



FOR LEASE

up TO±54,155 SF ON 12.57 ACRES

3950 NORTH BRUCE STREET

NORTH Las Vegas, NV 89030



Engineered for Power.
Optimized for Performance.



3950 NORTH
BRUCE
STREET



PROPERTY HIGHLIGHTS

±12.57 ACRES

TOTAL SITE AREA

NORTH Las Vegas

SUBMARKET

±54,155 SF

TOTAL BUILDING
SQUARE FOOTAGE

1.5MW of power

POTENTIALLY EXPANDABLE

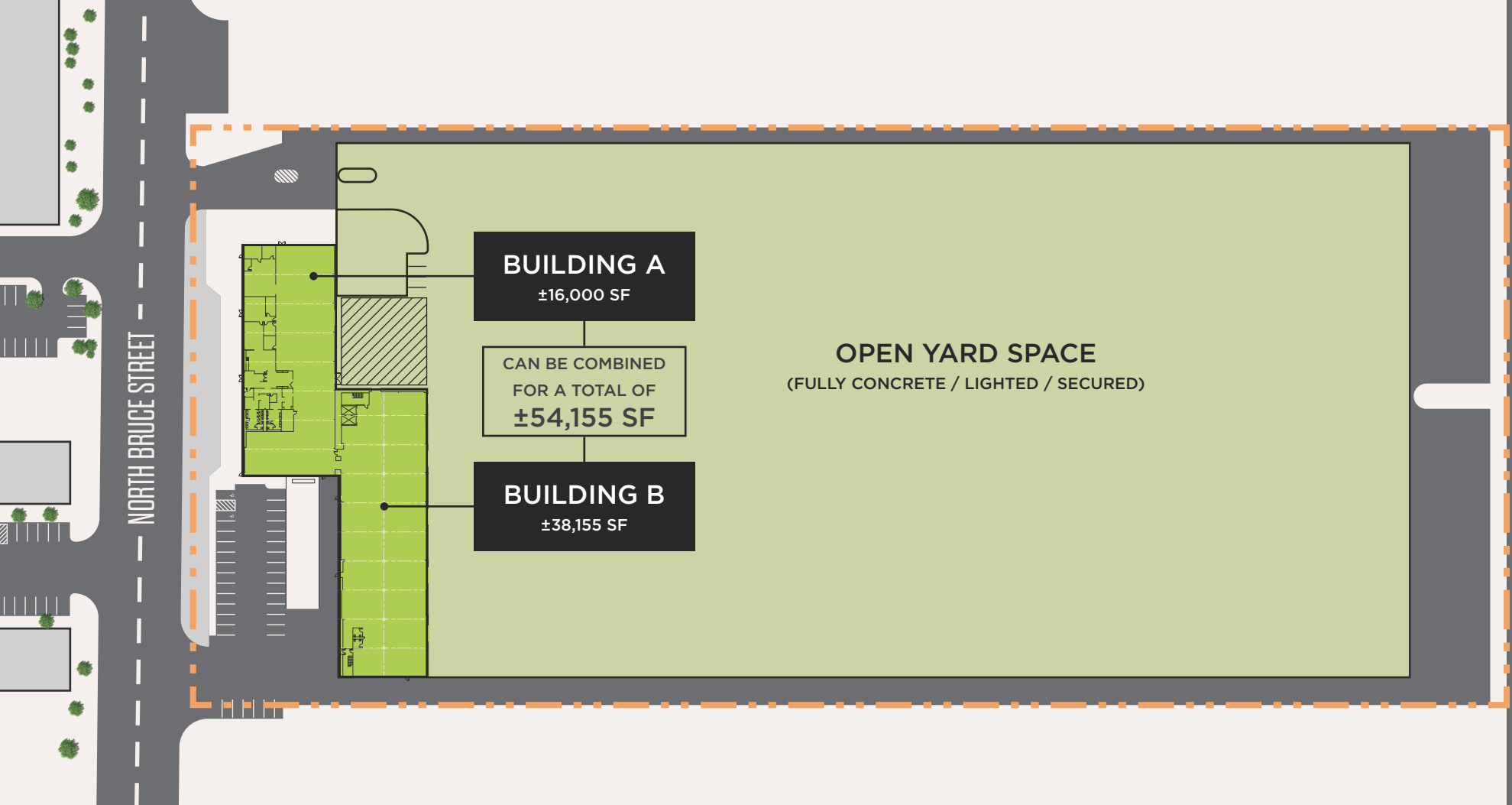
Power To Perform

3950 N. Bruce St. presents a rare opportunity to lease a highly versatile industrial asset in North Las Vegas, well suited for industrial outdoor storage (IOS) users as well as advanced, energy-intensive operations requiring substantial power infrastructure. The ±12.57-acre site is improved with two industrial buildings, totaling approximately 54,000 square feet and is complemented by a best-in-class 11+ acre fully concrete, lighted, and secured outdoor storage yard, providing exceptional operational flexibility.

