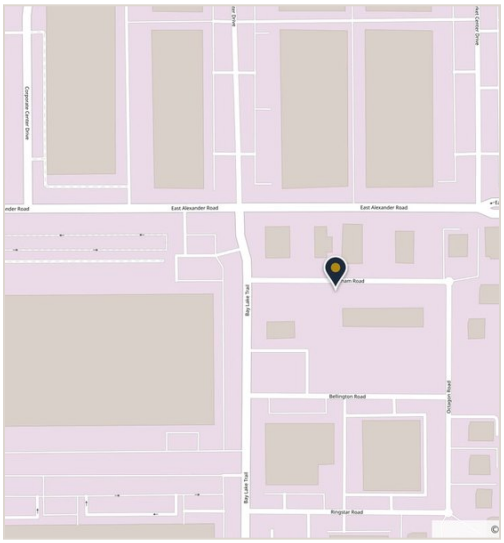
3443 Neeham Rd

North Las Vegas, NV 89030

SIZE
24,394 SF

BASE RENT
$1.02/SF/mo



AVAILABILITY

SUITE	SF*	BASE /SF/MO	BASE /SF/YR	CAM /SF/MO
Entire Building (NNN)	24,394	$1.02	$12.30	—

* Square footages are estimated and not guaranteed. Tenants should verify them and satisfy themselves as to their accuracy.

Diamond Creek Holdings, LLC

2764 Lake Sahara Dr. #115, Las Vegas, NV 89117

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3443 Neeham Rd — continued

ABOUT THIS PROPERTY

Property type	**Industrial**	Zoning	**M-2 (City of North Las Vegas)**
APN	**139-12-501-011**	Lot size	**3.07 acres**
Year built	**2003**	Building size	**24,394 SF**
Walk Score	**19 · Transit 41 · Bike 32**		

Take the whole building at 3443 Neeham Rd in North Las Vegas. It is a 24,394 square foot industrial building built in 2003, on its own 3.07-acre site, so your operation has the building and the land around it to itself. Zoning is M-2 (General Industrial) with the City of North Las Vegas, which fits manufacturing, warehouse, and distribution work. The lease is NNN for the entire building.

Location

- 3443 Neeham Rd, North Las Vegas, NV 89030
- Bus lines on Pecos Rd (0.2 mile), Eastern Ave (0.5 mile), and Craig Rd (0.7 mile)

Walkability and transit

Walk Score 19, Transit Score 41, Bike Score 32. This is a drive-to industrial site, and nearby bus lines on Pecos, Eastern, and Craig give staff a way to get to work.

The area

- North Las Vegas is home to about 278,595 people in 88,909 households (Census ACS 2020-2024), a deep labor pool for warehouse and production jobs.
- The city permitted 2,507 new housing units in 2025 (Census Building Permits Survey), so the workforce nearby keeps growing.
- Craig Rd carries about 64,500 vehicles a day just west of Pecos Rd, and Pecos Rd about 18,700 south of Gowan Rd (NDOT, 2025 AADT).
- The I-15 Craig Rd interchange (Exit 48) is close by, so trucks and staff reach the freeway quickly.

Why it leases

A full industrial building on more than three acres with M-2 zoning, all under one lease. Best fit is a manufacturer, distributor, or contractor that wants its own building and room on the site.

Call for a showing.

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