



**HIGHLY IMPROVED OFFICE/WAREHOUSE BUILDING**

- ±3,645 SF 2 Story Office
- ±4,218 SF Warehouse
- ±3,685 SF Secure Fenced Yard

**LISA HAUGER**

Senior Vice President

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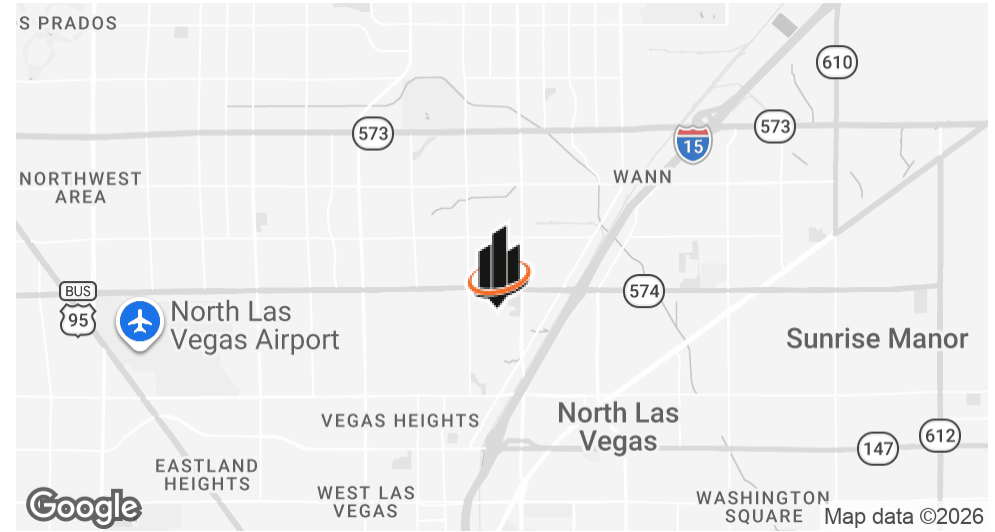
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NV #BS.37600.LLC

All SVN<sup>®</sup> offices are independently owned and operated.

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1.28 SF/month (NNN)
<b>CAMS:</b>	\$0.12 NNN
<b>AVAILABLE SF:</b>	7,863 SF
<b>LOT SIZE:</b>	0.33 Acres
<b>BUILDING SIZE:</b>	7,863 SF

#### LISA HAUGER

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17 EAST BROOKS AVENUE | North Las Vegas, NV 89030

### LOCATION DESCRIPTION

Minutes away from the Cheyenne and I-15 interchange this property offers convenient access to major transportation corridors, nearby commercial services, and established residential neighborhoods. The surrounding area is characterized by a mix of light industrial, service-based businesses, and housing, making it well-suited for flexible use and future growth potential within a developing urban corridor.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	3,472	21,465	52,313
<b>TOTAL POPULATION</b>	12,513	69,692	168,314
<b>AVERAGE HH INCOME</b>	\$72,305	\$66,448	\$69,855

## PROPERTY DETAILS & HIGHLIGHTS

<b>PROPERTY TYPE</b>	Industrial
<b>PROPERTY SUBTYPE</b>	Flex Space
<b>APN</b>	139-15-615-011
<b>BUILDING SIZE</b>	7,863 SF
<b>ZONING</b>	M2
<b>YEAR BUILT</b>	1998
<b>YEAR LAST RENOVATED</b>	2011
<b>NUMBER OF FLOORS</b>	2
<b>FREE STANDING</b>	Yes

17 E Brooks Avenue is a ±7,863 SF highly improved office/warehouse building with secured yard space and hard to find M2 zoning! The building features ±3,645 SF 2-story office, ±4,218 SF warehouse, with ±3,685 SF secured yard with a 7 1/2 foot steel gate and CMU construction.