The property is currently served by 1.5 MW of existing power, with potential for expansion, offering meaningful scalability for high-demand users and long-term growth. Zoned M-2, the site accommodates a wide range of industrial uses.

Strategically located with easy access to I-15 via the Cheyenne Ave. and Craig Rd. interchanges, 3950 N. Bruce St. benefits from strong regional connectivity and proximity to major logistics corridors. The property is situated approximately 20 minutes from Harry Reid International Airport.

- CONVENIENT ACCESS TO FREEWAY SYSTEMS VIA I-15 / CHEYENNE AVE. AND I-15 / CRAIG RD. INTERCHANGES
- ZONED M-2 FOR A WIDE RANGE OF INDUSTRIAL AND OUTDOOR STORAGE USES
- EXTREMELY RARE 12+ ACRE INFILL SITE WITH 9MW POTENTIAL
- 11+ ACRE FULLY IMPROVED YARD - CONCRETE-PAVED, LIGHTED, AND SECURED
- EQUIPPED WITH THE OUTPOST GATE AUTOMATION SYSTEM WHICH COMBINES COMPUTER VISION, AI VOICE AGENTS, AND REMOTE OPERATIONS SUPPORT TO VERIFY DRIVERS, INSPECT EQUIPMENT, ENFORCE COMPLIANCE, AND SYNC DATA WITH EXISTING SYSTEMS.



