

FOR LEASE

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

Walnut Business Park

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

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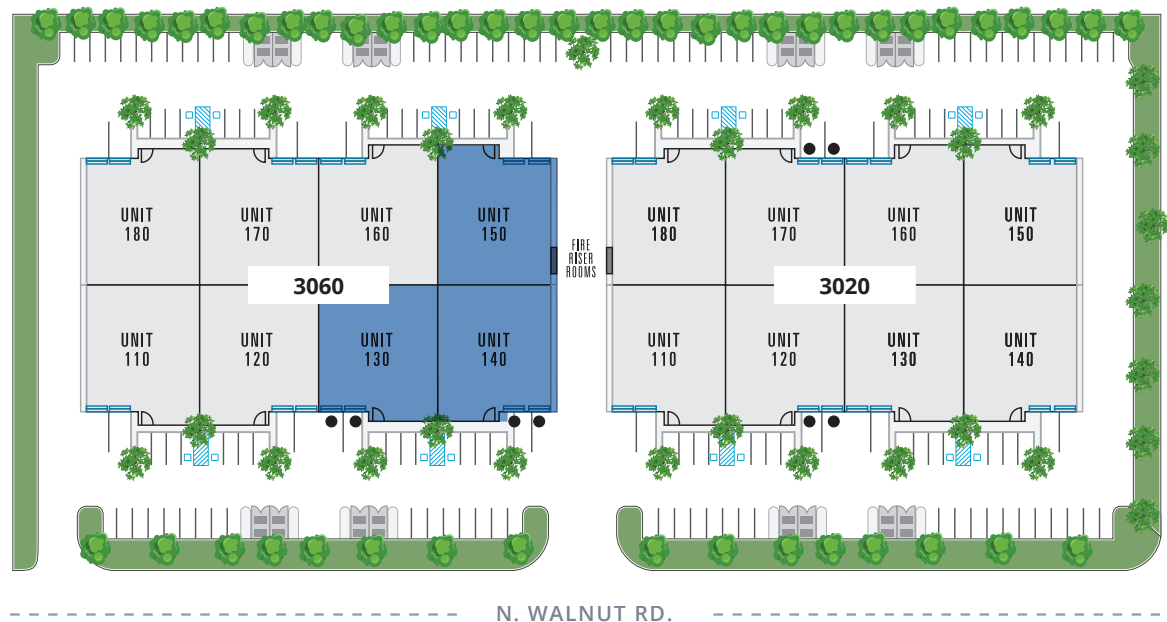
Walnut Business Park

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

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

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)
- 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

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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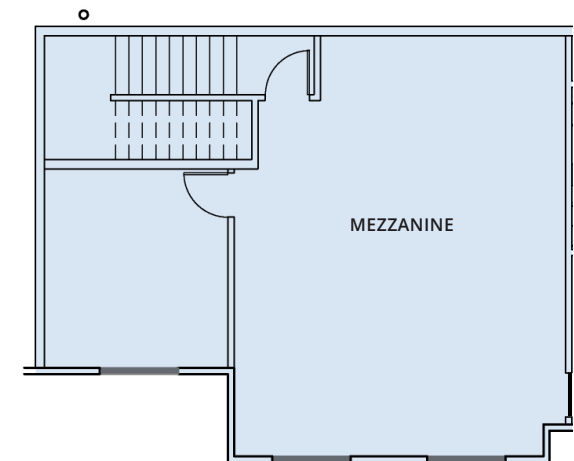
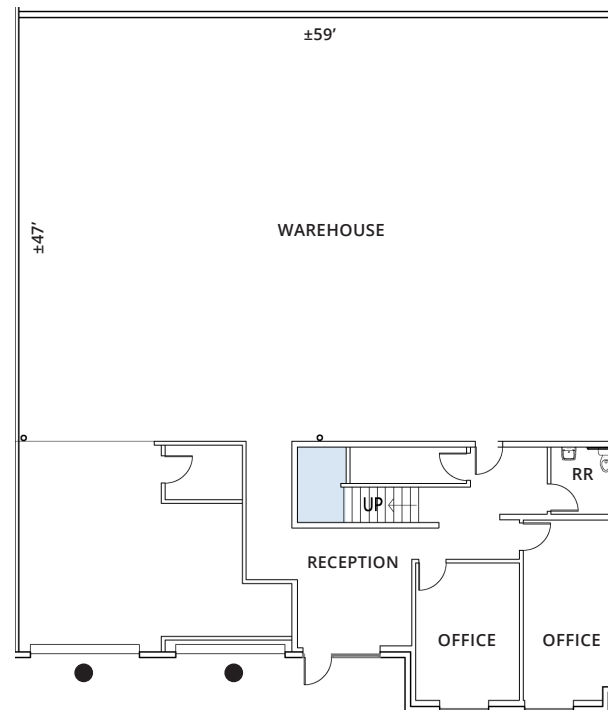
Walnut Business Park



