

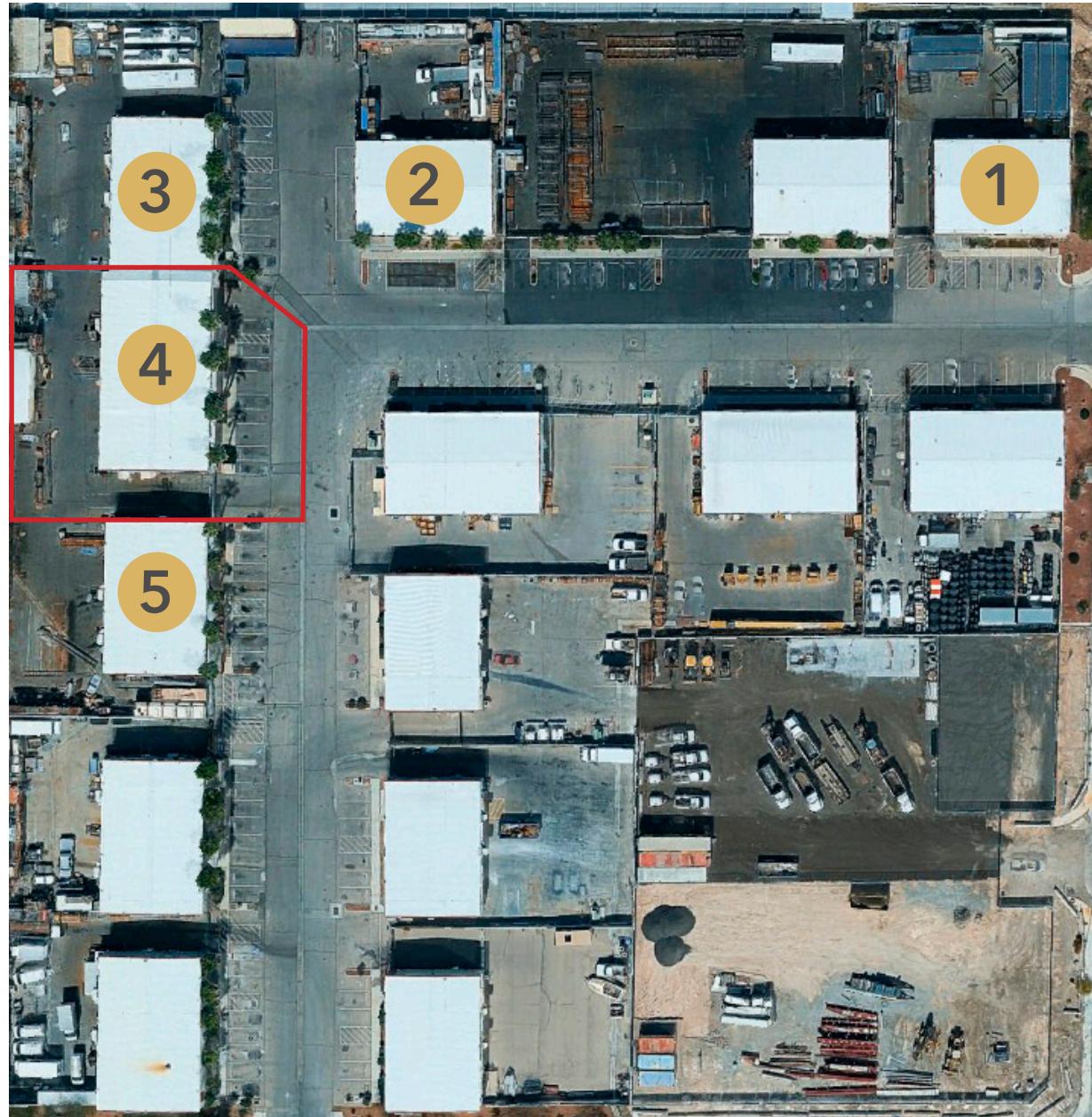


FOR LEASE

± 6,763 SF INDUSTRIAL BUILDING & ± 9,558 SF YARD
3865 Rockbottom St | North Las Vegas, NV 89030

OFIR BARASHY
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LIC.# B.146149.LLC

Site Map



1 1280 Rockpebble Ave
± 4,030 SF Building & ±7,850 SF Yard
AVAILABLE FOR LEASE

2 1220 Rockpebble Ave
± 4,623 SF Building & ±5,832 SF Yard
AVAILABLE FOR LEASE

3 3885 Rockbottom St
± 6,365 SF Building & ±11,925 SF Yard
AVAILABLE FOR LEASE

4 3865 Rockbottom St
±6,763 SF Building & ±9,558 SF Yard
AVAILABLE FOR LEASE

5 3845 Rockbottom St
±4,889 SF Building & ±8,385 SF Yard
AVAILABLE FOR LEASE

Property Specs - 3865 Rockbottom



± 6,763 SF
Building SF



± 0.53 AC
Lot Size



\$1.65 / SF
Lease Rate

- Office SF:** ±0 SF
- Warehouse SF:** ±6,763 SF
- Lot Size:** ±0.53 AC
- Fenced Yard:** ±8,784 SF
- Parcel No:** 139-111-10-019
- Parking:** 1:1,000 (7 Surface)
- Clear Height:** 18' - 20'
- Year Built:** 2006
- Zoning:** M-2 (General Industrial)
- Jurisdiction:** North Las Vegas
- Power:** 400A 208V 3P 4W
- Roll-up Doors:** Nine (9) 14'x12' Grade Level
- Heating/Cooling:** HVAC (Office)
Evaporative Coolers (Warehouse)

Additional Notes: Power & air lines along back walls (100A, 120V receptacles every ±50ft)



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



Rare, modern industrial facility with fenced yard, upgraded power, roll-up doors, and ample parking in a maintained North Las Vegas park, ideal for heavy industrial uses.