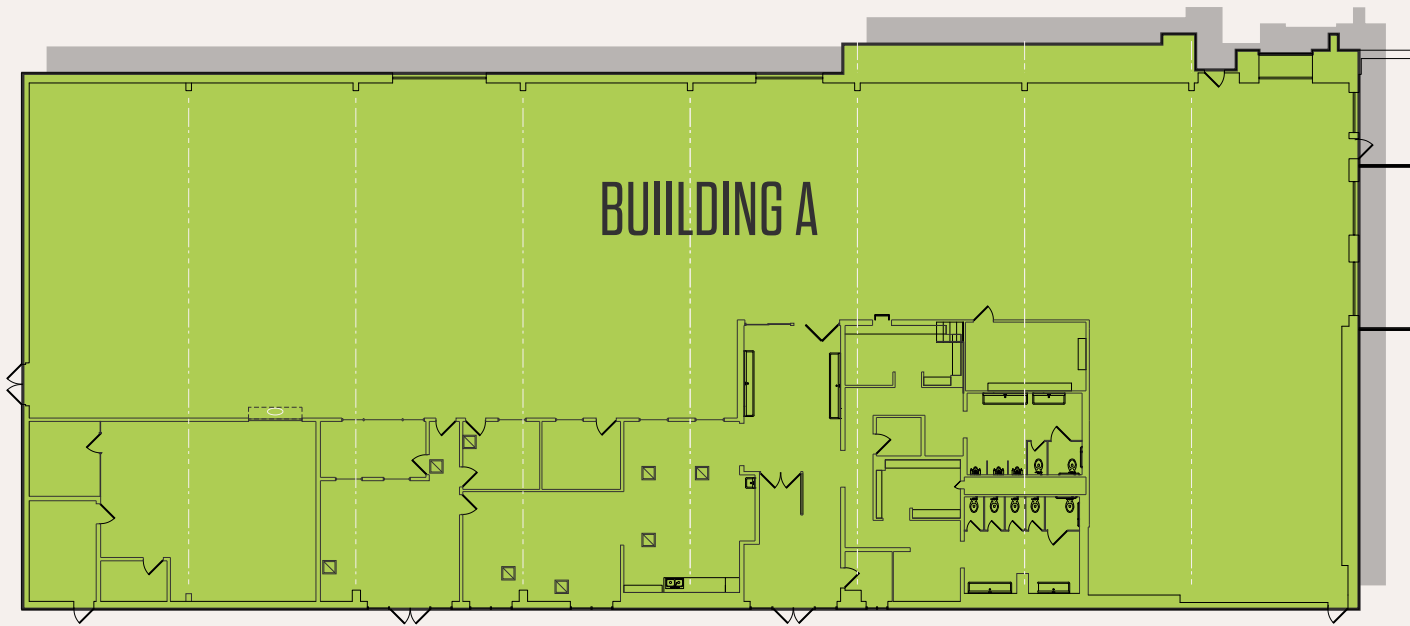
Infrastructure That Works Harder

For tenants who need more than standard industrial, 3950 N Bruce Street provides heavy power capacity, functional layouts and modern building systems that support production, processing and technical environments.

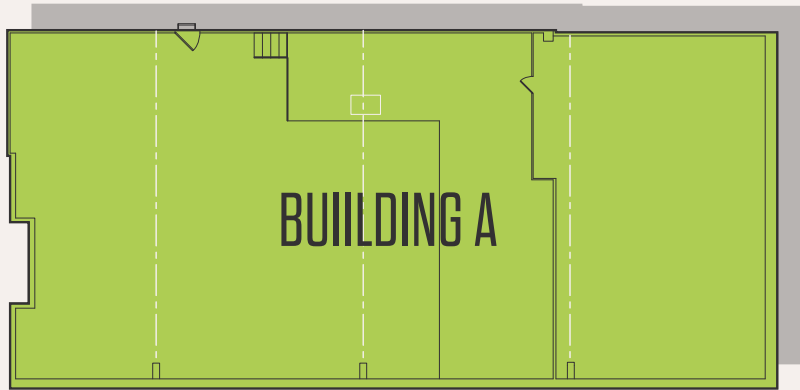
- 38,155 SF TWO-STORY PRODUCTION BUILDING
- 16,000 SF OFFICE/WAREHOUSE BUILDING
- UP TO ±54,000 SF COMBINABLE SPACE

