

FOR LEASE

INDUSTRIAL UNITS AND YARD SPACE AVAILABLE
IMPROVEMENTS UNDERWAY!

Industrial Space Available from 3,000 SF - 6,458 SF



2901 SOUTH HIGHLAND DRIVE
LAS VEGAS, NV 89109

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PROPERTY HIGHLIGHTS

Freeway 15 Industrial Park is a $\pm 315,164$ SF, 17-building industrial park just two blocks from the Las Vegas Strip, offering premier visibility with nearly 300,000 vehicles per day on I-15 and immediate freeway access via Sahara Ave. The property features flexible warehouse and light-industrial spaces with secured, paved yards, 24/7 key-code access, nightly security, ample parking, and upgraded infrastructure including LED lighting. Ongoing capital improvements include new 3-phase power to select buildings, new skylights, extensive exterior upgrades, and upcoming office and restroom renovations in Buildings 1–8. Freeway 15 is a modern, high-access hub for businesses seeking exceptional exposure and connectivity in the heart of Las Vegas.



PROJECT SIZE

$\pm 315,164$ SF
 $\pm 79,000$ SF IOS



ACREAGE

± 18.60



ZONING

M (INDUSTRIAL)
CITY OF LAS VEGAS



GRADE LEVEL DOORS

10' X 14'



NATURAL GAS SERVICE



APN

162-08-613-001, 002, 003, 004, 005, 006 AND 007
162-08-611-008, 009, 013, 014, 015 AND 016
162-09-210-001 AND 002
162-08-610-010, 011 AND 012



