

±3.4 Acres

Colliers

Located in North Las Vegas, NV less than
5-minutes from the I-15 Freeway.

SUBJECT

FOR LEASE

2861 Losee Road, North Las Vegas, NV 89030

A Property By:



Property Features

Strategically located near key transportation hubs and along the I-15 highway, this location offers the ability to streamline logistic operations and improve supply chain efficiency for your business.

Property Highlights



Freestanding Building



Three (3) 12' W x 14' H
Grade Level Doors



±3.4 Total Acres



Exterior Canopy



M-2 Zoning



Outdoor Lighting



Two (2) Ingress / Egress Positions
on Losee Road



Block Wall perimeter on Losee;
chain-link fence with barbed wire on other
perimeter locations



Convenient Access to to the I-15, I-215,
and the Las Vegas Strip



Existing Wash Bay



NNN Lease Rate
Negotiable

Available
Immediately

Property Overview

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Exceptional opportunity available within the North Las Vegas submarket with convenient access to the I-15 Freeway.

County	Clark
Jurisdiction	North Las Vegas
Acres	±3.4 Acres (3% Building Coverage)
Total SF	±7,287 Total SF
Warehouse SF	±4,400 SF Metal Building (1995)
Office SF	±2,887 SF Modular Office(s)
APN	139-14-201-011
Zoning	M-2 (General Industrial)
Pavement	Fully Paved
Yard	Secure Yard
Cooling	Offices have A/C Units, Warehouse has High-Volume, Low Speed (HVLS) fans

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2861 Losee Road Aerial

±3.4 Acres

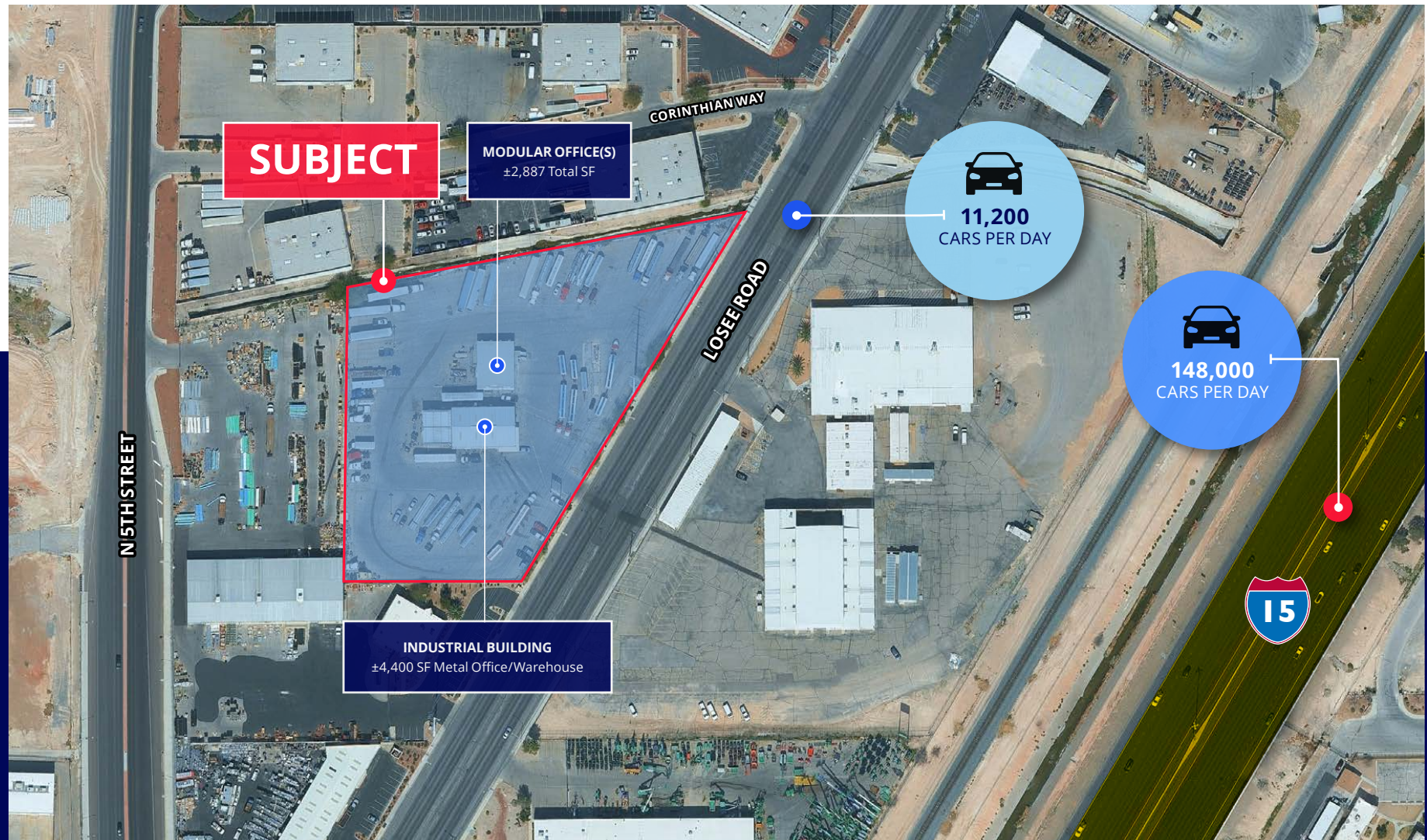
Freestanding Industrial Building

▲ For illustration purposes only. Not to scale.