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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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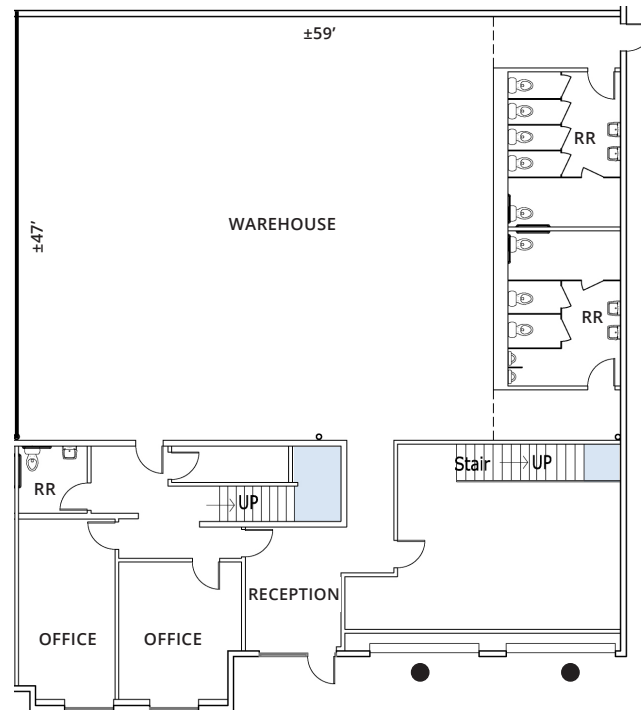
Walnut Business Park



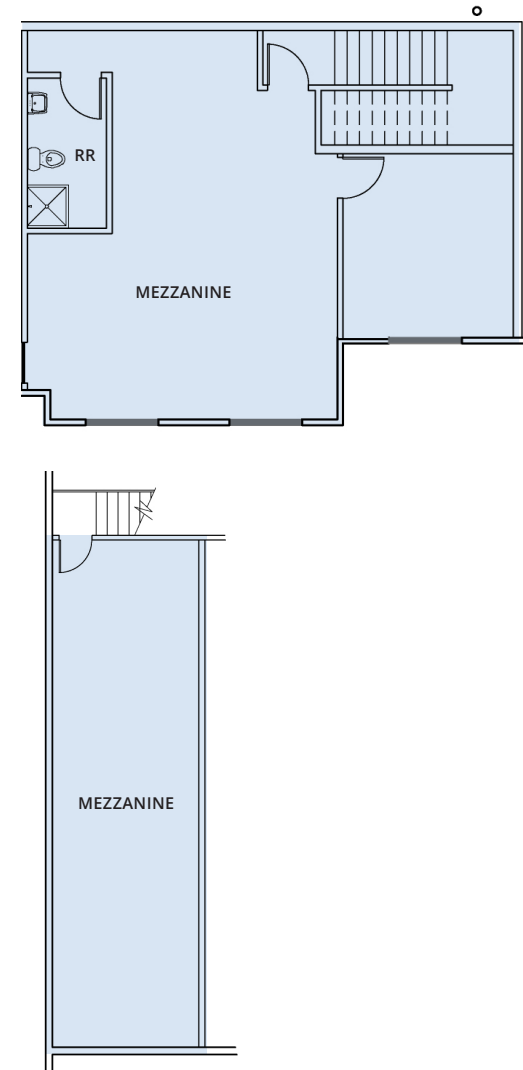
3020–3060 North Walnut Road, Las Vegas, NV 89115