SITE plan





FIRST FLOOR

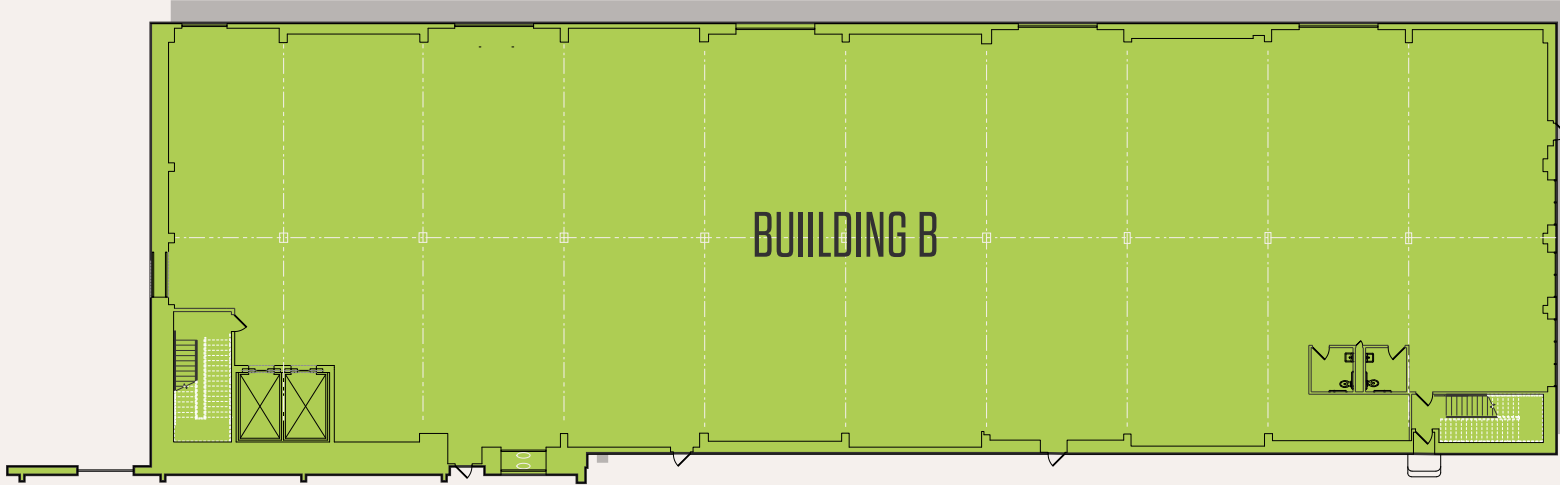


SECOND FLOOR

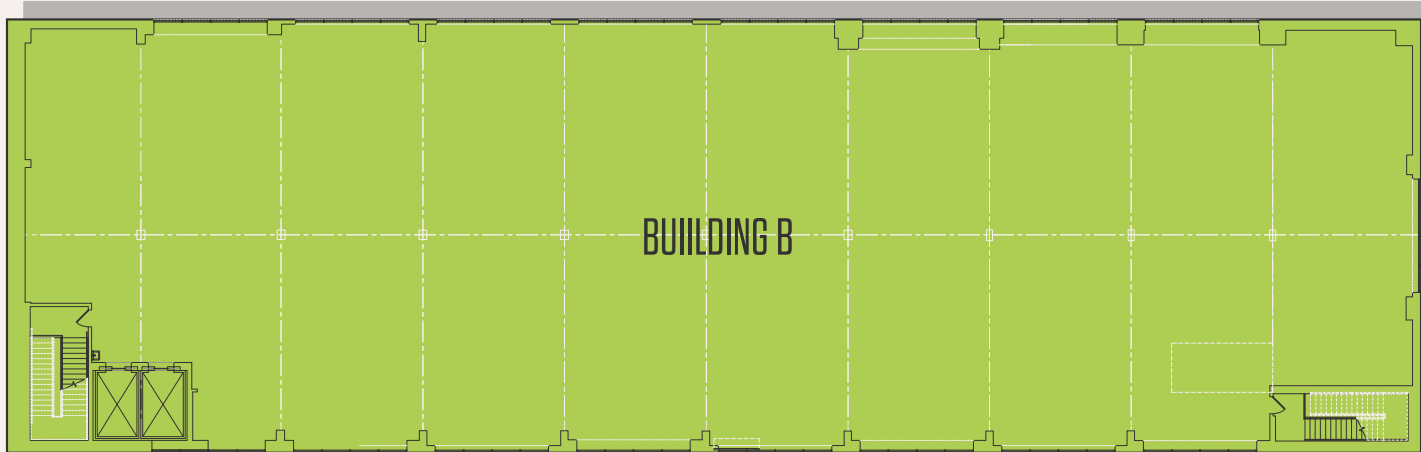
BUILDING A

FLOOR PLAN





FIRST FLOOR



SECOND FLOOR

BUILDING B

FLOOR PLAN



Food, Fuel and Everything Nearby

AMENITIES

Tenants at 3950 N Bruce Street have quick access to nearby dining for breaks, supply runs and end-of-shift meals, along with several hotel options for visiting vendors, partners or temporary staff. With essentials just minutes away, the site supports the people who keep your operation moving.



Positioned for Operational Reach

3950 N. Bruce St. provides convenient access to the I-15 and I-215 freeways, allowing efficient connections to multiple regional distribution networks. Located in the heart of North Las Vegas, the site enhances supply chain reach and streamlines daily operations.