CLEAR HEIGHT

$\pm 18'$ - $\pm 24'$



POWER

120/208V, 3 PHASE POWER UPGRADES
IN PROGRESS AT BUILDINGS 1 & 3



PARKING RATIO

1.4/1000 SF



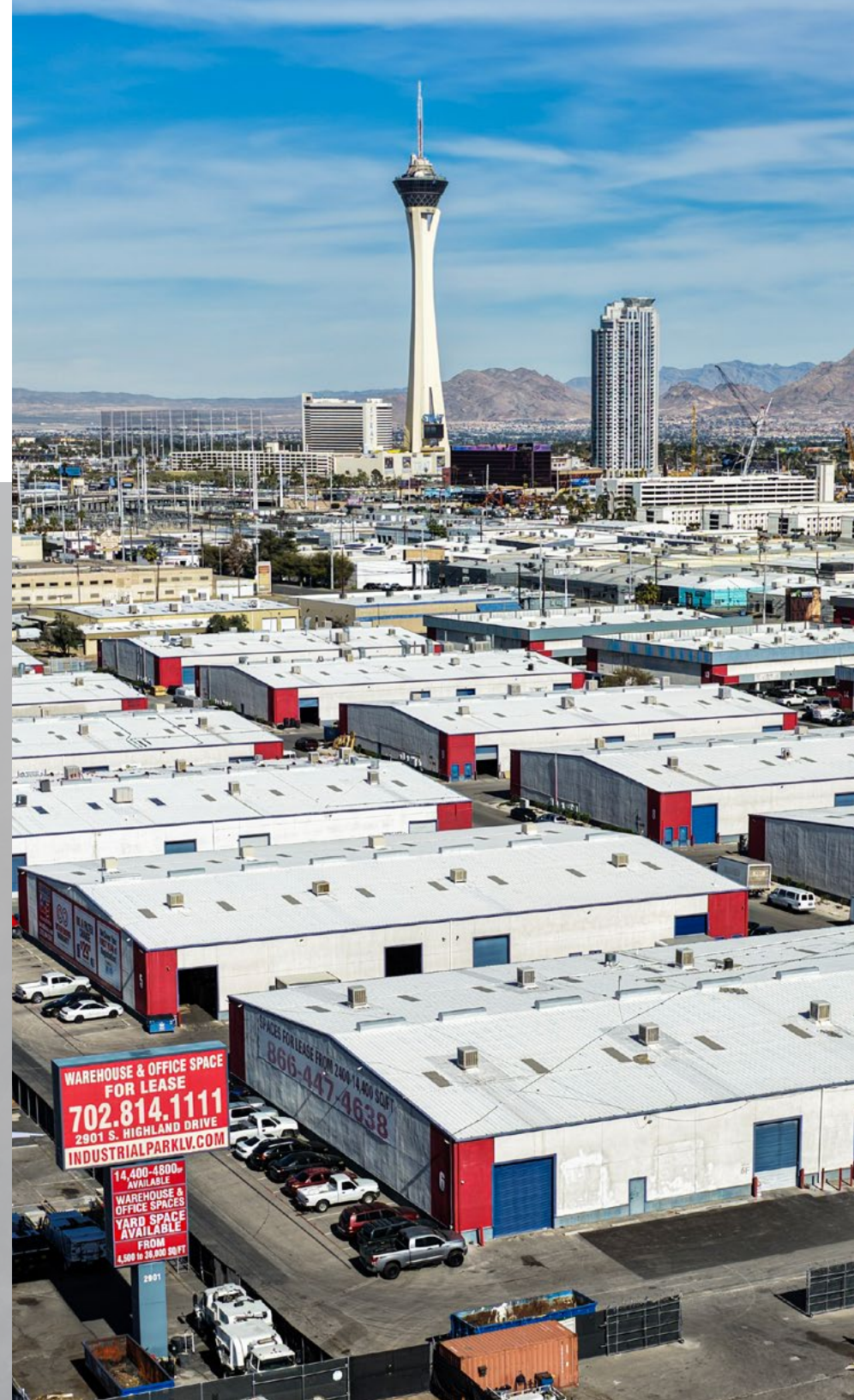
SPRINKLER SYSTEM

FULLY FIRE SPRINKLERED



YEAR BUILT

1980; MAJOR RENOVATIONS
COMPLETED IN 2016, ADDITIONAL
RENOVATIONS IN PROGRESS



SITE PLAN

- = Available
- ▲ = Dock Wells
- = Grade-Level Doors

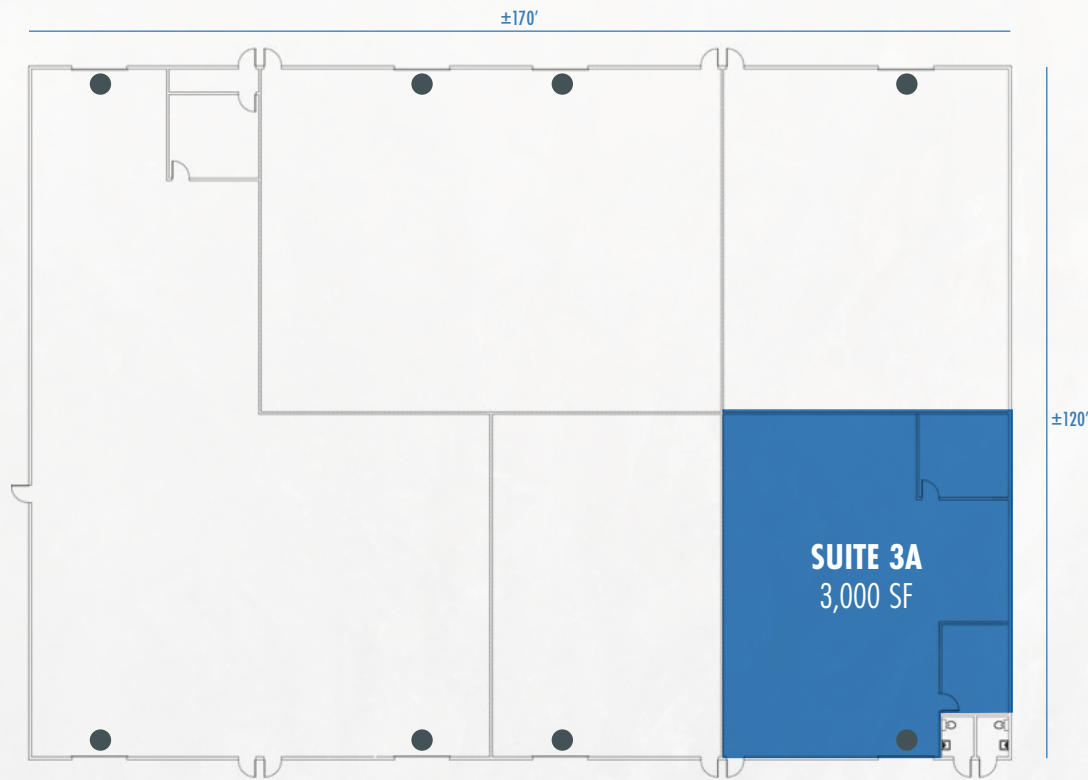


*not to scale
*all measurements are approximate

BUILDING	SUITE	TOTAL SF	OFFICE SF	AVAILABLE
3	A	3,000 SF	300 SF	Available Now!
12	A	6,458 SF	1,360 SF	Available Now**
Yard	E	4,500 SF	N/A	Available September 2026
Yard	F	4,500 SF	N/A	Available September 2026

