



FOR LEASE

**MOJAVE RIDGE
INDUSTRIAL PARK**

1624 S Mojave Road
& 1601 Palm Street
Las Vegas, NV 89104

±13,862 SF – ±25,768 SF

Property Overview

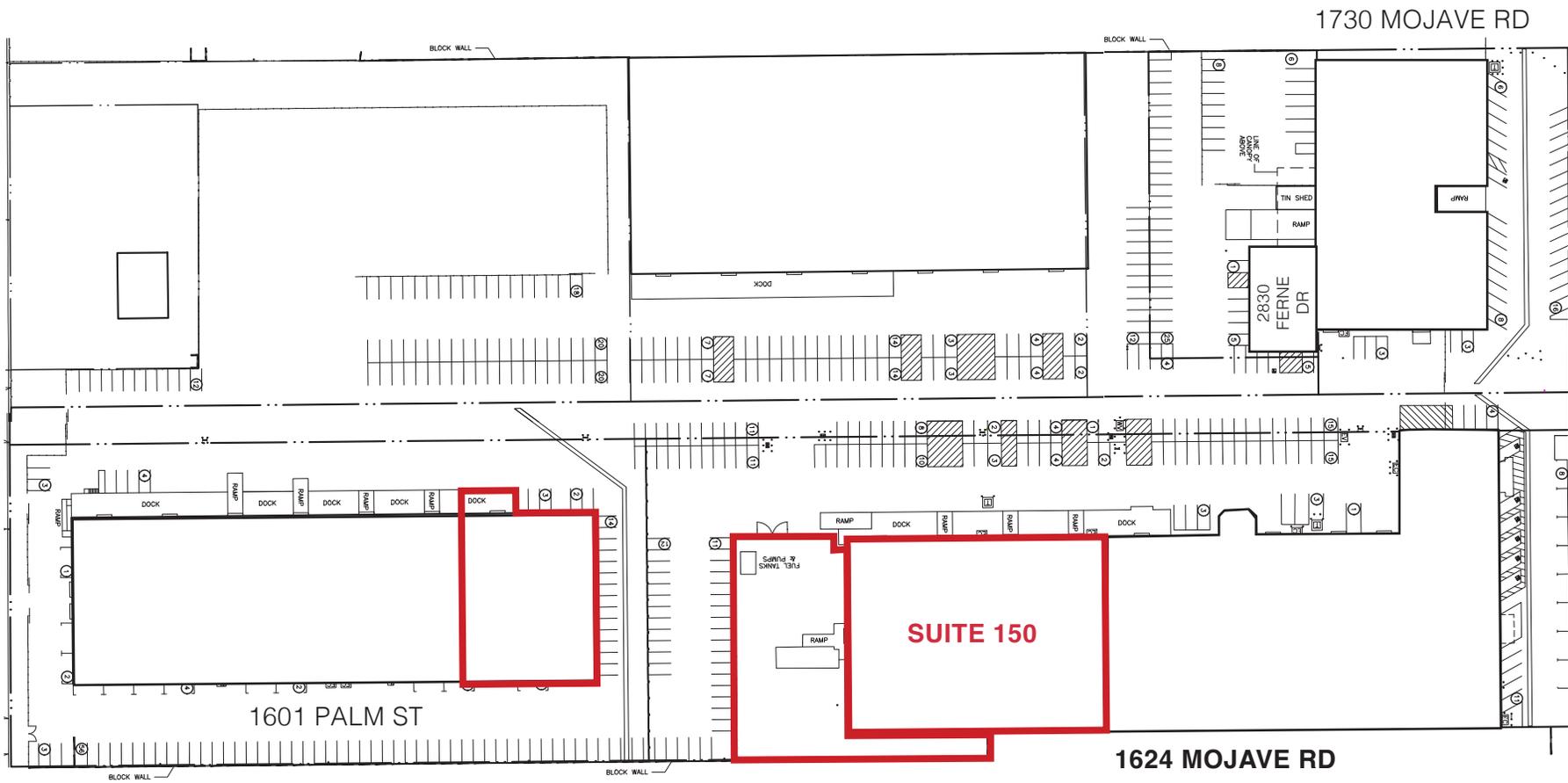
Mojave Ridge Industrial Park is a four-building industrial complex located in the highly accessible Central Submarket of Las Vegas, offering tenants a functional and well-maintained industrial environment. The property has recently undergone extensive capital improvements, including roof upgrades, parking lot resurfacing and striping, and new exterior paint, providing an updated and professional appearance.

