

±13,468 SF Warehouse / Office Space

Colliers

2965 Coleman Street, North Las Vegas, NV 89032



FOR SUBLEASE

Property Overview

Colliers is pleased to present
2965 Coleman Street, a $\pm 13,468$ total SF
of warehouse / office space. The property
has an excellent North Las Vegas location
conveniently located off W. Cheyenne Avenue.

Available For Sublease

$\pm 13,468$ Total SF



$\pm 2,336$ Office SF



$\pm 11,132$ Warehouse SF



Zoning: M-1 (North Las Vegas)



$\pm 20'$ Clear Height



± 400 Amps, 277/480V, 3-Phase Power



Property Highlights

- Three (3) $\pm 9' \times \pm 10'$ Dock Doors
- Two (2) $\pm 12' \times \pm 14'$ Grade Level Doors
- 30 Parking Spaces
- LED Throughout Warehouse
- ± 0.99 gpm / ± 981 SF Fire Sprinkler System
- Three (3) High Volume Low-Speed Warehouse Fans

CONTACT US

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Floor Plans



±13,468 SF Total
±2,336 SF Office
±11,132 SF Warehouse



Three (3) ±9' x ±10' Dock Doors



Two (2) ±12' x ±14' Grade Doors



±0.99 gpm / ±981 SF Fire Sprinkler System



±400 Amps, 277/480V, 3-Phase Power

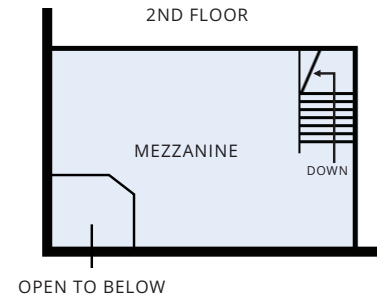


Three (3) High Volume Low-Speed Warehouse Fans

Master Lease Expires

February 28, 2030

For illustration purposes only. Not to scale. N ►

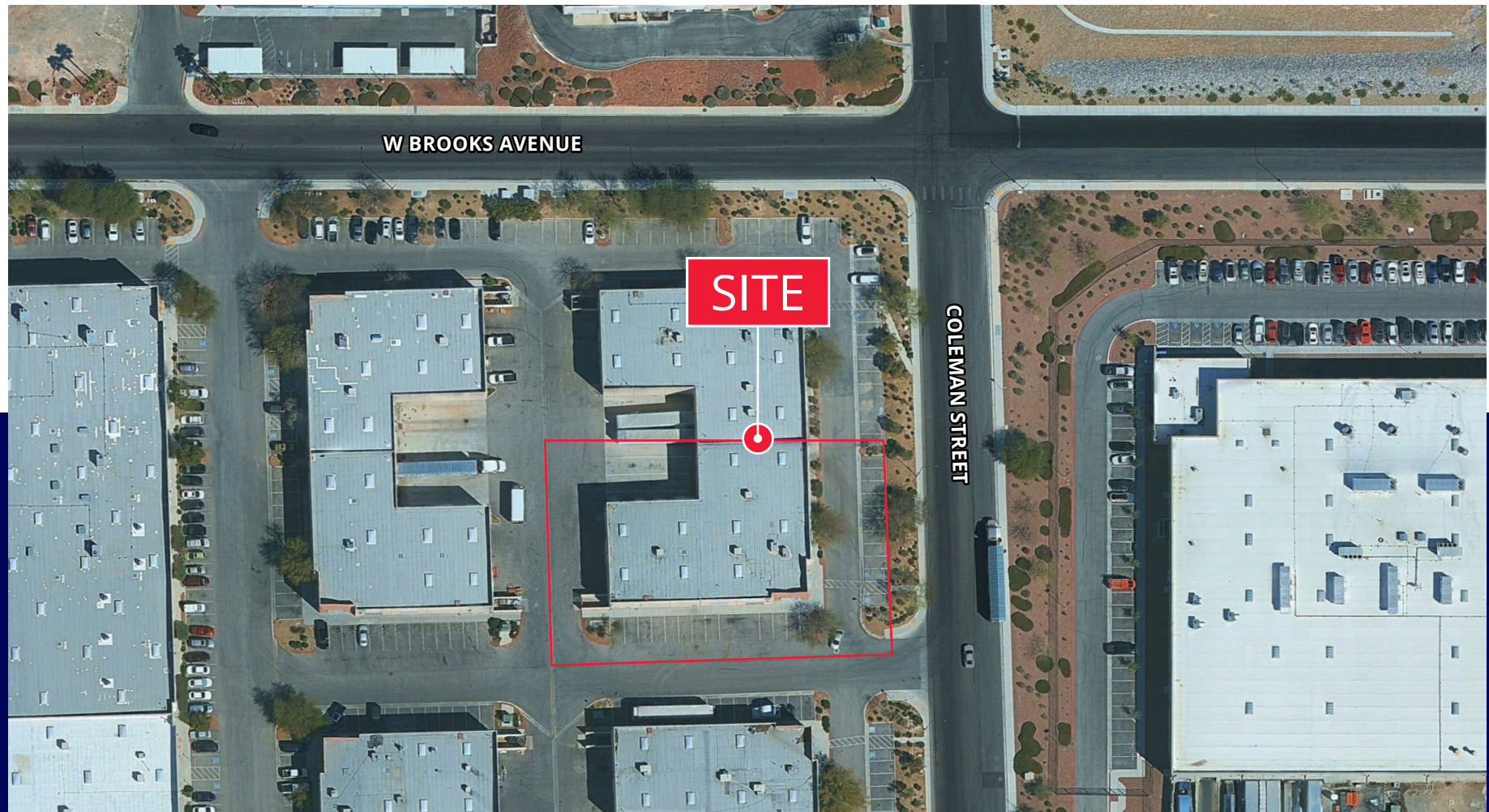


▲ = Dock Door

● = Grade Door

Site Aerial

 ±13,468 Total SF



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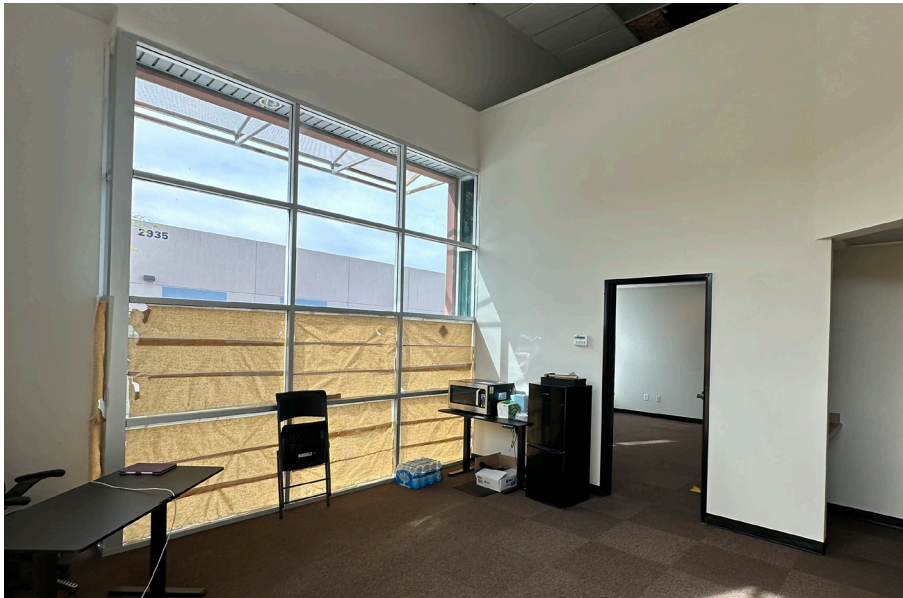
Location Map

 For illustration purposes only. Not to scale.

Located in the Heart of the North Las Vegas,
what is considered to be a premier submarket in
Southern Nevada.



Property Images



ABOUT COLLIERS

\$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



Colliers is a global diversified professional services and investment management company operating through three industry leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

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