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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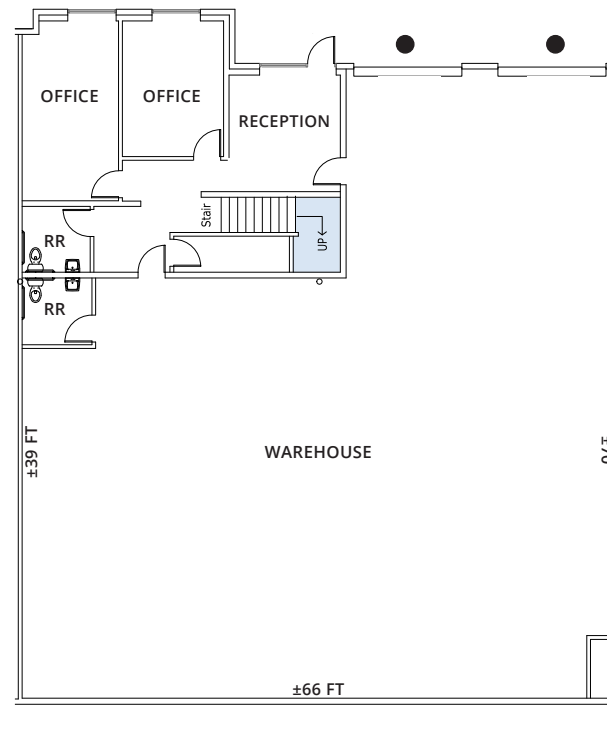
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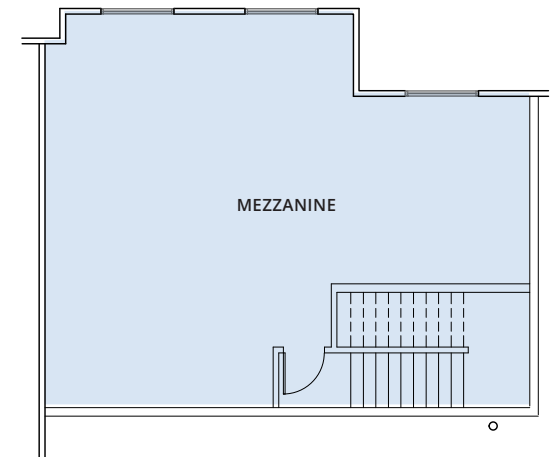
3060 North Walnut Road Suite 150

- ±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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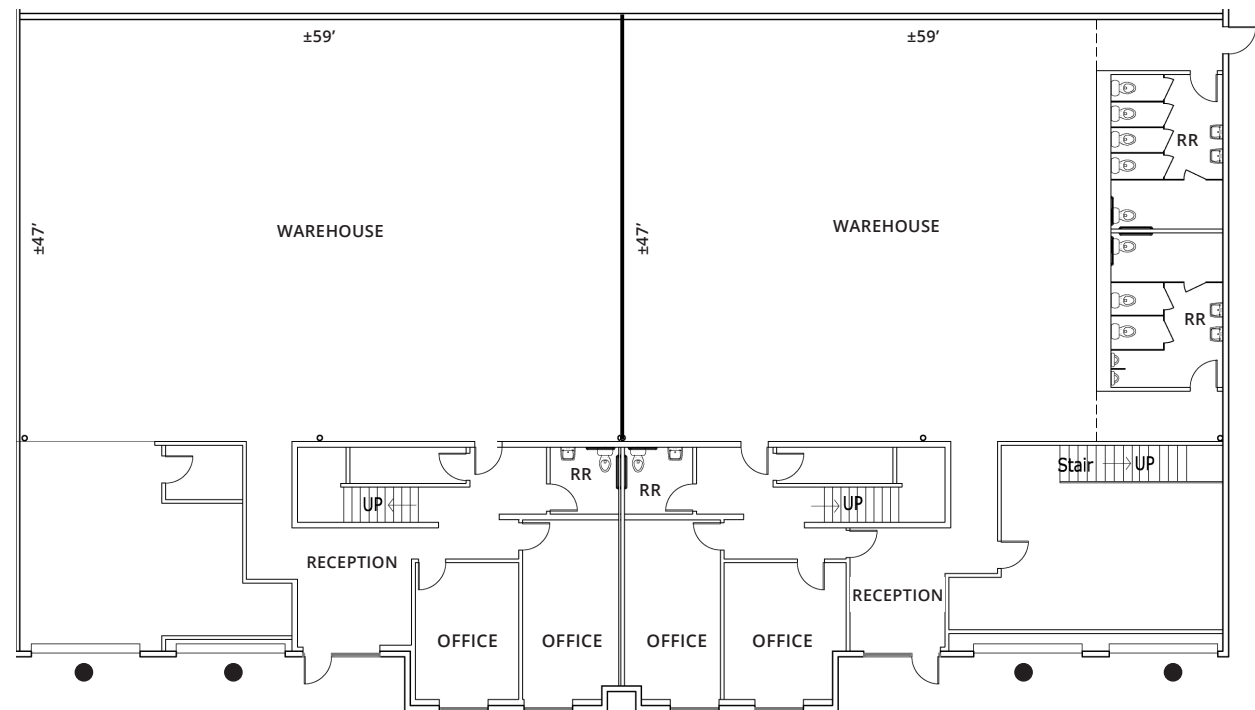