Strategically positioned with immediate access to Downtown Las Vegas, US-95, and I-515, the property allows for efficient distribution and convenient connectivity throughout the Las Vegas Valley. The buildings feature durable masonry block construction, along with dock-high and grade-level loading, supporting a wide range of industrial and distribution uses.

- ±13,862 SF – 25,768 SF Available
- Dock-high and grade-level loading
- Secure fenced yard space available
- Excellent access to Downtown, US-95, and I-515
- Durable masonry block construction
- Centrally located within the Las Vegas industrial market



SITE PLAN



1601 Palm St | Las Vegas, NV 89104

LEASE RATE	\$1.05 - \$1.20 PSF NNN
NNN	\$0.19 PSF
AVAILABLE FOR LEASE	±13,862 SF
TOTAL ACRES	±2.74 AC
APN	162-01-602-005
ZONING	I-P (Industrial Park)

- Four (4) Grade Level Loading Doors
- Clear Height: 24'– 26'
- 1.64 Parking ratio with 33 striped parking spaces designated for this unit



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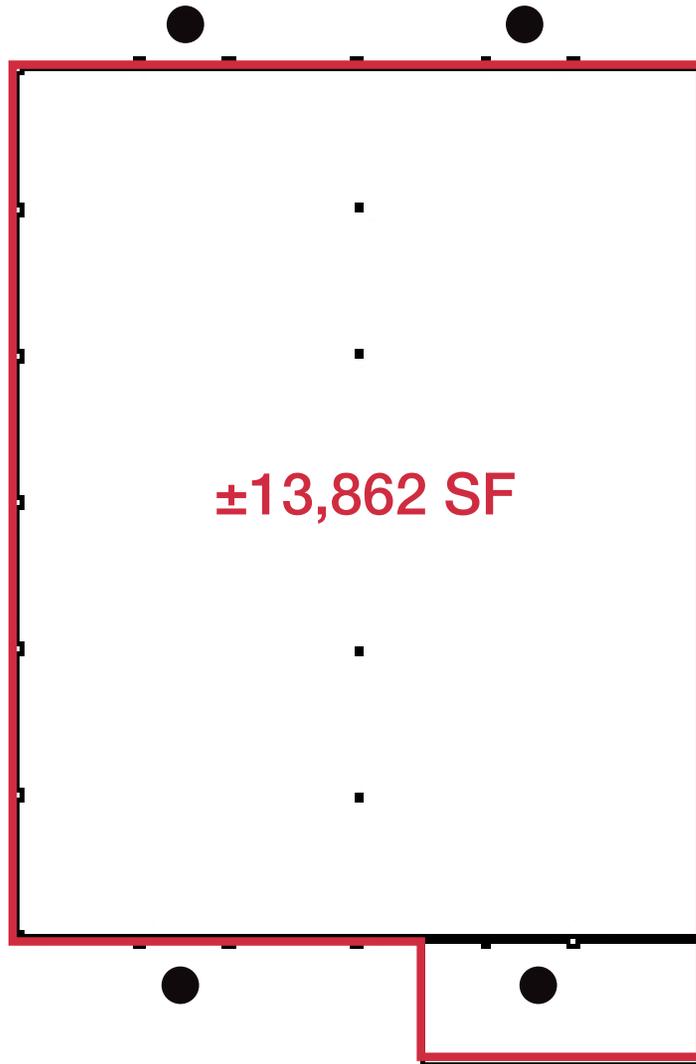


SUMMARY

PHOTOS



FLOOR PLAN



- GRADE LEVEL LOADING DOORS
- ▲ DOCK HIGH LOADING DOORS
- RAMPED ROLL UP DOORS

Property Details

Total SF	±13,862
Grade Door	Four (4)
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.05-\$1.20/SF NNN
CAM	\$0.19
Total Monthly	\$17,188.88 - \$19,268.18

1624 S Mojave Rd. Suite 150
Las Vegas, NV 89104

TOTAL SF AVAILABLE **±25,768 SF**

TOTAL YARD SF **±18,470 SF**

YEAR BUILT/RENOVATED **1965/2006**

ZONING **I-P (Industrial Park)**

- 25,768 Total SF with ±18,470 SF of secured yard space
- ±1,498 SF of Two-Story office space
- ±24,270 SF of Warehouse space
- Three (3) Grade Level Loading Doors
- Located in the Central Las Vegas submarket in close proximity to Downtown Las Vegas, the Las Vegas Convention Center and near the I-515



