

FOR LEASE

±5,862 SF – ±18,382 SF Industrial Space Available

Walnut Business Park

3020–3060 North Walnut Road, Las Vegas, NV 89115

Zach McClenahan

Associate

Direct: +1 702 836 3780

zach.mcclenahan@colliers.com

License # NV-S.198177

Morgan Elson

Associate

Direct: +1 702 836 3710

morgan.elson@colliers.com

License # NV-S.0184877

Paul Sweetland, SIOR

Vice Chair

Direct: +1 702 836 3750

paul.sweetland@colliers.com

License # NV-S.0043604

Jerry Doty, SIOR

Vice Chair

Direct: +1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045



Accelerating success.

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● = Grade Door Not To Scale. For Illustration Purposes Only.

Project Details

- Industrial Park (IP) Zoning
- APN(s): 140-18-512-007 through 140-18-512-020
- Built in 2008
- Excellent Access to the I-15 Freeway at Cheyenne Avenue
- Evaporative Cooled Warehouses
- 120/208V, 3-Phase Power Per Unit (*Tenant to verify)
- ±24' Minimum Clear Height
- Exterior Lighting
- Grade Door Dimensions ±12' W x ±14' L
- Can Combine Suites



Building	Unit	Available SF	Warehouse SF	Office SF	Mezzanine SF	Grade Doors	NNN EXP (PSF)
3060	130	±6,260 SF	±4,874 SF	±1,386 SF	±1,386 SF	Two (2)	\$0.24
3060	140	±6,260 SF	±4,874 SF	±1,386 SF	±1,386 SF	Two (2)	\$0.24
3060	150	±5,862 SF	±4,855 SF	±1,007 SF	±1,007 SF	Two (2)	\$0.24
3060	130/140	±12,520 SF	±9,748 SF	±2,772 SF	±2,772 SF	Four (4)	\$0.24
3060	130/140/150	±18,382 SF	±14,603 SF	±3,779 SF	±3,779 SF	Six (6)	\$0.24

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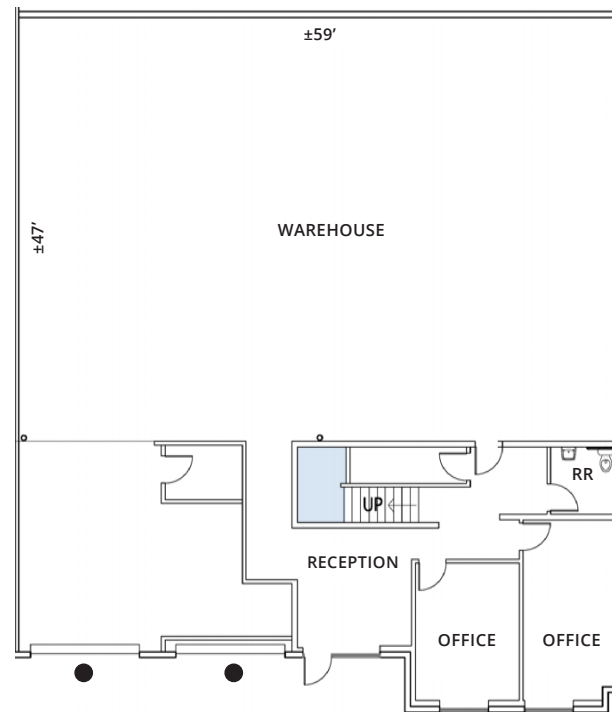
Walnut Business Park



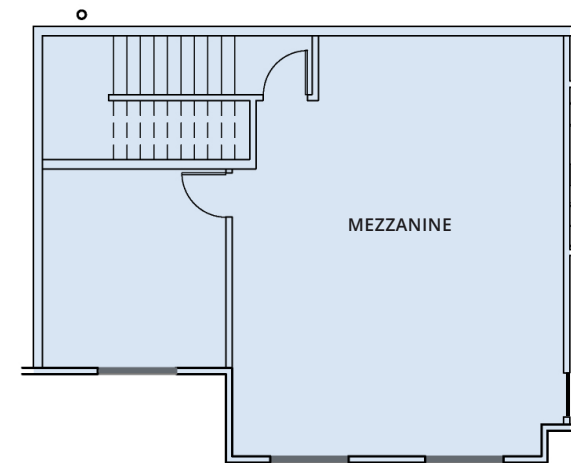
3020–3060 North Walnut Road, Las Vegas, NV 89115

3060 North Walnut Road Suite 130

- ±6,260 Total SF
- ±1,386 Office SF
- ±4,874 Warehouse SF
- ±1,386 Mezzanine SF
- Two (2) Grade Loading Doors
- Available May 1, 2026