The downstairs office includes a reception area with a restroom, a large conference room and a large training room. There is a full kitchen that includes a oven/range, microwave, full size refrigerator, and a dishwasher. The upstairs office features 5 offices w/ a large plan room, a hallway/work area with cabinets, and 2 restrooms, one with a shower. There is also a dumbwaiter allowing for convenient access between floors for files, supplies and food. The warehouse area features a glass walled office facing warehouse, a 5 hour fire-rated storage room, a secure caged area with cabinets, a compressor, overhead air lines, 2 water fountains, restroom, 3 cutting tables (including a table saw), and two 10 x12 grade level doors accessing a ±3,685 SF fenced yard area with a 7 1/2' gate.

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- M2 Zoning!!
- 600 Amps 120/208V 3 phase
- ±3,645 SF 2 story office with 4 restrooms
- ±4,218 SF Warehouse with cutting tables
- Dumbwaiter between 1st and 2nd floor office
- Fire rated secure storage room
- ±3,685 SF Secure fenced yard area w/ 7+' gate
- Security System
- Security Bars/screens on all windows
- Wet Fire Suppression System

## ADDITIONAL PHOTOS



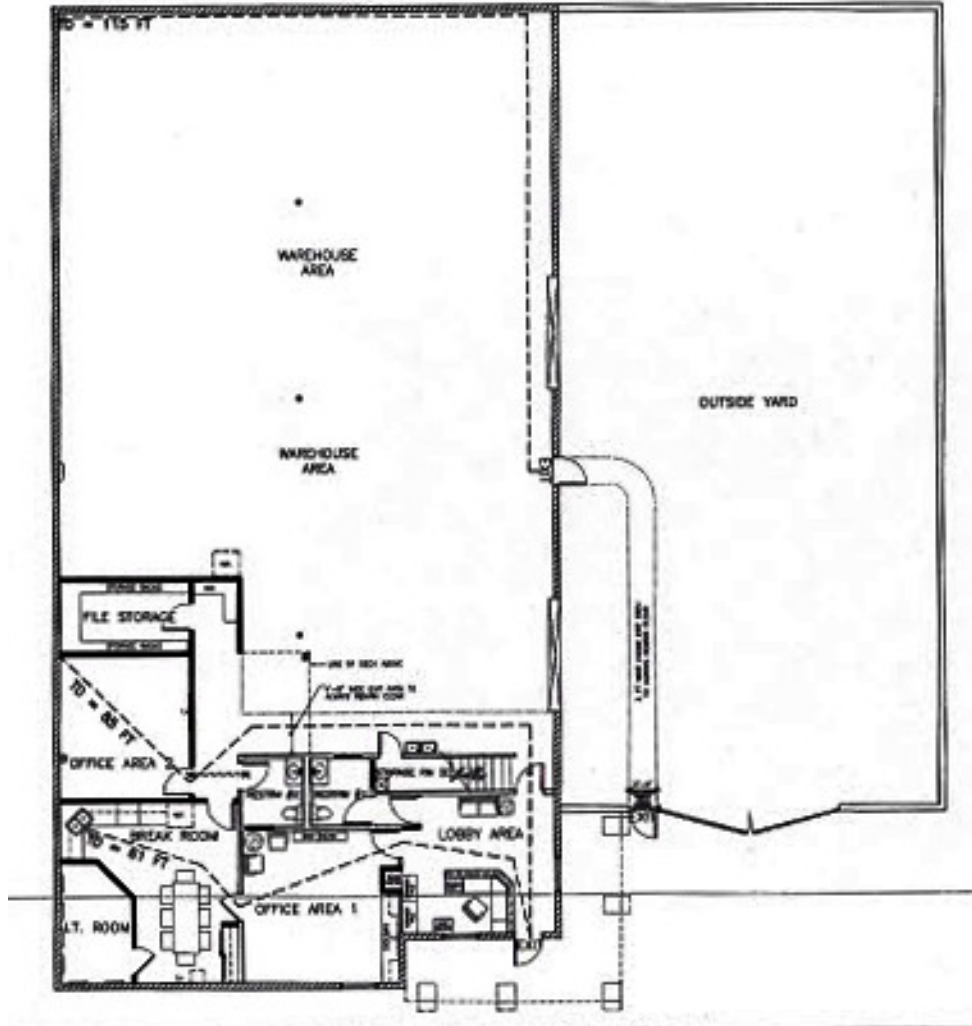
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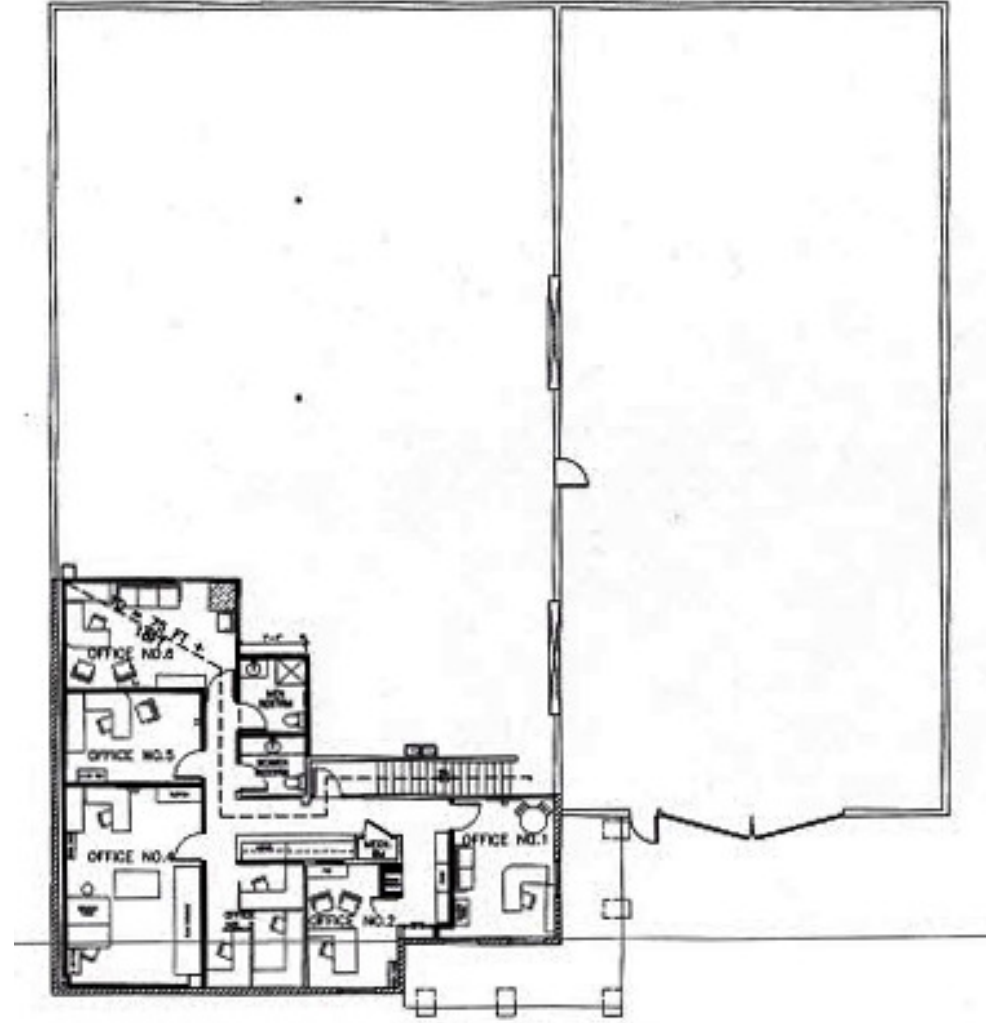
**SVN | THE EQUITY GROUP** 4