SUMMARY

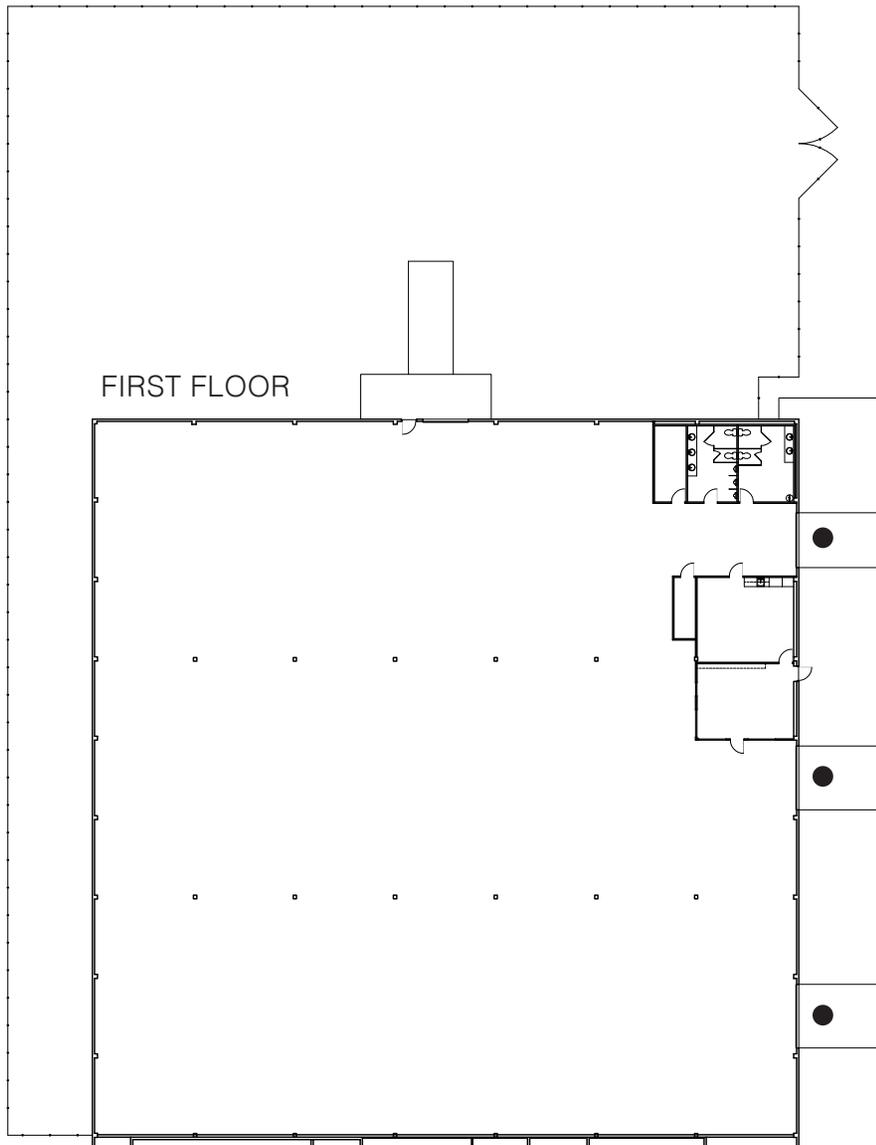


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FLOOR PLAN

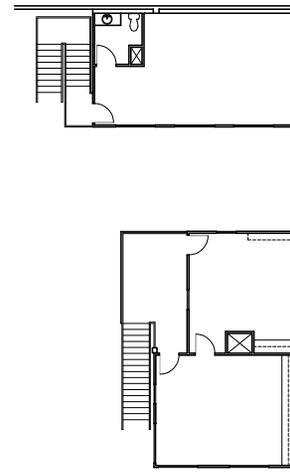


PROPERTY DETAILS

Address	1624 S Mojave Road Suite 150
Total SF	±25,768 SF
Two-Story Office SF	±1,498 SF
Warehouse SF	±24,270 SF
Yard Space SF	±18,470 SF
Lease Rate	\$1.20 PSF NNN
CAM	\$0.19 PSF
Total Monthly	\$35,817.52
Grade Level Loading	Three (3)
Clear Height	TBD
Power	TBD
Availability	TBD
Additional Features	Two-story office space with private yard space

