



**BARASHY  
GROUP**

**±6,763**  
BUILDING SF

**±9,558**  
FENCED  
YARD SF

**9**  
GRADE-LEVEL  
DOORS

**18-  
20'**  
CLEAR  
HEIGHT

● OFFICE BUILD-OUT NEGOTIABLE — LANDLORD TI OFFERED

# FOR LEASE

**± 6,763 SF INDUSTRIAL BUILDING & ± 9,558 SF YARD**

3865 Rockbottom St | North Las Vegas, NV 89030

**OFIR BARASHY**

(702) 325-9673

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LIC.# B.146149.LLC

# Site Map & Available Properties

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.



1

## 1280 Rockpebble Ave

± 4,030 SF Building & ±7,850 SF Yard

**FULLY LEASED**

2

## 1220 Rockpebble Ave

± 4,623 SF Building & ±5,832 SF Yard

**FULLY LEASED**

3

## 3885 Rockbottom St

± 6,365 SF Building & ±11,925 SF Yard

**FULLY LEASED**

4

## 3865 Rockbottom St

± 6,763 SF Building & ±9,558 SF Yard

**AVAILABLE FOR LEASE**

**SUBJECT PROPERTY**

5

## 3845 Rockbottom St

± 4,889 SF Building & ±8,385 SF Yard

**FULLY LEASED**

# Property Specs – 3865 Rockbottom

± 6,763 SF

Building SF

± 0.53 AC

Lot Size

\$1.65 / SF

Lease Rate (NNN)

<b>Office SF:</b>	Negotiable Build-Out / TIA Offered
<b>Warehouse SF:</b>	±6,763 SF
<b>Lot Size:</b>	±0.53 AC
<b>Fenced Yard:</b>	±9,558 SF
<b>Parcel No:</b>	139-111-10-019
<b>Parking:</b>	1:1,000 (7 Surface)
<b>Clear Height:</b>	18' - 20'
<b>Year Built:</b>	2006
<b>Zoning:</b>	M-2 (General Industrial)
<b>Jurisdiction:</b>	North Las Vegas
<b>Power:</b>	±525A 208V 3P 4W
<b>Roll-up Doors:</b>	Nine (9) 14'x12' Grade Level
<b>Heating/Cooling:</b>	Evaporative Coolers (Warehouse) HVAC to serve new office build-out

**Additional Notes:** Power & air lines along back walls (100A, 120V receptacles every ±50ft). Landlord willing to build office to suit or provide a negotiable Tenant Improvement Allowance (TIA).

**Tenant to verify all information.**



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## OFFICE BUILD-OUT NEGOTIABLE

The building is a clean, clear-span shell. Landlord is willing to build office to suit or provide a negotiable Tenant Improvement Allowance (TIA) — configure the space to fit your operation.



Rare, modern industrial facility with fenced yard, upgraded power, nine grade-level 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 — with a ±9,558 SF fenced yard and available office build-out — 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

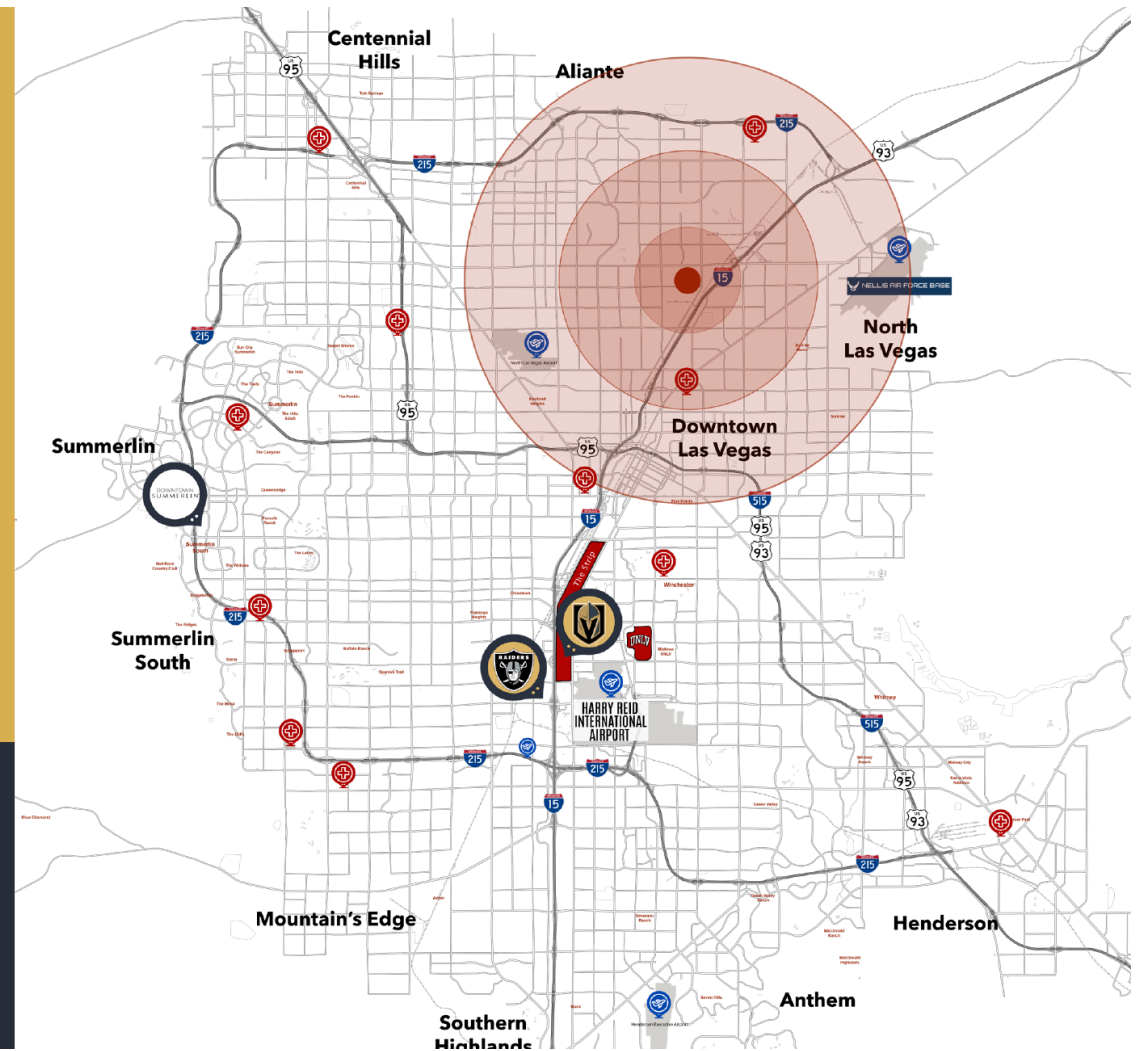
**1.2 mi** to the Cannery Casino

**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
2023 Population	10,674	182,695	395,657
Income	1-mile	3-mile	5-mile
2023 Avg. Household Income	\$61,970	\$63,553	\$68,452
Households	1-mile	3-mile	5-mile
2023 Total Households	3,167	54,427	125,642

# Property Photos

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