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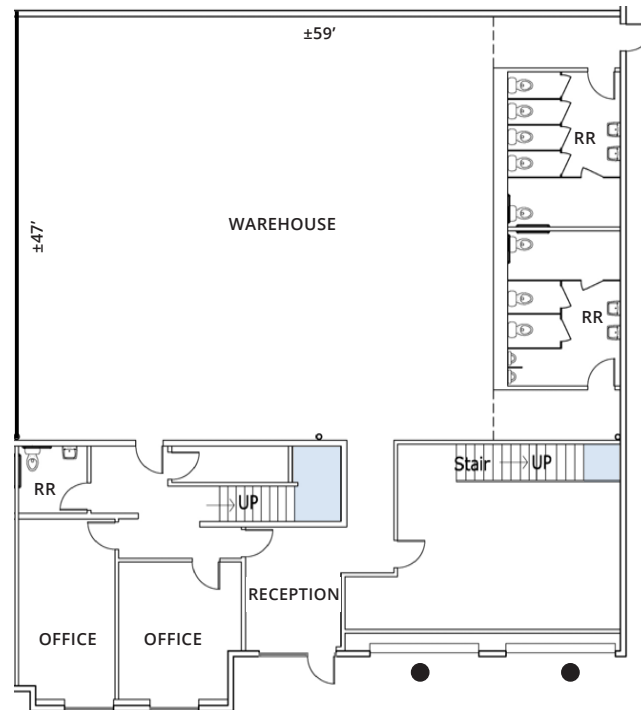
Walnut Business Park



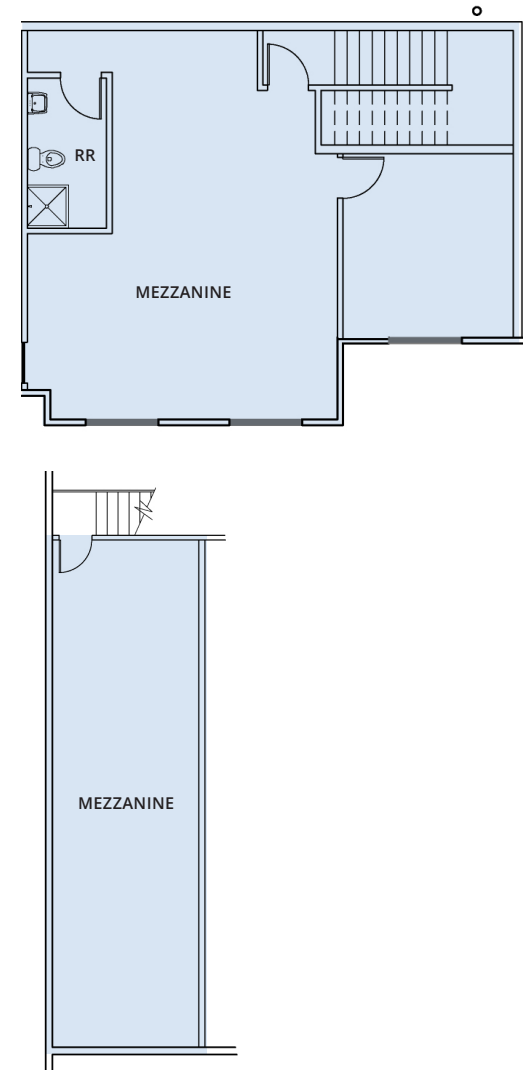
3020–3060 North Walnut Road, Las Vegas, NV 89115

3060 North Walnut Road Suite 140

- ±6,260 Total SF
- ±1,386 Office SF
- ±4,874 Warehouse SF
- ±1,386 Mezzanine SF
- Two (2) Grade Loading Doors
- Available May 1, 2026



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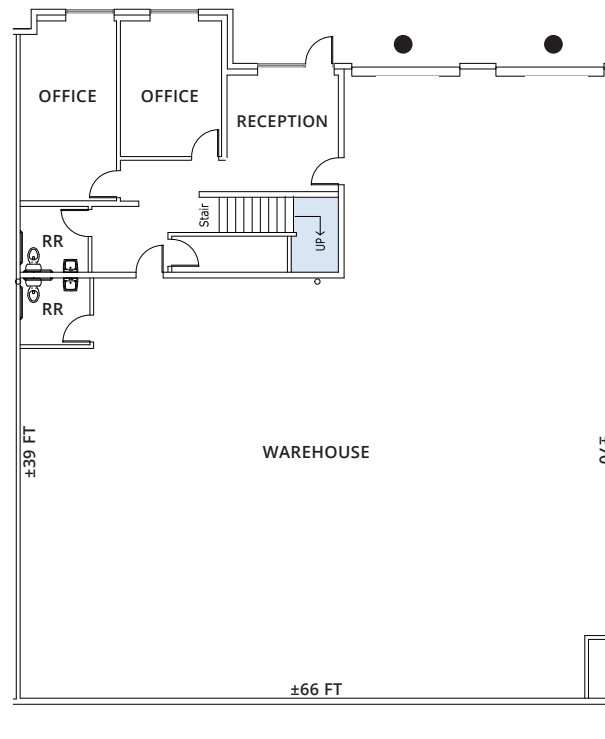