● GRADE LEVEL DOOR

SECOND FLOOR

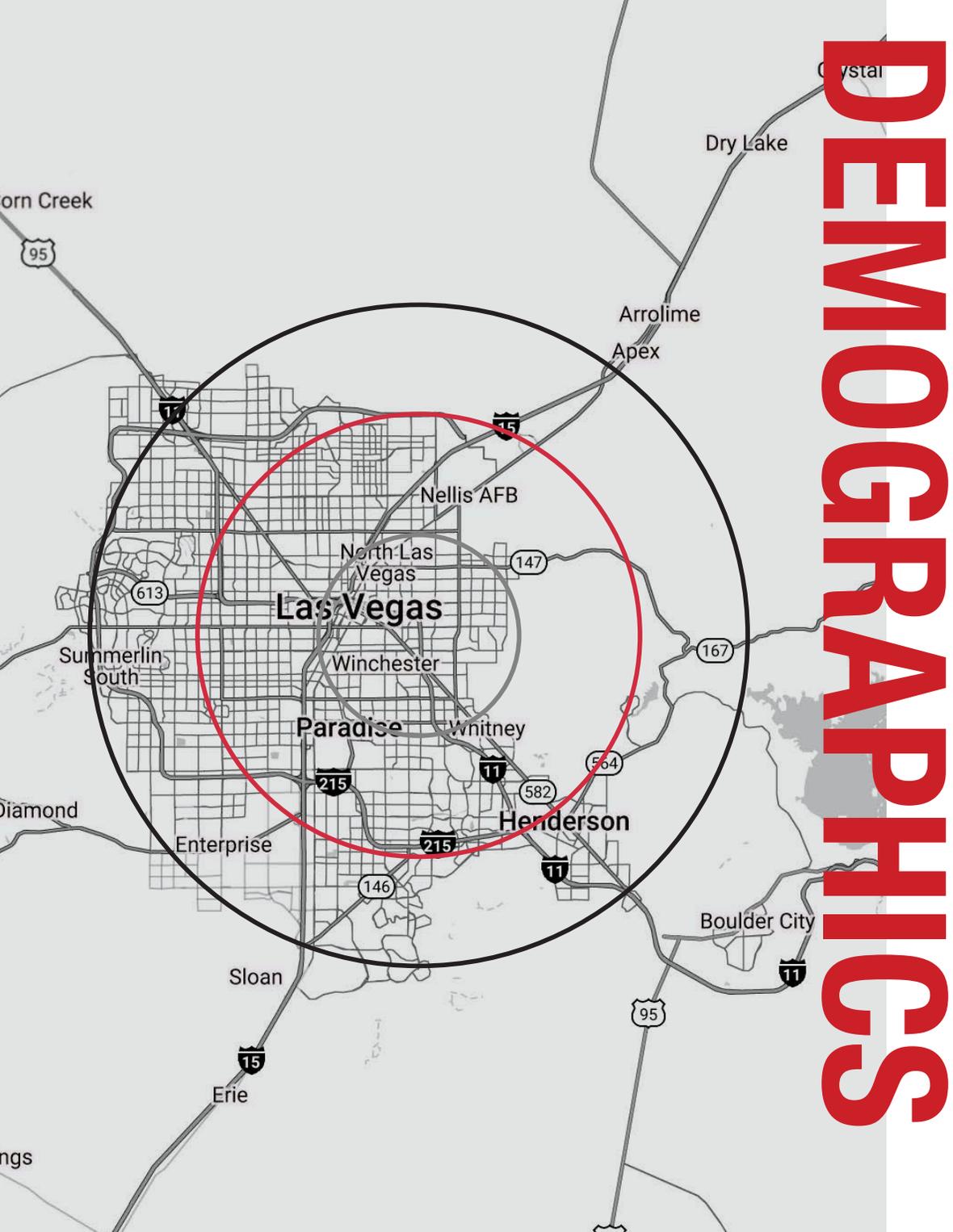




AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	19,475	162,892	397,179
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	8,164	64,281	151,876
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$98,124	\$102,101	\$102,968

Traffic Counts

STREET	AADT
N Buffalo Dr	25,500
Cheyenne Ave	39,063

Cities Nearby

Los Angeles, California	273 miles
Phoenix, Arizona	302 miles
Salt Lake City, Utah	418 miles
San Diego, California	334 miles
Denver, Colorado	75 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

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