



# FOR LEASE

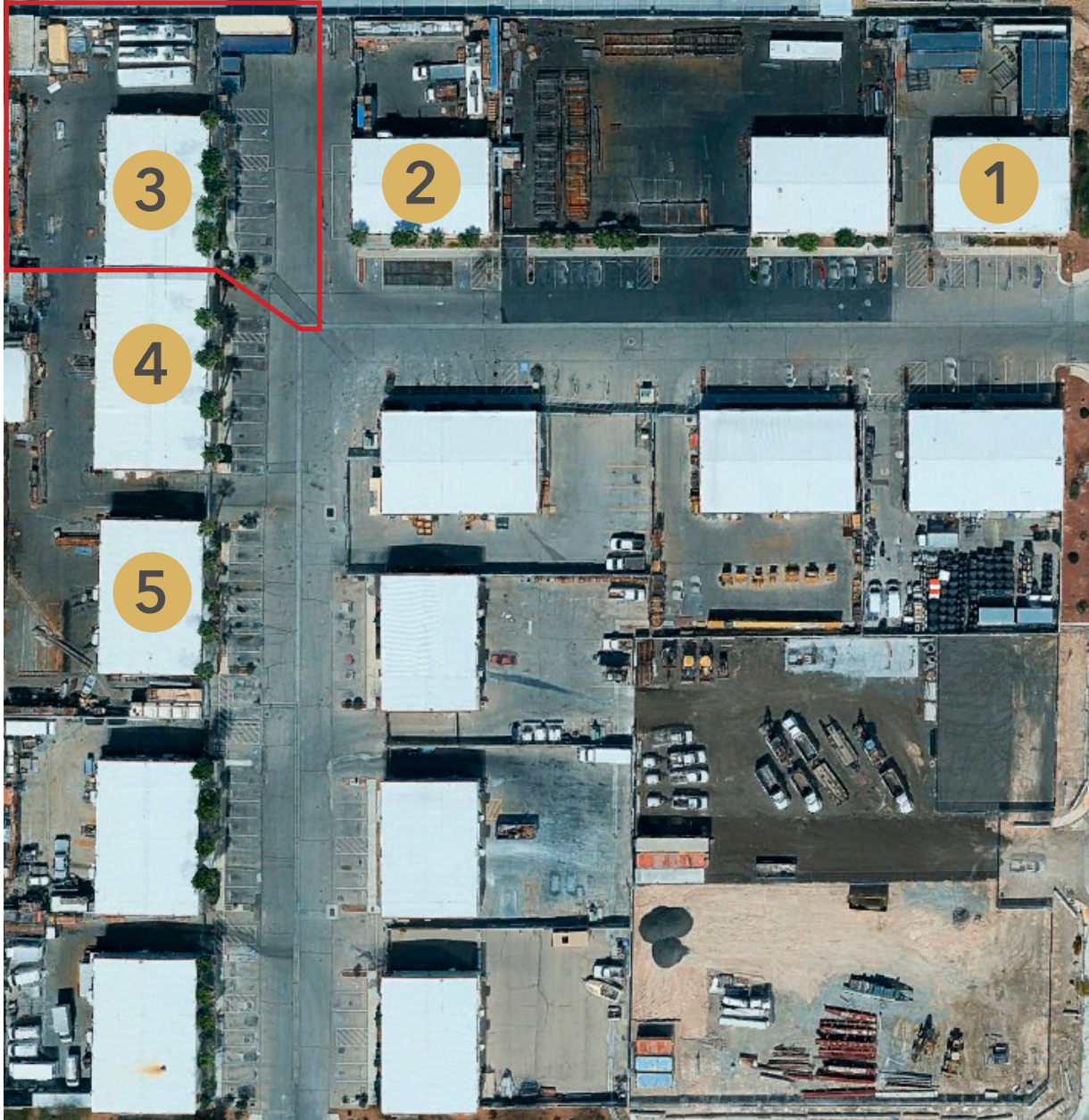
± 6,365 SF **INDUSTRIAL BUILDING** & ± 11,925 SF **YARD**

3885 Rockbottom St | North Las Vegas, NV 89030

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LIC.# B.146149.LLC



# Site Map & Available Properties



**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 - 3885 Rockbottom



± 6,365 SF  
Building SF



± 0.60 AC  
Lot Size



\$1.65 / SF  
Lease Rate

- **Office SF:** ±2,966 SF (mezzanine)
- **Warehouse SF:** ±3,399 SF
- **Lot Size:** ±0.60 AC
- **Fenced Yard:** ±11,925 SF
- **Parcel No:** 139-111-10-020
- **Parking:** 2:1,000 (14 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:** Three (3) 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, mezzanine office space, and ample parking in a maintained North Las Vegas park, ideal for heavy industrial uses.



