# Entire Building

3443 Neeham Rd, North Las Vegas, NV 89030

## SUITE AT A GLANCE

SIZE*
**24,394 SF**

LEASE
**NNN**

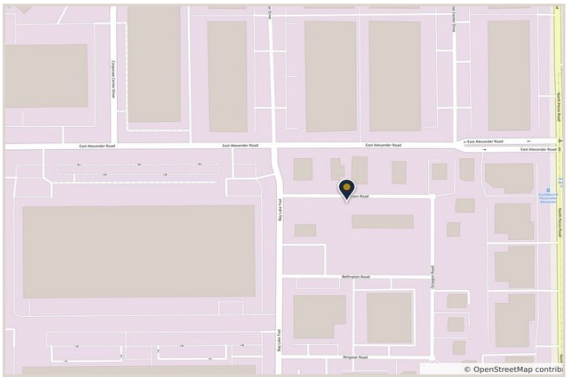
BASE RENT / MONTH
**$1.02 /SF**

BASE RENT / YEAR
**$12.30 /SF**

CAM
—

## THE 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** |



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## ABOUT THIS SUITE

The entire 24,394 square foot industrial building, built in 2003, on its own 3.07-acre site in North Las Vegas. Your operation controls the building and the land around it, and M-2 zoning fits manufacturing, warehouse, and distribution work. NNN lease.

## ABOUT THE PROPERTY

Lease the entire 24,394 square foot industrial building at 3443 Neeham Rd in North Las Vegas, built in 2003. The building sits on its own 3.07-acre site, so you get plenty of land around the building without sharing it. Zoning is M-2 (General Industrial) with the City of North Las Vegas, which suits manufacturing, warehouse, and distribution users. The whole building leases NNN. Walk Score 19, Transit Score 41, Bike Score 32: a drive-to industrial site, with Pecos Rd and Craig Rd bus lines nearby for staff. Craig Rd, nearby, carries about 64,500 vehicles a day (NDOT, 2025), with the I-15 Craig Rd interchange close by. Call for a showing.

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

**Diamond Creek Holdings, LLC**

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