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3060 North Walnut Road Suite 130/140

- ±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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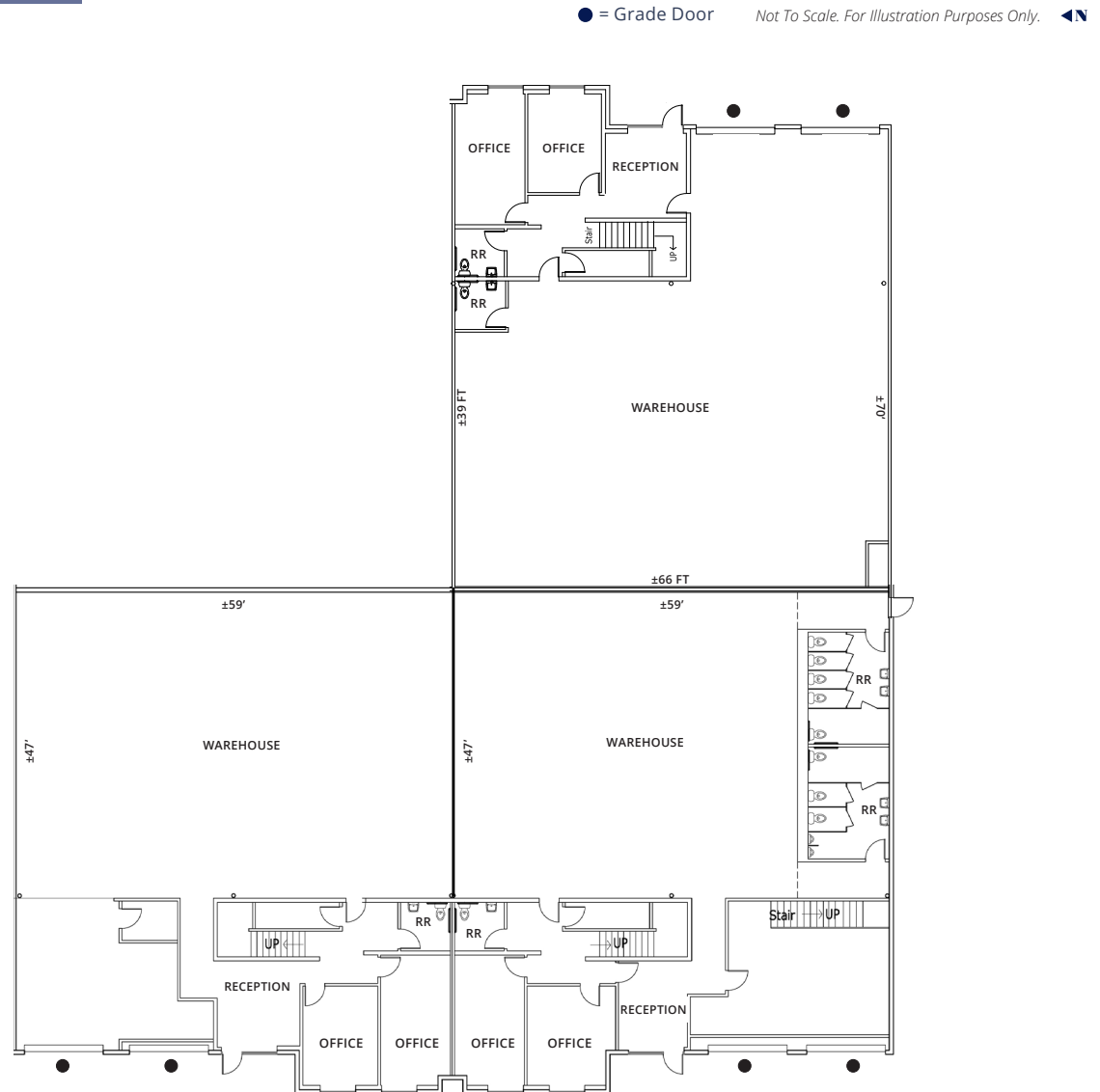
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3060 North Walnut Road Suite 130/140/150

- ±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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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:

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