

2630 W. BROOKS AVENUE

North Las Vegas, Nevada 89032

AVAILABLE
For Sale

OPPORTUNITY ZONE



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Property Highlights

- ±10,476 SF (Includes ±1,078 SF of Office)
- Fire Sprinklers
- 17 parking stalls
- 18' clear height
- Five (5) 12' W x 14' T grade-level doors
- 400-amp, 480-volt, 3-phase
- New Construction to be completed April 2026
- Close proximity to the North Las Vegas Airport. Immediate access to the I-15 Freeway via W Cheyenne Ave.a

Property Overview

Presenting 2630 W. Brooks Avenue, North Las Vegas, Nevada 89032 — a ±10,476 SF newly constructed industrial building currently under development and scheduled for completion in April 2026. Situated on a ±0.63-acre site and zoned M-2 (Industrial Light), the property offers ±1,078 square feet of office space, ±18' clear height, five (5) 12' x 14' grade-level doors, fire sprinklers, and 17 parking stalls—ideal for a variety of owner-user or investment needs. Strategically located in the North Las Vegas submarket near Simmons St. and W. Cheyenne Ave., the property provides immediate access to the I-15 freeway and close proximity to the North Las Vegas Airport, offering strong connectivity within a thriving industrial corridor.

Listing Snapshot



\$3,400,000
Sale Price



\$324.55
Price per Square Foot



±10,476 SF
Available Space



North Las Vegas
Submarket

Key Demographics (within a 3-mile radius)



±160,707
Population Size



\$83,210
Ave. Household Income

APN 139-17-510-005

Zoning General Industrial (M-2)

Year Built 2026

Property Size ±10,476 SF

Cross Streets Brooks Avenue & Coleman Street

Lot Size ±0.63 AC

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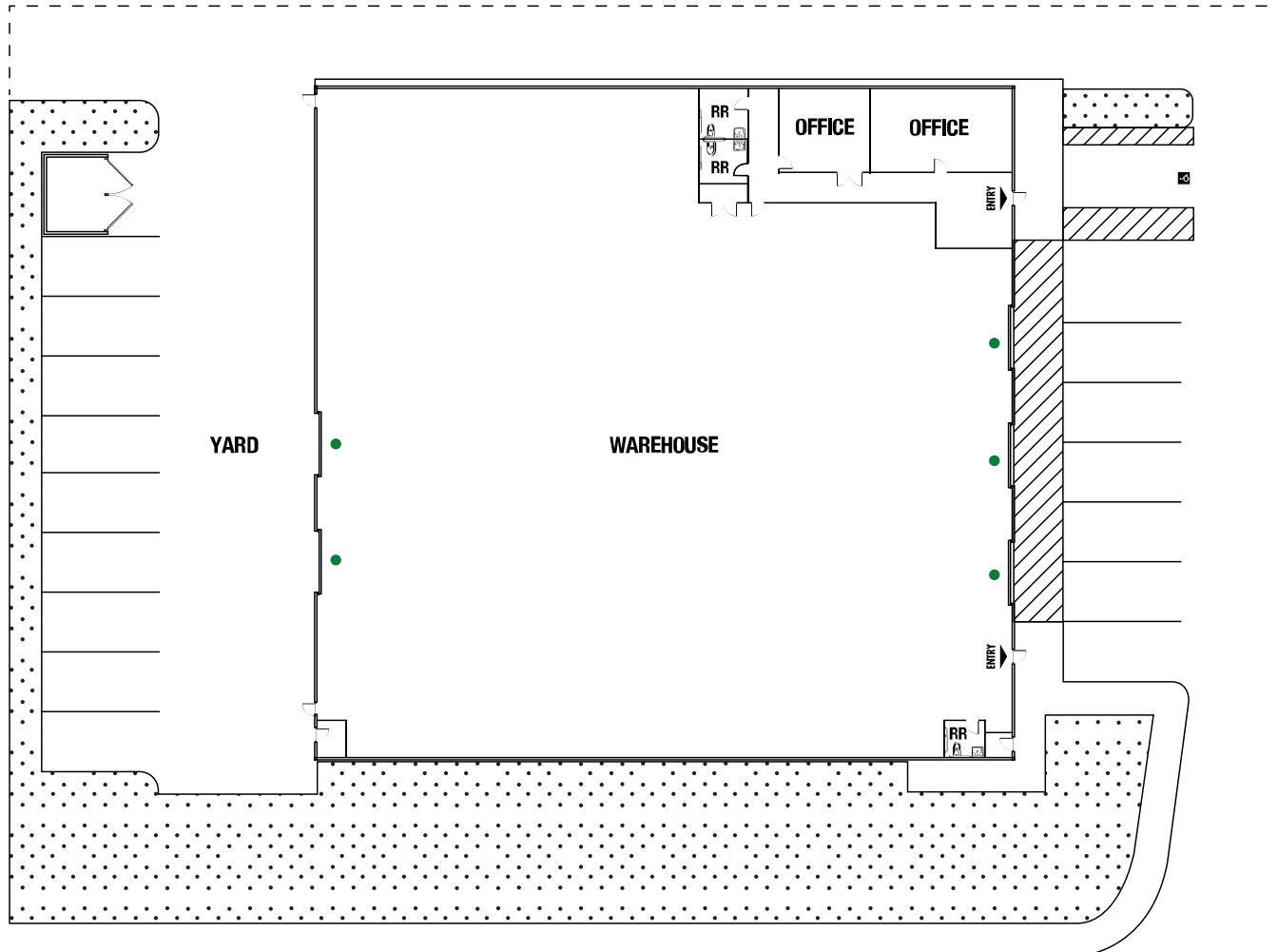
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Listing Snapshot



