

For Sale or Lease

Small Facility with Secured Yard



3255 E. St. Louis Ave.
Las Vegas, NV 89104

Gil Villegas
Associate
702.954.4173
gvillegas@logicCRE.com
S.0182234

Amy Ogden, SIOR
Partner
702.234.9860
aogden@logicCRE.com
S.0069966

Michael Keating Jr.
Associate
775.843.0125
mkeatingjr@logicCRE.com
S.0200781

Madeline Nuha
Associate
702.954.4131
mnuha@logicCRE.com
BS.0146665

Listing Snapshot



Contact Broker

Sale Price



Contact Broker

Lease Rate



± 2,398 SF

Total Square Footage
(Office + Shop)



± 1,816 SF

Total Square Footage (Office)



± 582 SF

Total Square Footage (Shop)



± 0.65 AC

Total Acreage



Industrial Light (IL)

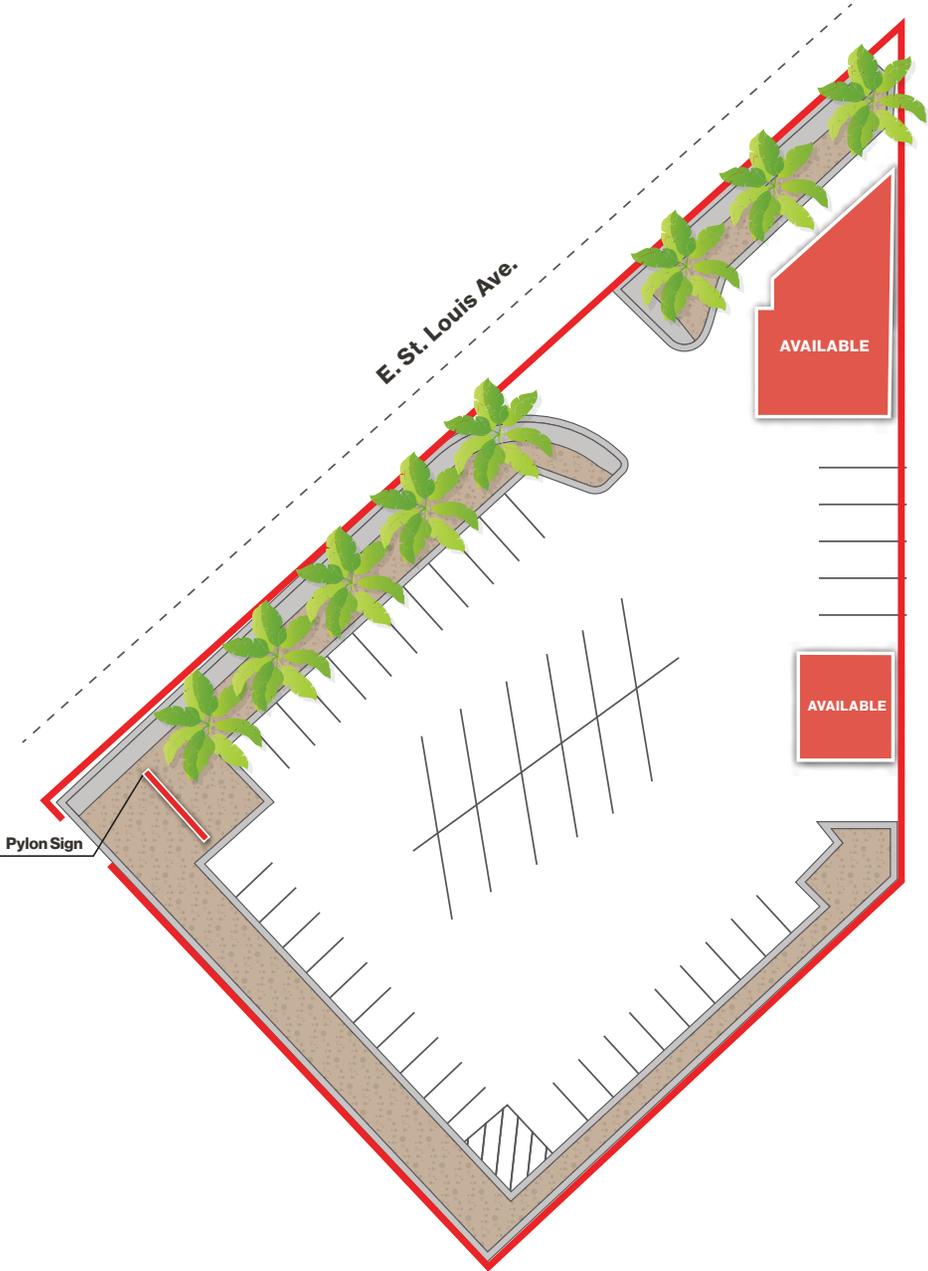
Zoning

Property Overview

- Available May 1st, 2026.
- ± 1,816 SF of two-story office space and ± 582 SF of shop space.
- Approved for auto related use. This ± 0.65 AC parcel with industrial light (IL) zoning delivers an optimal combination of office, shop and secured yard space.
- Recently remodeled two-story office space featuring four (4) private offices, one (1) conference room, and two (2) restrooms.
- Strategically positioned in the Central East Valley submarket with 221-feet of frontage on St. Louis Avenue, the property benefits from ± 46,000 average daily vehicles on nearby Boulder Highway and convenient 15-minute access to Harry Reid International Airport.
- Over half acre paved and fenced private yard







Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please
reach out to our team.

Gil Villegas

Associate
702.954.4173
gvillegas@logicCRE.com
S.0182234

Amy Ogden, SIOR

Partner
702.234.9860
aogden@logicCRE.com
S.0069966

Michael Keating Jr.

Associate
775.843.0125
mkeatingjr@logicCRE.com
S.0200781

Madeline Nuha

Associate
702.954.4131
mnuha@logicCRE.com
BS.0146665