**Summertime Special! Contact Broker regarding Leasing Incentives for Qualified Tenants

BUILDING 3 - FLOOR PLAN



● = Grade-Level Doors

SUITE 3A – 3,000 SF

120/208V 3-PHASE POWER UPGRADE IN PROGRESS AT BUILDING 3!

300 SF HVAC OFFICE

2,700 SF EVAPORATIVE-COOLED WAREHOUSE

22' CLEAR HEIGHT

ONE (1) 10' X 14' GRADE LEVEL ROLL-UP DOOR

BRAND-NEW SKYLIGHTS

LED WAREHOUSE LIGHTING

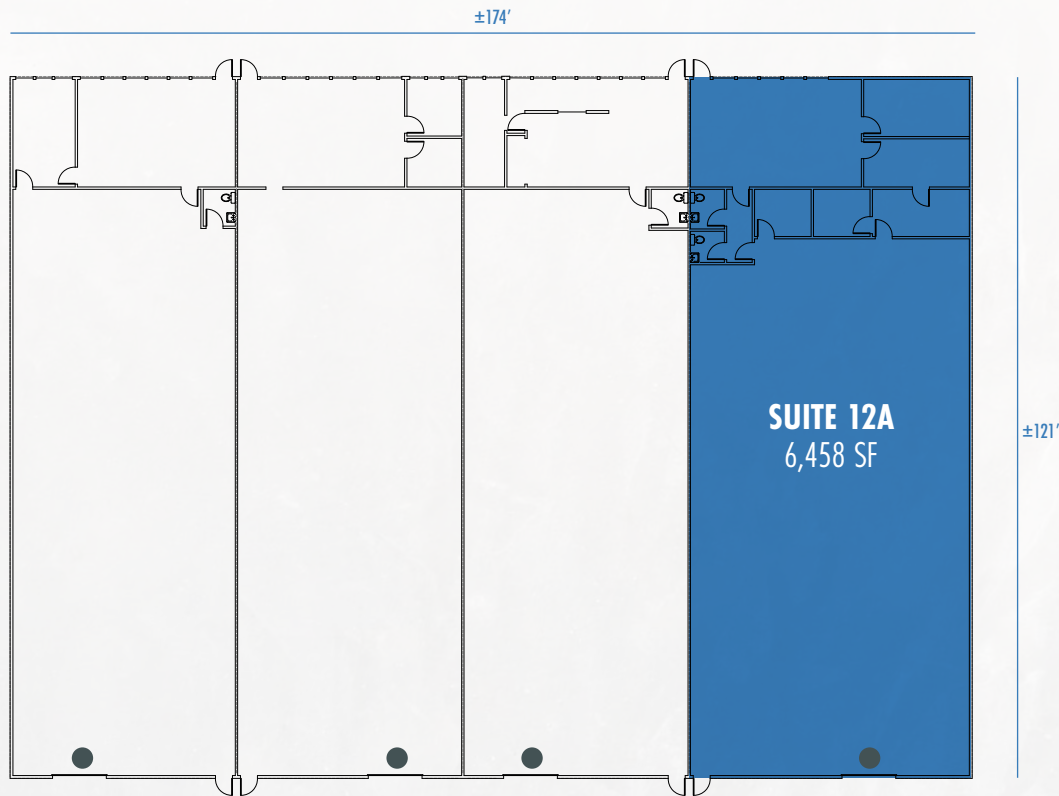
\$1.15/SF (NNN)

\$0.195/SF CAM

TOTAL MONTHLY: \$4,035

AVAILABLE NOW!