\$3,400,000
Sale Price



\$324.55
Price per Square Foot



±10,476 SF
Available Space



Immediately
Availability

Suite Specs

Total SF ±10,476

Office SF ±1,078

Warehouse SF ±9,398

Grade Level [●] 5 roll-up doors (12'x14')

Clear Height 18'

Power 400 A • 480 V • 3-phase
(to be verified by tenant)

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Aerial Map



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Property Photos

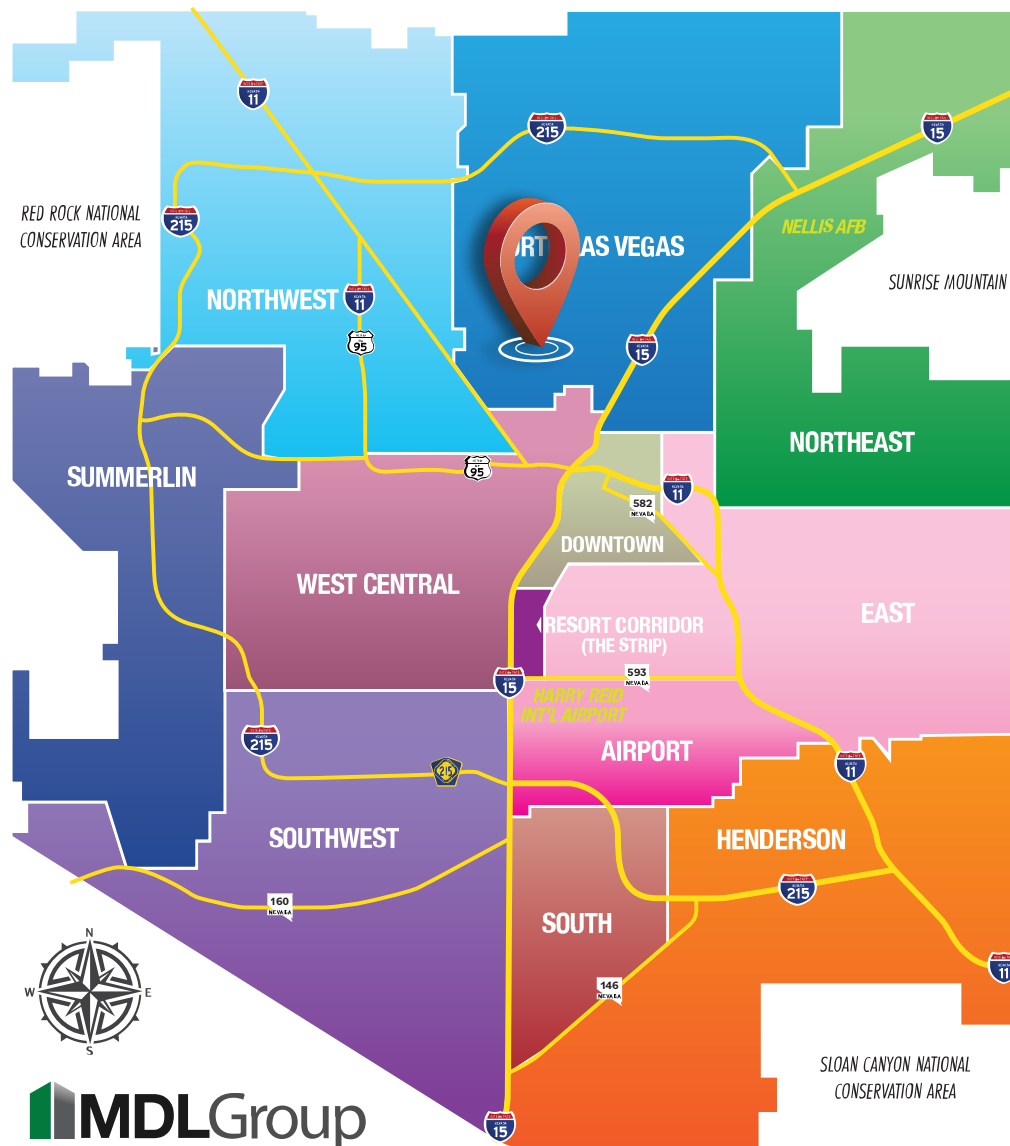


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Distance to Landmarks

- I-15 FWY: ± 3.3 miles
- I-11 FWY: ± 4.8 miles
- North Las Vegas Airport: ± 2.7 miles
- Harry Reid International Airport: ± 12.3 miles
- The Strip: ± 6.1 miles

Nearby Amenities

- 4 Minute driving distance to Walmart Supercenter
- 5 Minute driving distance to the busy Craig Road Corridor which features multiple food chains and grocery stores
- 9 Minute driving distance to Craig Ranch Regional Park
- 12 Minute driving distance to Santa Fe Station Hotel and Casino
- 17 Minutes driving distance to Costco Wholesale

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

North Las Vegas

Synopsis

