



For Lease

18,820 SF

Price Per Month:
\$0.25/SF

North
Las Vegas

For Lease

Property Information

Property Name	4290 N Pecos Rd
Address	4290 N Pecos Rd
City/State/Zip	North Las Vegas, NV 89030
Parcel ID	140-06-302-001
Rentable Area	18,820 SF
Lot Size	0.43 Acres
Parking Ratio	Industrial Storage Outdoor
Access	N Pecos
Monthly Rent	\$4705.00
Lease Structure	Absolute Triple Net

Property Highlights

- ✓ The property consists of M-2 zoned land, allowing for a wide range of general industrial uses.
- ✓ The cross streets are N. Pecos Road and E. Craig Road: Strong traffic counts: 57,340 VPD.
- ✓ The land at 4290 N Pecos Rd offers frontage along N Pecos Road.
- ✓ A wide range of uses for industrial outdoor storage: manufacturing, warehousing, and outdoor storage



Property Demographics

	2-Miles	5-Miles	10-Miles
Area Population (2024)	60,812	368,767	1,064,778
Area Population (2020)	60,340	360,838	1,044,345
Average Household Income (2022)	\$63,016	\$65,296	\$68,180

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SITE PLAN