DRIVE TIMES

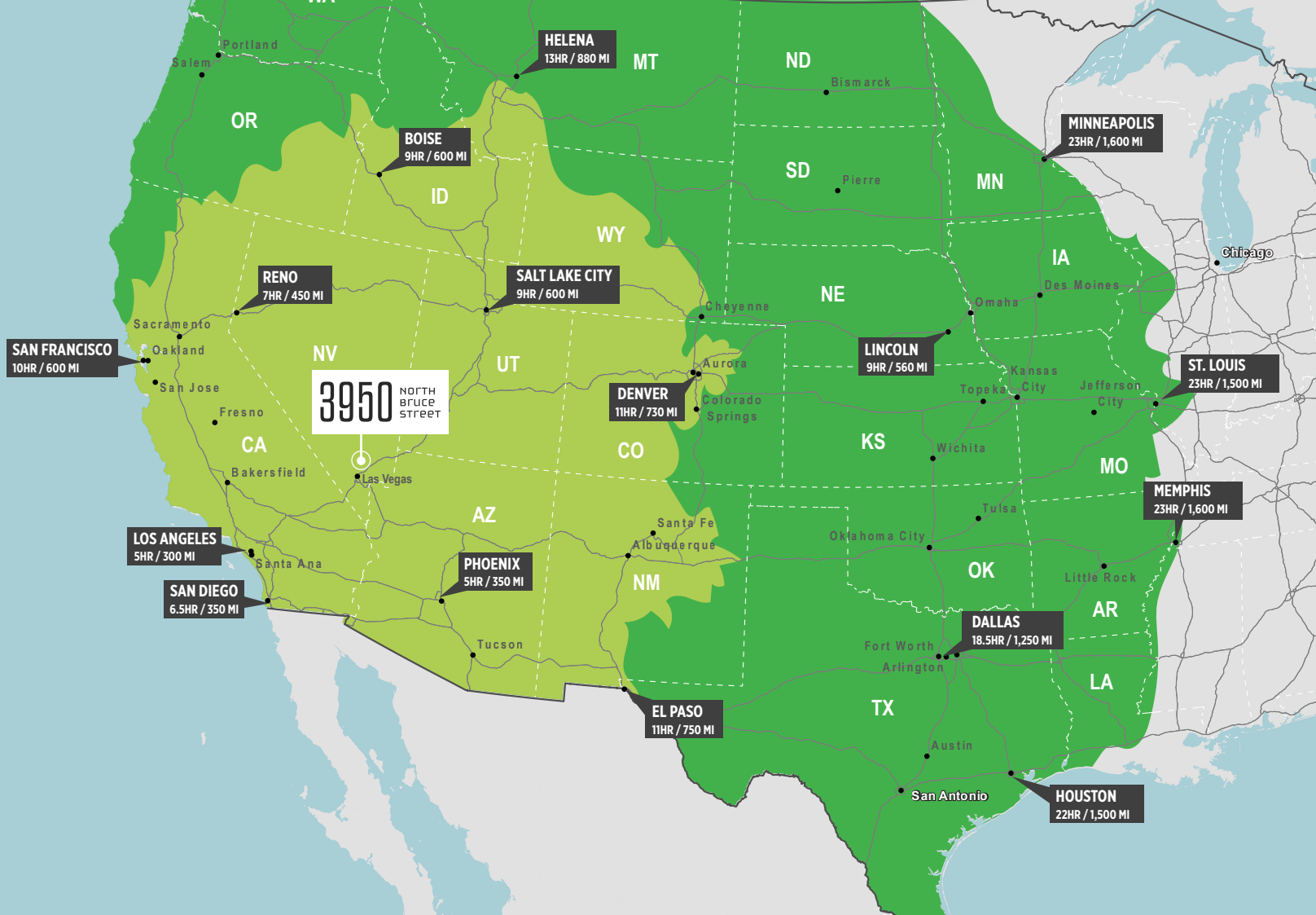
13 MIN / 7.9 MILES
LAS VEGAS MOTOR SPEEDWAY

