

3060 HIGHLAND DRIVE

Las Vegas, NV 89109

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Luke Ramous
Advisor
Lic#: S.0188531
702.388.1800
lramous@mdlgroup.com

Michael Greene
Vice President
Lic#: S.0186326
702.388.1800
mgreene@mdlgroup.com

Hayim Mizrachi, CCIM
CEO | Broker | Principal
Lic#: B.0143643.corp
702.388.1800
hmizrachi@mdlgroup.com



Leasing Details



\$1.00 PSF NNN

Lease Rate



±5,000 SF

Space Available



Central Las Vegas

Submarket

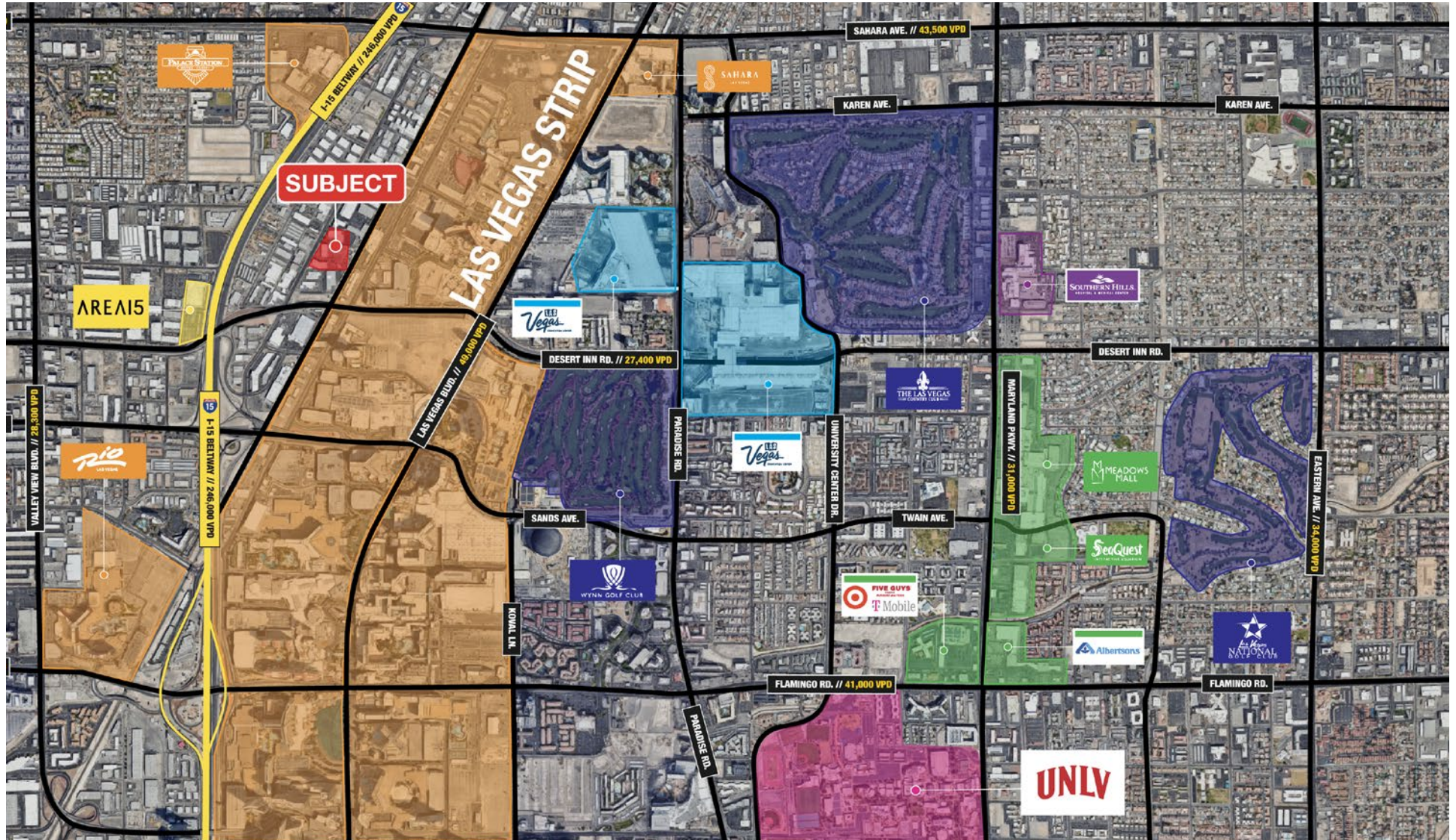
Demographics

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

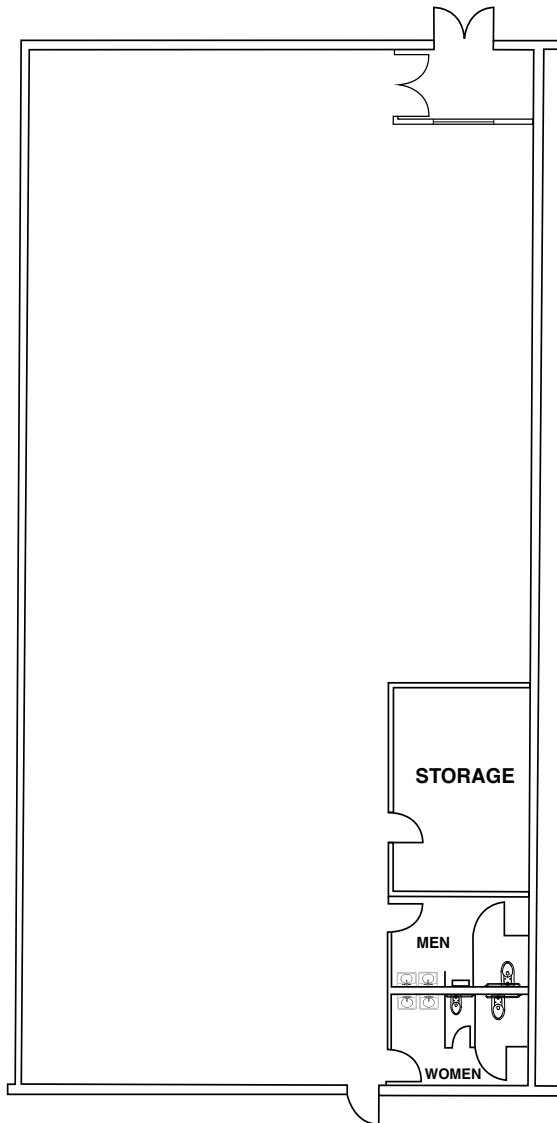
Property Highlights

- 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.*