North Las Vegas, NV, offers a premier, business-friendly environment known for its “fast and faster” development approach. This commitment has positioned the city as one of the nation’s top locations for development opportunities and job creation. The city is a magnet for global brands, innovative industries, and large-scale manufacturing, e-commerce, and distribution centers, driving significant economic diversification. Strategically located with unparalleled logistics advantages, North Las Vegas provides swift access to major transportation corridors, rail lines, and two key airports (North Las Vegas Airport and Harry Reid International). Its proximity to interstates, rail, and Southern California ports has cemented its status as the epicenter for e-commerce and logistics in the Southwestern U.S. This critical connectivity, coupled with high demand from cold storage and food production users, ensures easy and efficient access to the massive, growing markets of California, Arizona, and Utah. North Las Vegas is the strategic choice for investors and businesses seeking growth, efficiency, and a competitive edge in the Western United States.

Quick Facts

 294,000	 2,566
Est. Population (as of 2025)	Pop. Density (per square mile)

Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

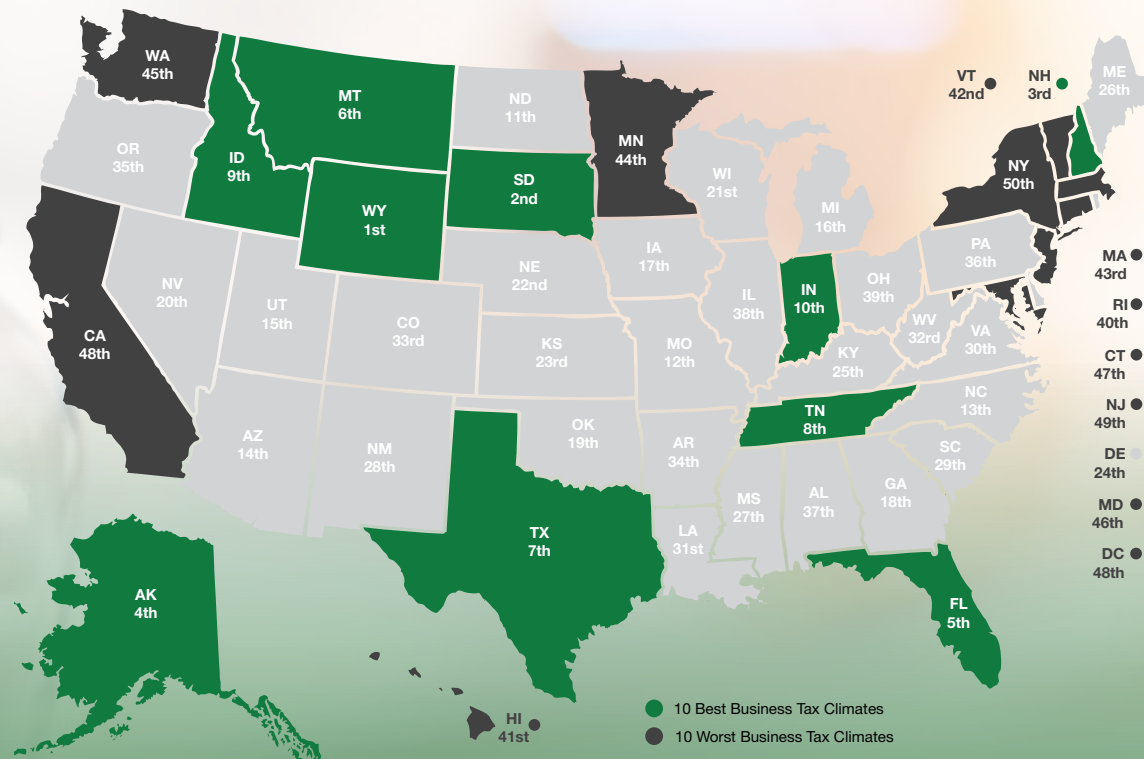
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