BUILDING 12 - FLOOR PLAN



● = Grade-Level Doors

SUITE 12A – 6,458 SF

5,098 SF EVAPORATIVE COOLED WAREHOUSE

1,360 SF HVAC OFFICE

RECEPTION

FIVE (5) PRIVATE OFFICES

TWO (2) RESTROOMS

18' MINIMUM CLEAR HEIGHT

ONE (1) 10' X 14' GRADE LEVEL ROLL-UP DOOR

POWER: 120/208V 3-PHASE POWER

BRAND-NEW SKYLIGHTS

\$1.15/SF (NNN)

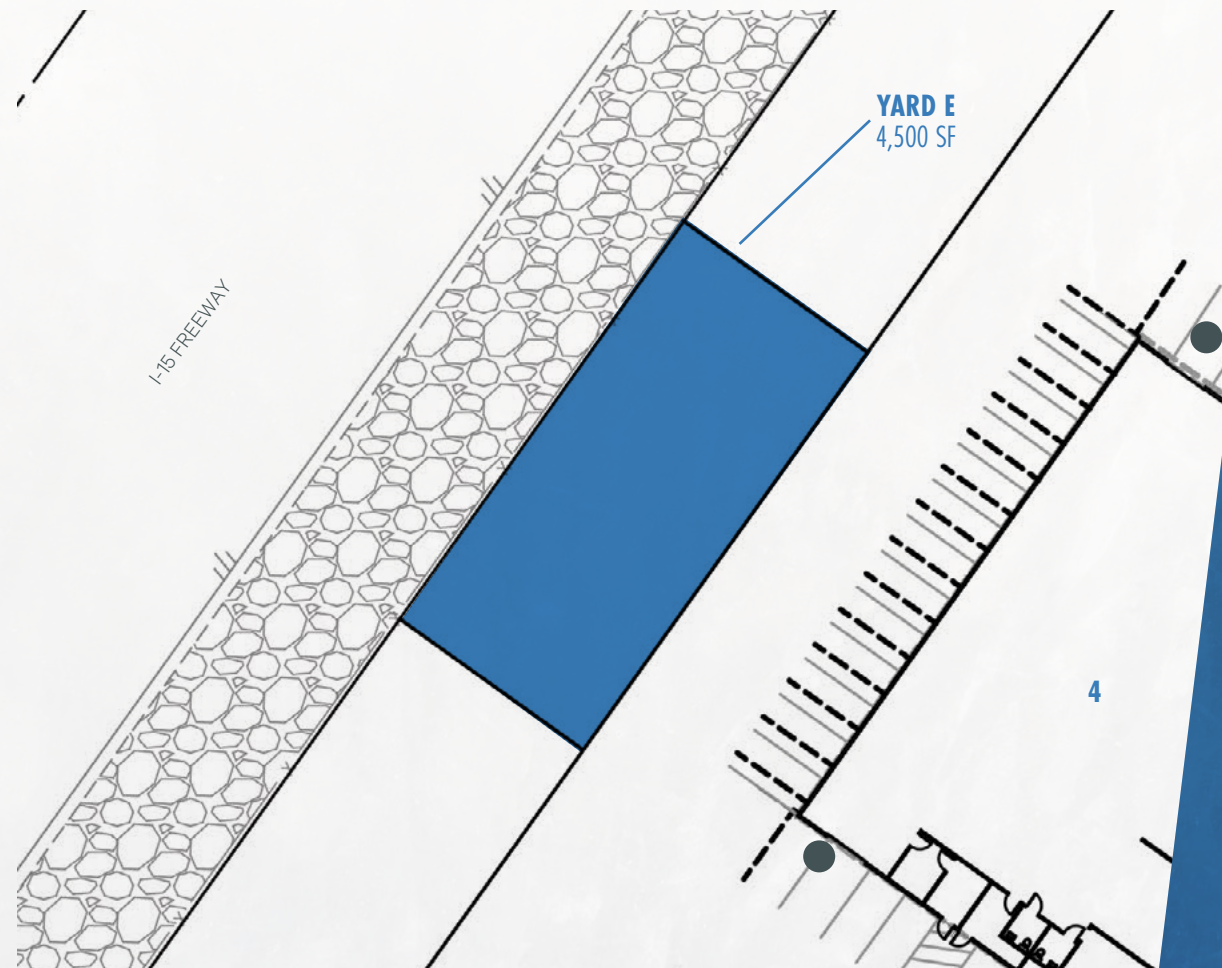
\$0.195/SF CAM

TOTAL MONTHLY: \$8,686.01

AVAILABLE NOW!