Walnut Business Park

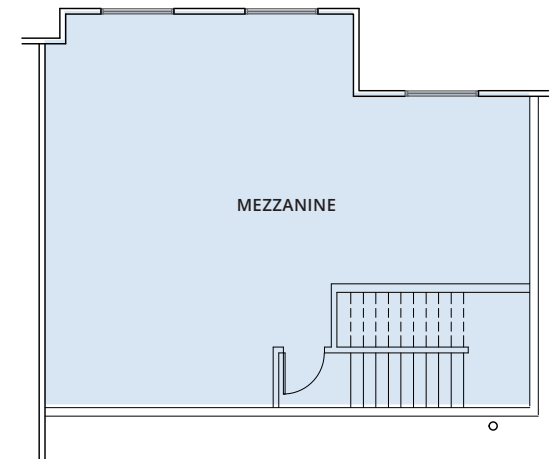
3020–3060 North Walnut Road, Las Vegas, NV 89115

3060 North Walnut Road Suite 150

- ±5,862 SF Total
- ±1,007 SF Office
- ±4,855 SF Warehouse
- ±1,007 SF Mezzanine
- Two (2) Grade Loading Doors
- Available Now



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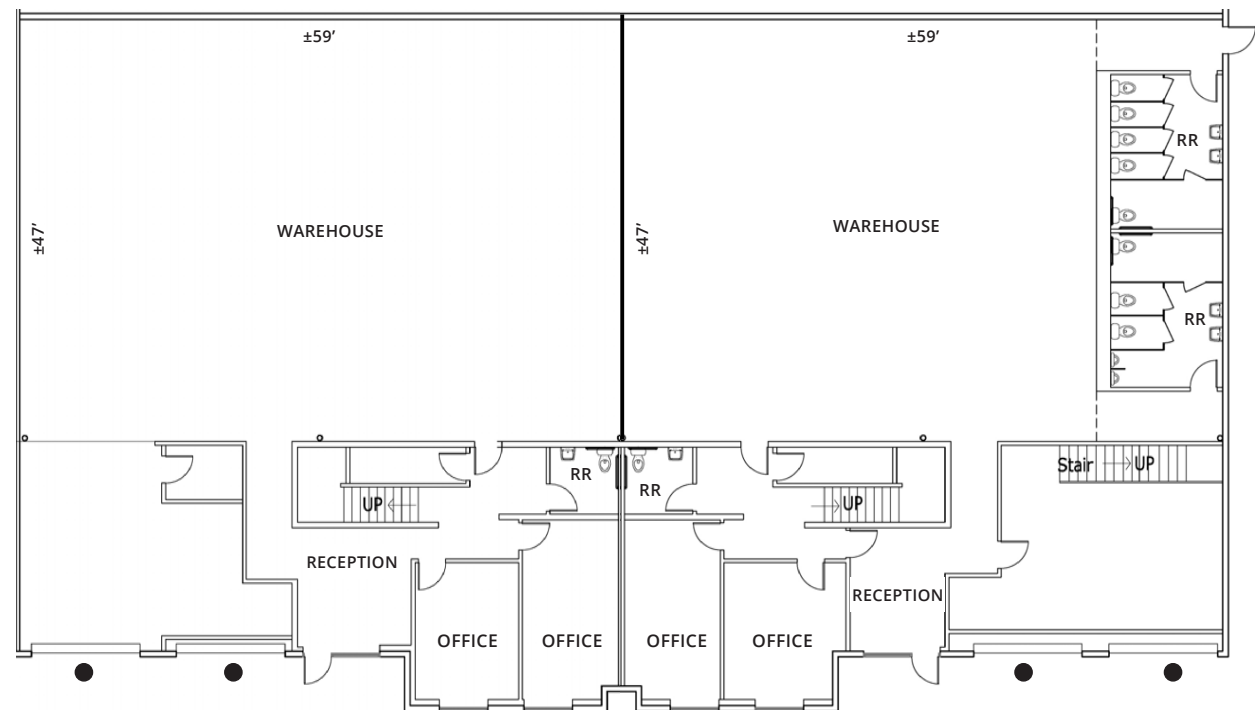


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3060 North Walnut Road Suite 130/140