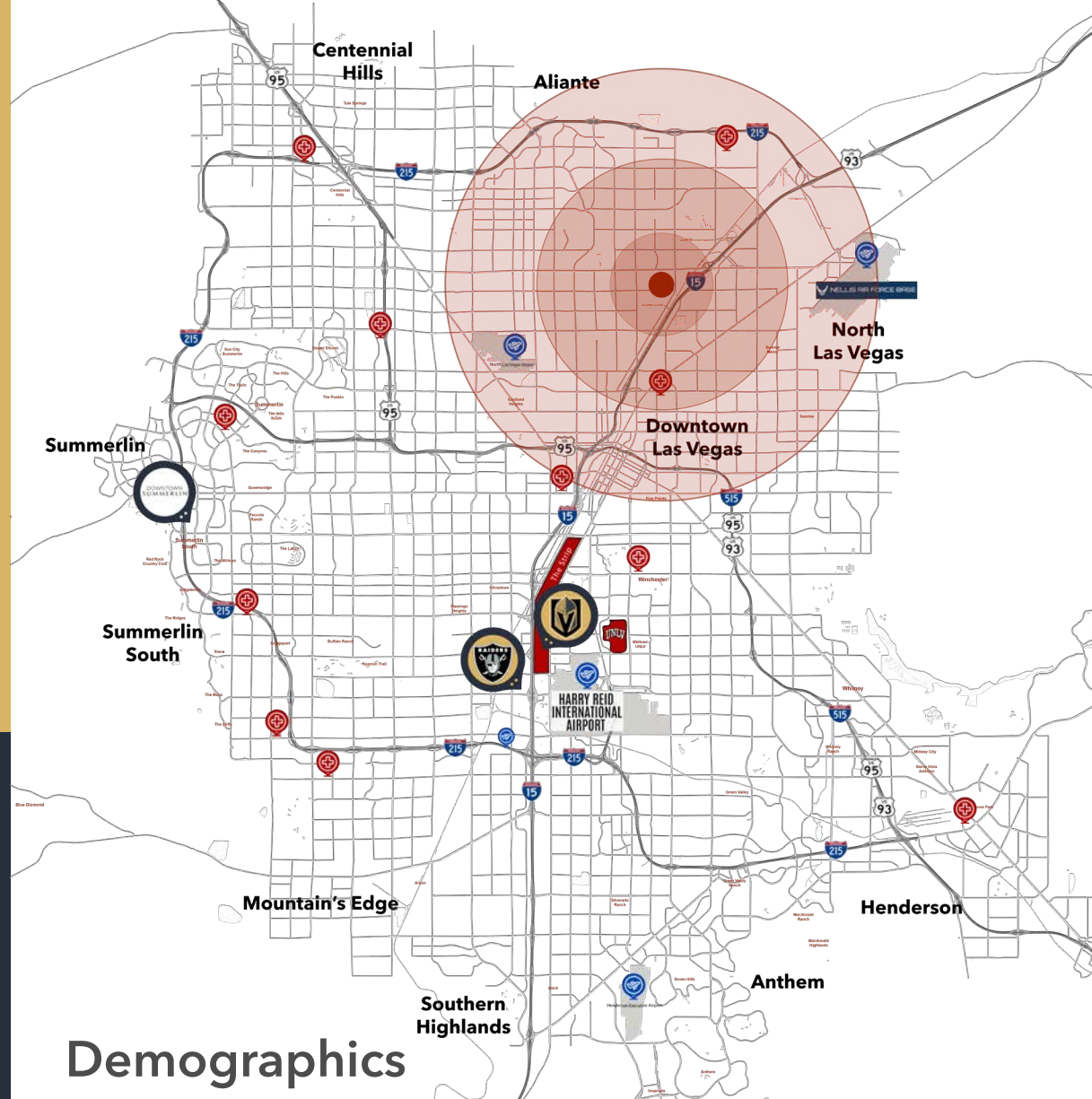
## Vicinity Map

Located at 3885 Rockbottom St in North Las Vegas, this  $\pm 6,365$  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
2023 Population	10,674	182,695	395,657
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$61,970	\$63,553	\$68,452
Households	1-mile	3-mile	5-mile
2023 Total Households	3,167	54,427	125,642









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**CONTACT US TODAY:**

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