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YARD E



YARD E – 4,500 SF

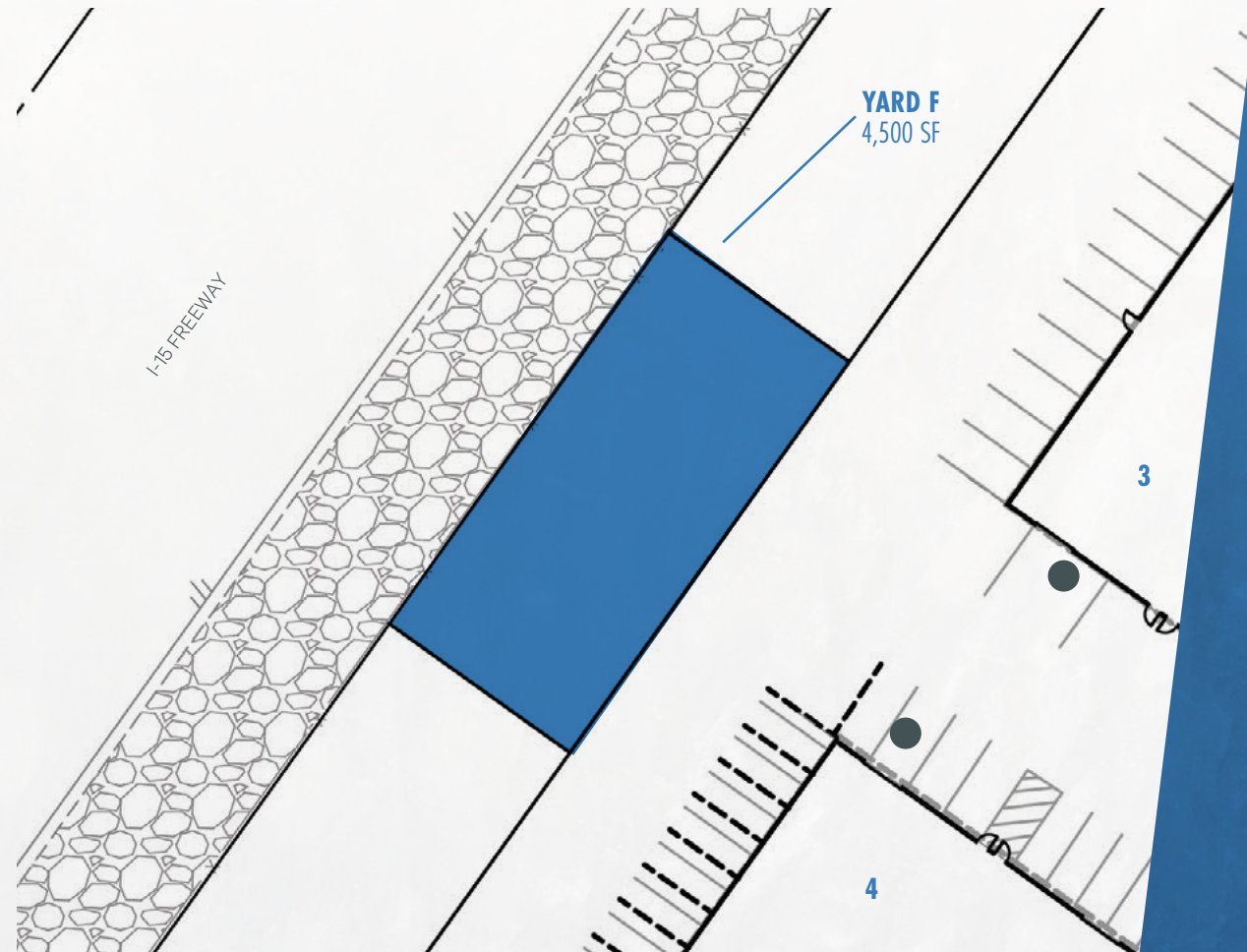
GATED, PAVED AND SECURED

\$0.40/SF (MG)

TOTAL MONTHLY: \$1,800.00

AVAILABLE SEPTEMBER 2026!