■ = Available

— = Fully Secured Yard

±0.6 Miles to the I-15 via Cheyenne Avenue Interchange



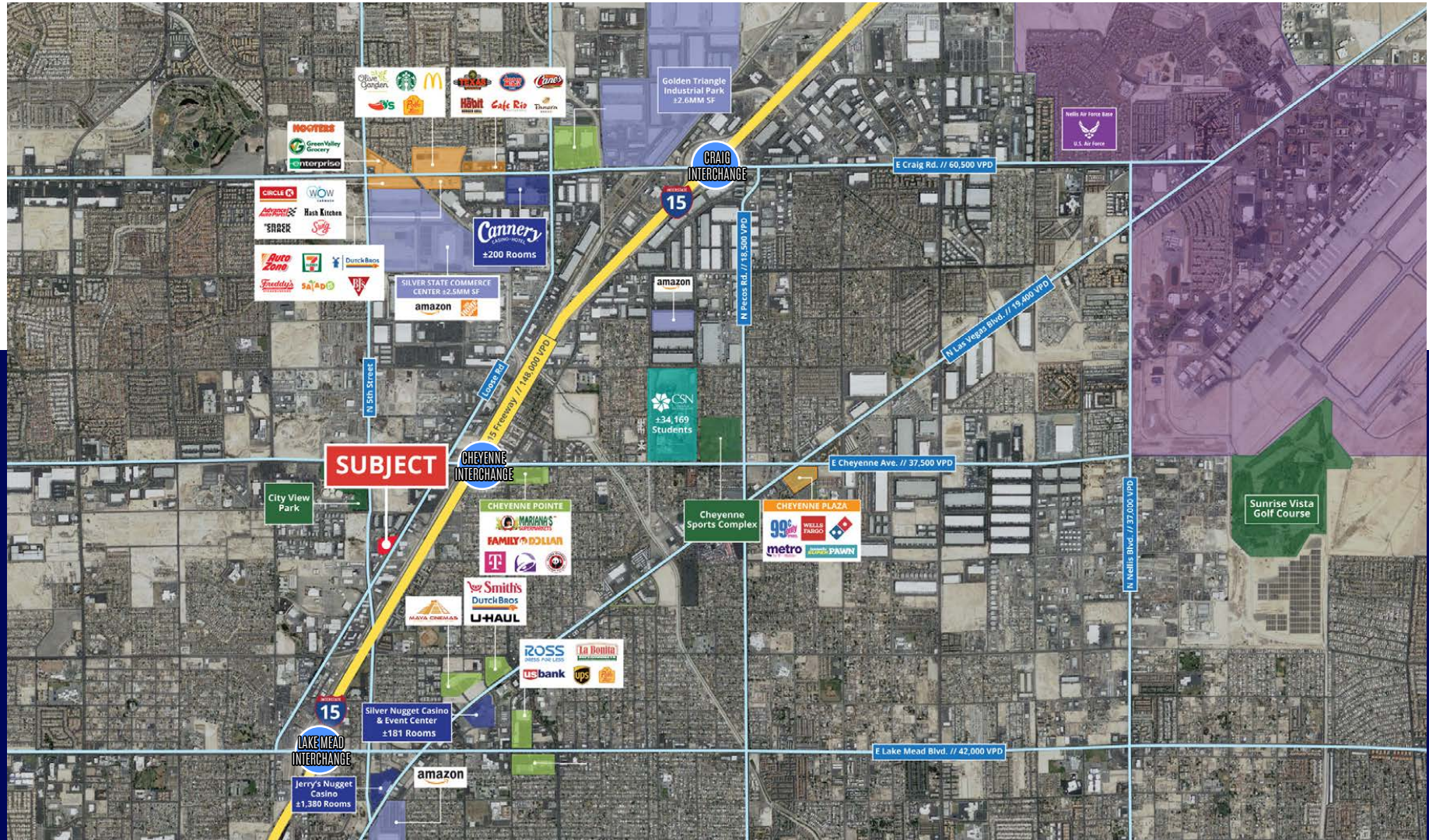
±3.4 Acres with Secure Yard



Trade Area Map

Situated in the heart of the highly desirable North Las Vegas submarket

For illustration purposes only. Not to scale.



ABOUT COLLIERS

\$5.0B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$100B+ Assets under management

24,000 Professionals

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