22 MIN / 12.5 MILES
HARRY REID AIRPORT

33 MIN / 22.5 MILES
HENDERSON



3950 NORTH BRUCE STREET



1 DAY

TRUCK SERVICE AREA

2 DAY

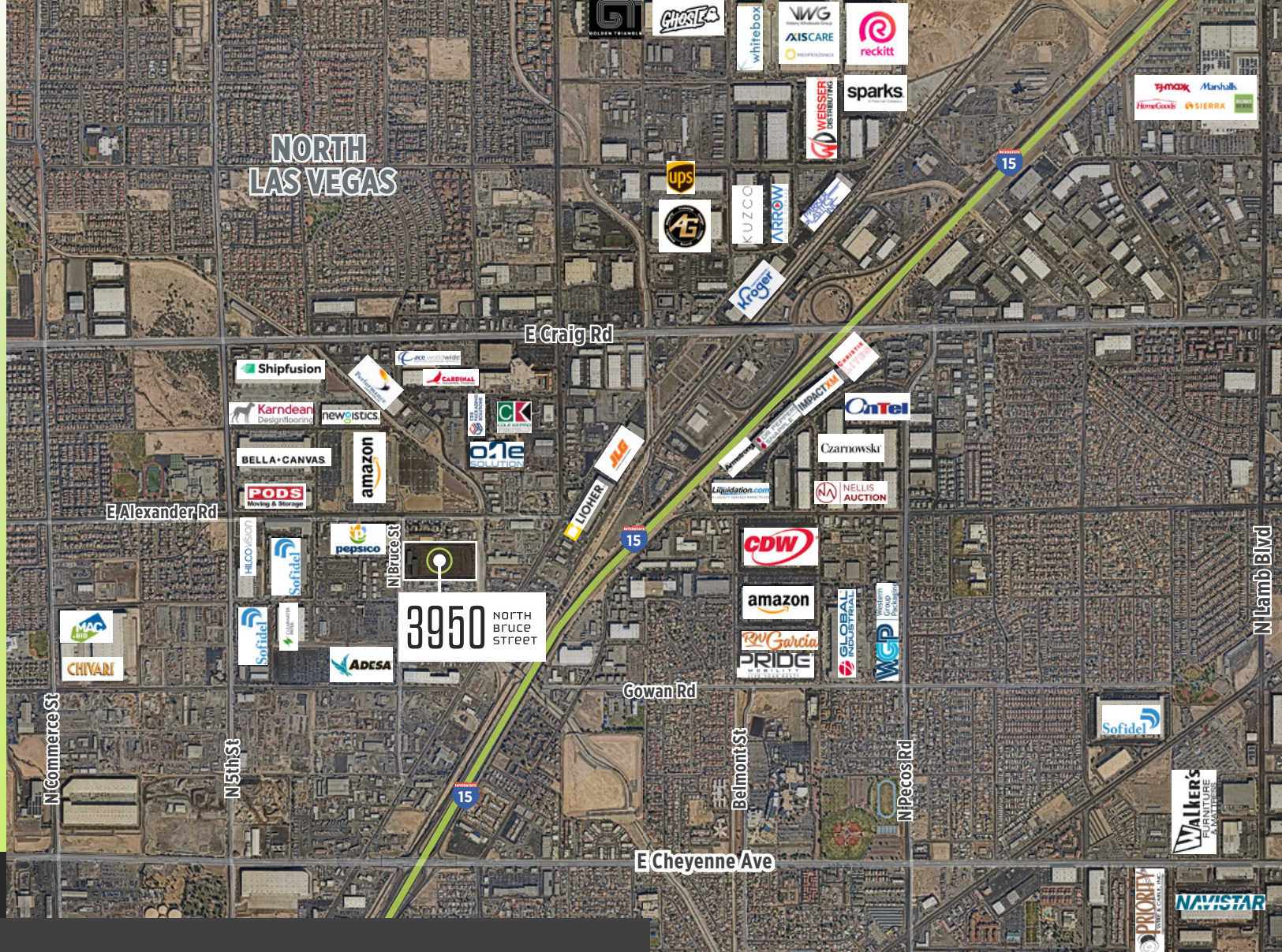
TRUCK SERVICE AREA

Distribution Strength in Every Direction

3950 N Bruce Street puts the West Coast, Mountain West and central U.S. within practical trucking distance, giving users the speed and flexibility needed for reliable distribution.



3950 NORTH BRUCE STREET



A High-Performance Neighborhood

Surrounded by major operators in logistics, manufacturing and distribution, 3950 N Bruce Street sits in a proven industrial district anchored by brands like Amazon, PepsiCo, PODS, Bella+Canvas and Shipfusion. This concentration creates a strong foundation for tenants who want to grow within a high demand, workforce supported market.

3950 NORTH BRUCE STREET

FOR LEASE

NORTH LAS VEGAS, NV 89030



JASON GRIFFIS, SIOR

Managing Director
jason.griffis@cushwake.com
+1 702 205 3861
Lic.: #S.0178374

ALMA CUEVAS, SIOR

Managing Director
alma.cuevas@cushwake.com
+1 702 303 4412
Lic.: #S.0180089

MICHAEL SCHER

Senior Associate
michael.scher@cushwake.com
+1 615 319 9963
Lic.: #S.0189923

CAMILA ROSALES, CCIM

Director
camila.rosales@cushwake.com
+ 702 609 3567
Lic.: #S.0183916