YARD F



YARD F – 4,500 SF

GATED, PAVED AND SECURED

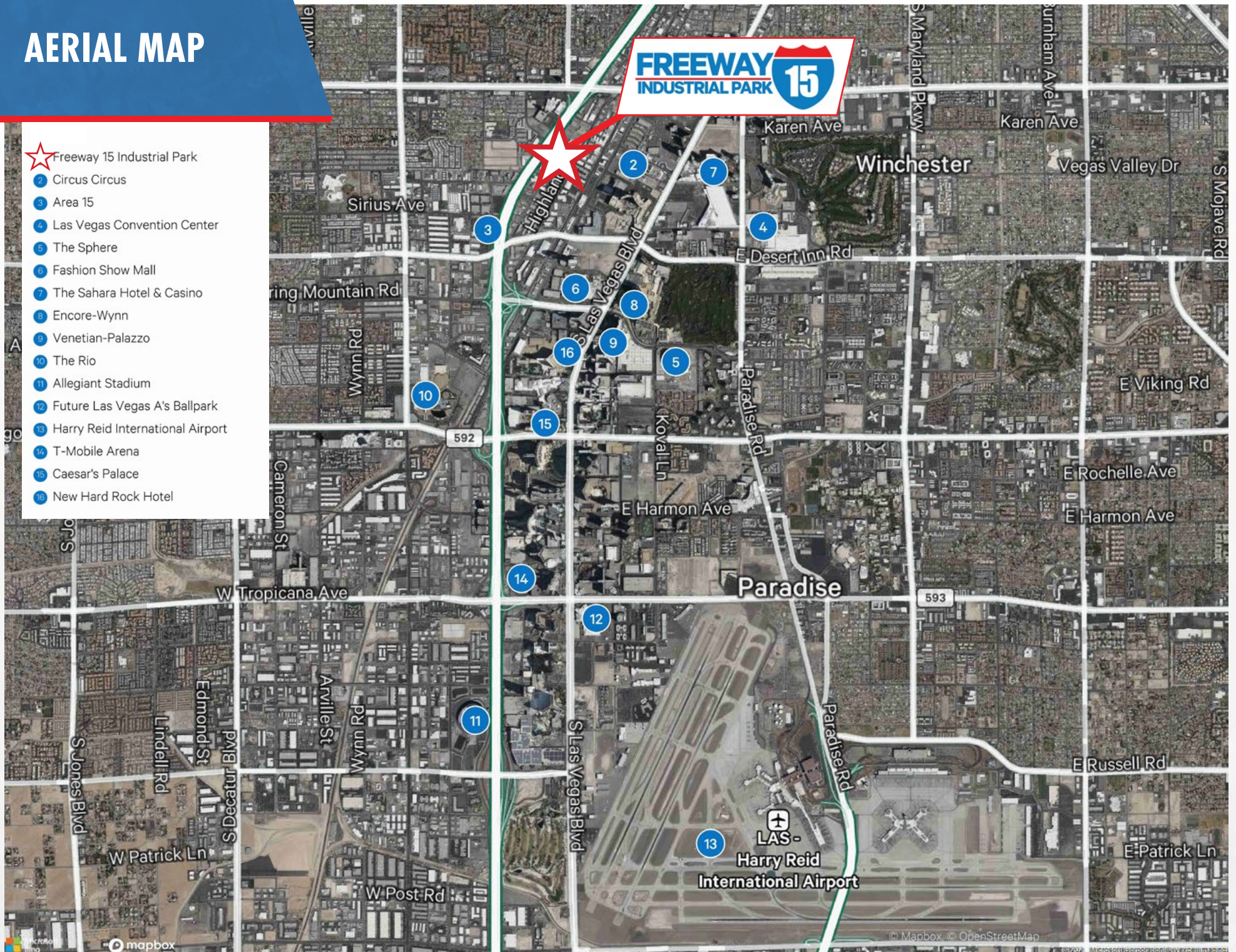
\$0.40/SF (MG)

TOTAL MONTHLY: \$1,800.00

AVAILABLE SEPTEMBER 2026!

AERIAL MAP

- ★ Freeway 15 Industrial Park
- 2 Circus Circus
- 3 Area 15
- 4 Las Vegas Convention Center
- 5 The Sphere
- 6 Fashion Show Mall
- 7 The Sahara Hotel & Casino
- 8 Encore-Wynn
- 9 Venetian-Palazzo
- 10 The Rio
- 11 Allegiant Stadium
- 12 Future Las Vegas A's Ballpark
- 13 Harry Reid International Airport
- 14 T-Mobile Arena
- 15 Caesar's Palace
- 16 New Hard Rock Hotel





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