Vicinity Map

Located at 3865 Rockbottom St in North Las Vegas, this ±6,763 SF industrial building sits within one of the region's fastest-growing industrial corridors. The property benefits from its proximity to the sprawling Apex Industrial Park, a major 18,000-acre development fueling strong job growth and attracting leading logistics and manufacturing users.

With streamlined permitting, favorable tax incentives, and robust infrastructure investment, North Las Vegas is emerging as a premier hub for industrial real estate.

Location Highlights

1.2 mi

to the Cannery Casino

1.5 mi

to I-15 via Cheyenne Ave.

2.0 mi

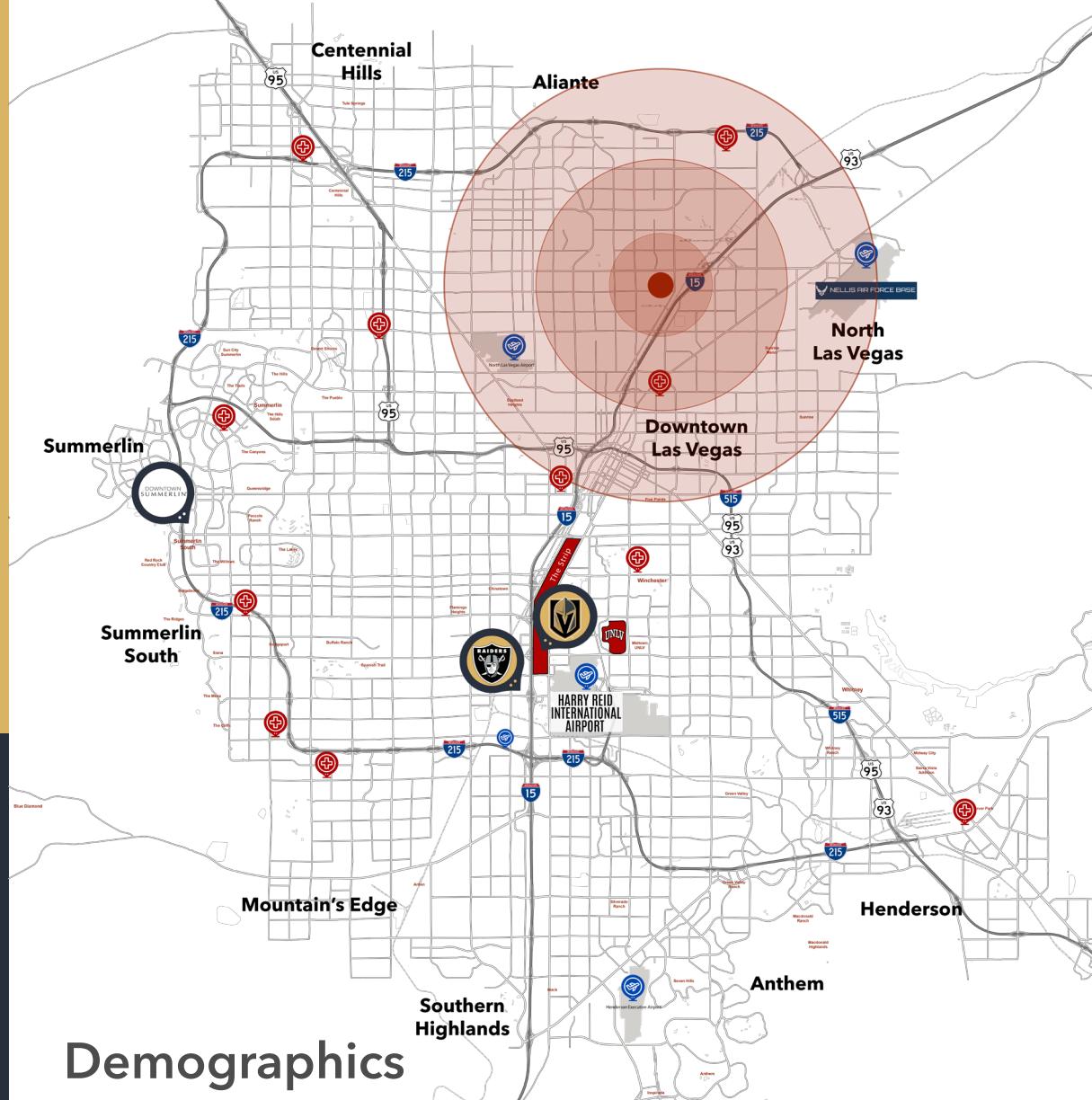
to Republic Services

2.5 mi

to I-15/ US-93 N via Craig Rd.

4.8 mi

to Nellis Air Force Base



Demographics

Population	1-mile	3-mile	5-mile
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2023 Population	10,674	182,695	395,657
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Income	1-mile	3-mile	5-mile
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2023 Average Household Income	\$61,970	\$63,553	\$68,452
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Households	1-mile	3-mile	5-mile
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2023 Total Households	3,167	54,427	125,642
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CONTACT US TODAY:
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