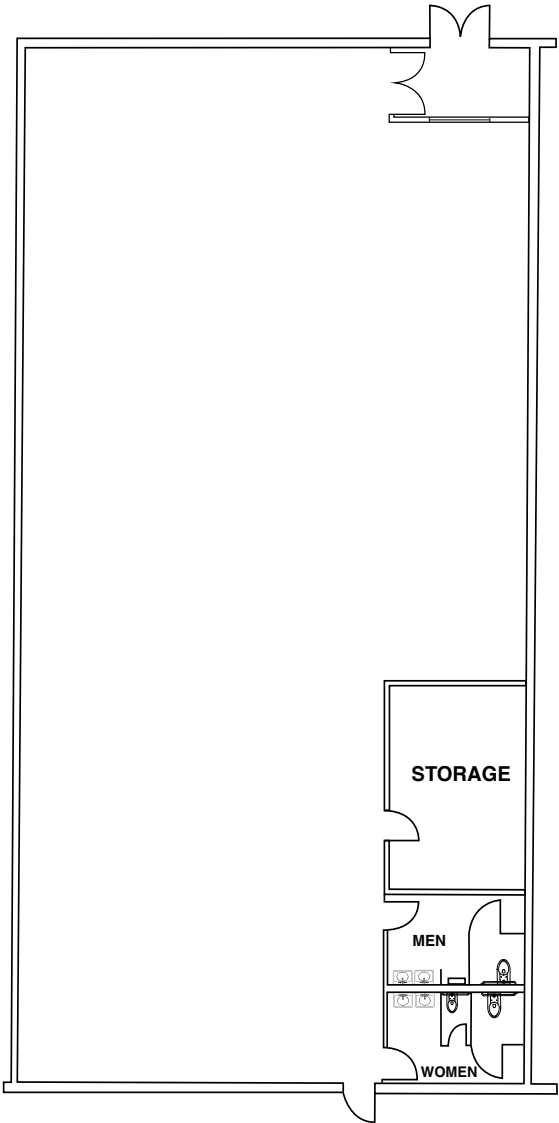


● Casino & Hotels   
 ● Retail   
 ● University   
 ● Golf Club   
 ● Conference   
 ● Entertainment









Property Details

- + Total SF: ±5,000
- + Lease Rate: \$1.00 PSF NNN

*\*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*