- ±12,520 SF Total
- ±2,772 SF Office
- ±9,748 SF Warehouse
- ±2,772 SF Mezzanine
- Four (4) Grade Loading Doors
- Available May 1, 2026



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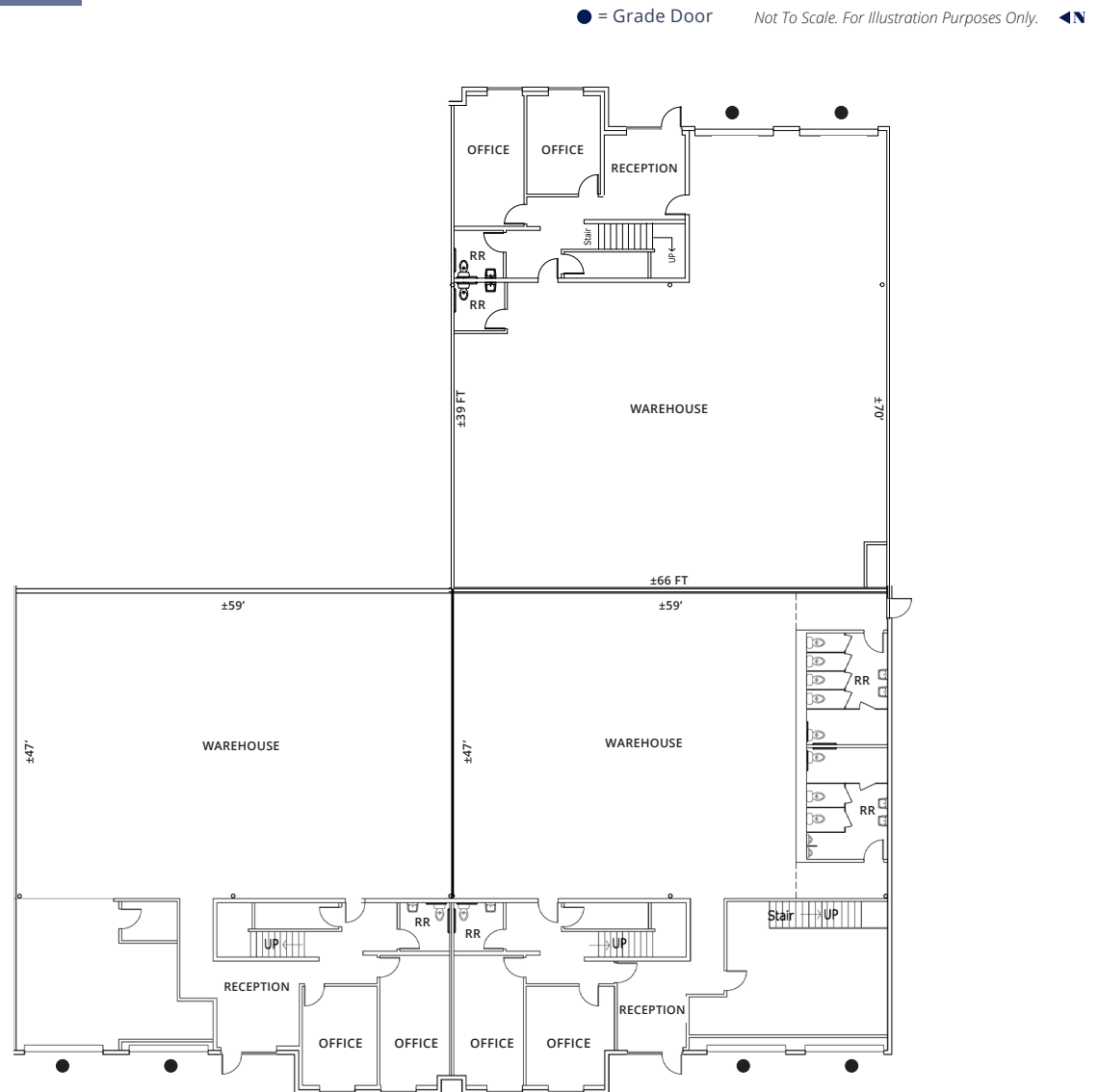
Walnut Business Park



3020–3060 North Walnut Road, Las Vegas, NV 89115

3060 North Walnut Road Suite 130/140/150

- ±18,382 SF Total
- ±3,779 SF Office
- ±14,603 SF Warehouse
- ±3,779 SF Mezzanine
- Six (6) Grade Loading Doors
- Available May 1, 2026



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Aerial Map ↗



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Walnut Business Park



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Property Images



\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

Exclusive Listing Agents:

Zach McClenahan

Associate

Direct: +1 702 836 3780

zach.mcclenahan@colliers.com

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ABOUT COLLIERS

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