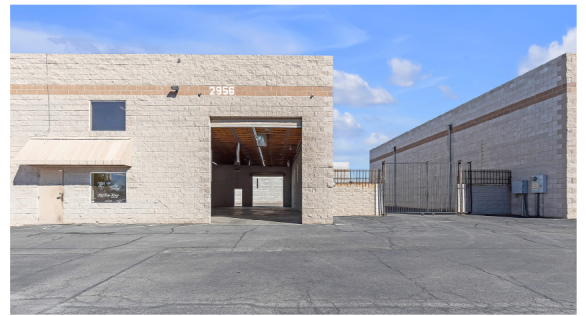
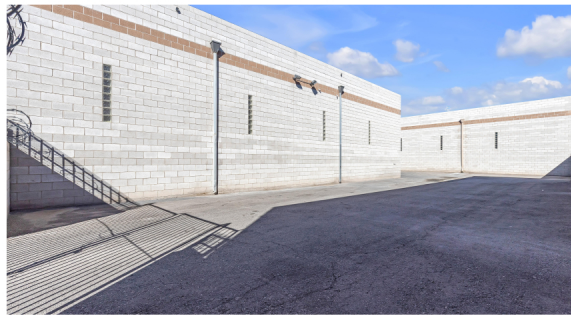


JUST LISTED

2956 Marco St, Las Vegas, NV 89115



LISTED AT: \$925,000

Clean, efficient, and strategically located — this turnkey light-industrial property offers functionality, space, and value in one package.

Featuring approximately 3,200 ± sq ft total, including a ±546 sq ft private second-floor office, this building is ideal for operations that need both warehouse and administrative space.

With recent improvements and close proximity to Nellis Air Force Base, 2956 Marco Street is perfectly positioned for a small business owner, trades professional, or investor seeking dependable income potential.

Just minutes from Nellis AFB, with easy access to I-15, US-95, and Charleston Blvd, this site is surrounded by active industrial and logistics businesses, making it a strong location for long-term growth and operations.

PROPERTY FEATURES:

- Additional ±500 Sq ft Second-Floor Private Office (Not included in the total Square Footage)
- Oversized L-Shaped Secure Yard
- Two Grade-Level Roll-Up Doors
- Two New AC Units + Recently Serviced Swamp Coolers
- Recent Roof Repairs



XYZ GROUP
Real Estate

Mo Kazemi
702.883.8711
S.0201462
mo@lasvegasxyz.com
www.LasVegasXYZ.com





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