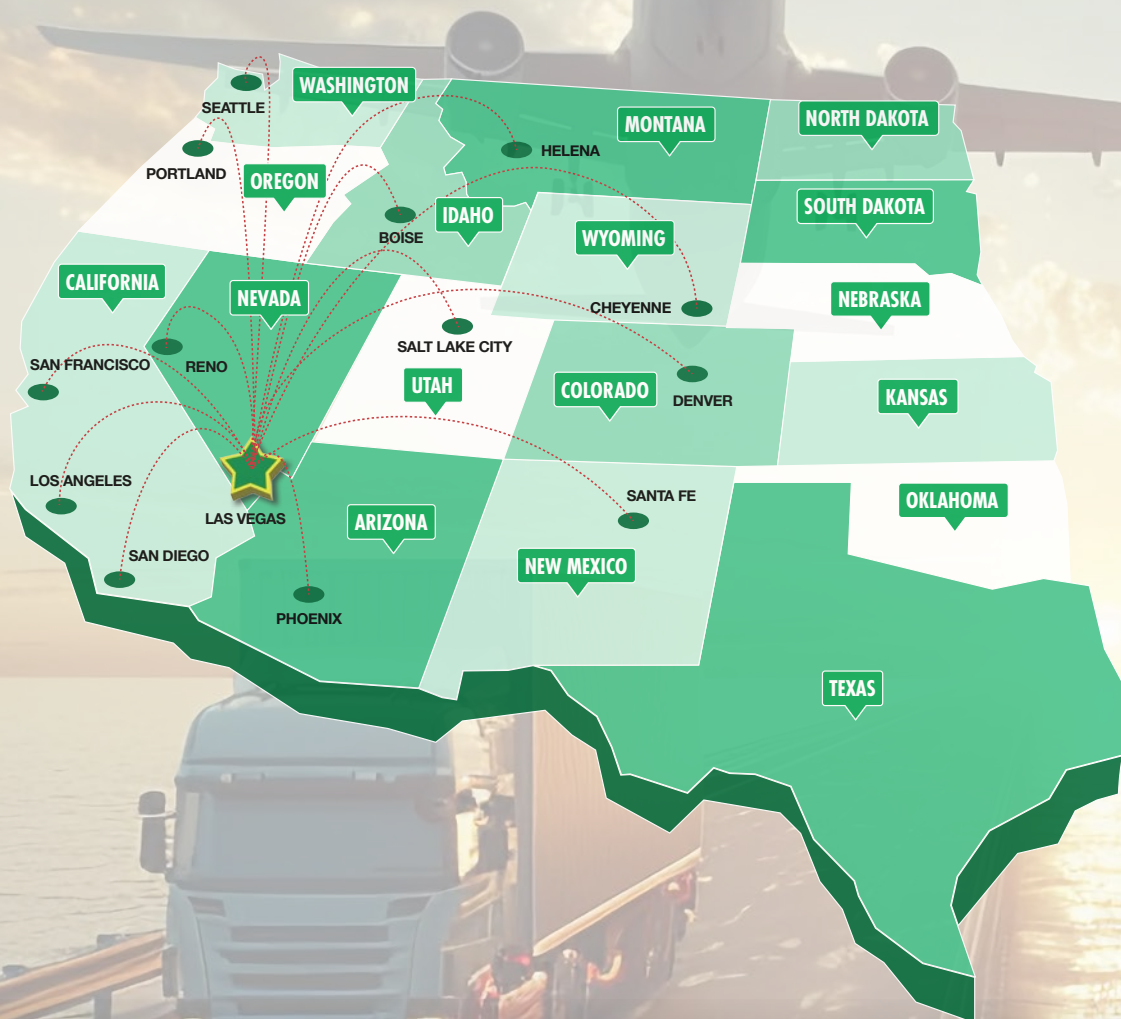


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Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

SHIPPING & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner.

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