# FLOOR PLANS

## FIRST FLOOR

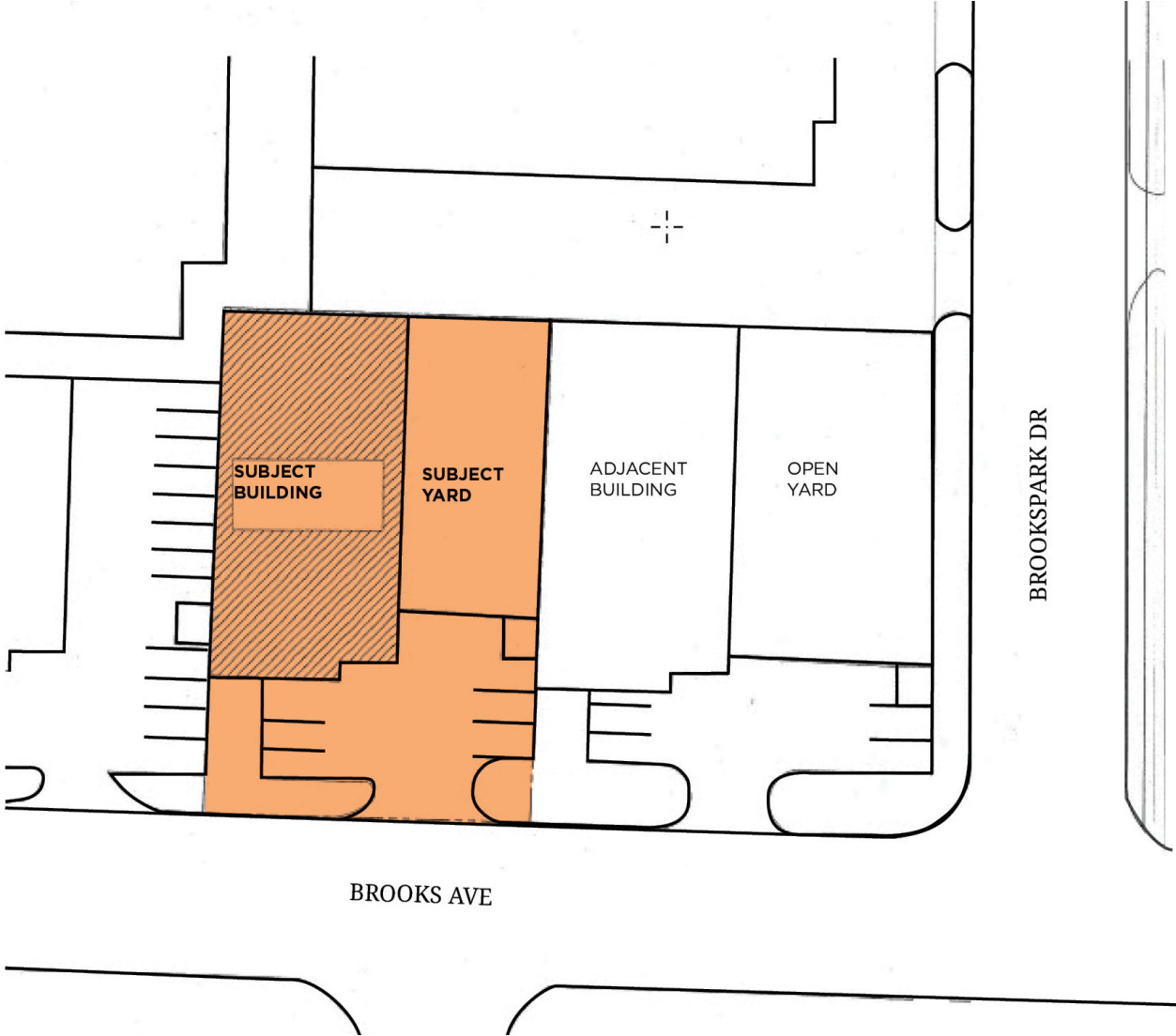


## SECOND FLOOR



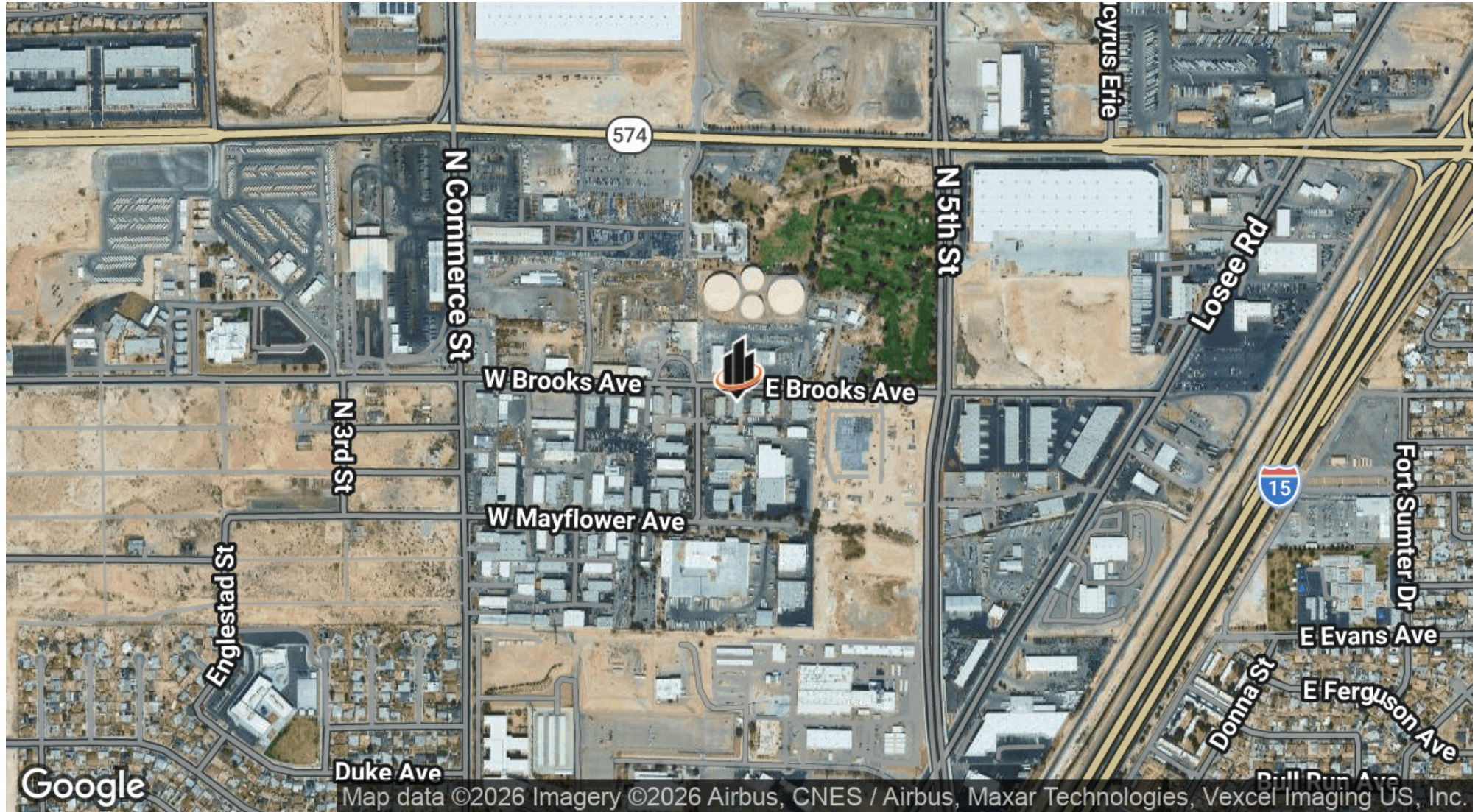
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**SITE PLAN**



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# LOCATION MAP



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