

FOR SUBLEASE

±8,550 SF OFFICE/WAREHOUSE ON ±1.45 ACRES

6248
ANNIE OAKLEY DR

LAS VEGAS, NV 89120

CBRE

PROPERTY

OVERVIEW

Rare Industrial Outdoor Storage Opportunity with an attached ±8,550 SF Office Warehouse in the heart of the Airport Submarket. The site was recently completed earlier this year and offers a fully upgraded new office and warehouse along with a fully paved, lit, and fenced yard.

The Property also features oversized grade level loading doors, ample power with an estimated 800 amps of 120/208V*, 4 private offices, conference room, open reception, and a fully built out employee breakroom. This state of the art property is strategically located close to the Las Vegas Strip making it an ideal choice for those looking for quick access to their customers. The property is within minutes of Harry Reid International Airport, Allegiant Stadium, and the I-15/I-215 interchange.

Call **702-369-4862** for more information!

- **PROPERTY SIZE:** ±8,550 SF OFFICE & WAREHOUSE ON ±1.45 ACRE
- **UTILITIES:** WATER, SEWER, GAS ON SITE
- **POWER:** 800 AMPS 120/208V (TENANT TO VERIFY)
- **GROUND:** ASPHALT PAVED
- **FENCING:** PRIVATE GATED ENTRANCE
- **ZONING:** INDUSTRIAL PARK (IP)
- **OFFICE SPECS:** 4 PRIVATE OFFICES, CONFERENCE ROOM, RECEPTION, BREAKROOM
- **RESTROOMS:** ONE (1) OFFICE RESTROOM, ONE (1) WAREHOUSE RESTROOM
- **BUILD TYPE:** CONCRETE TILT UP
- **SPRINKLERED**
- **YEAR BUILT:** 2025
- **APN:** 161-31-703-004

\$1.82/SF
LEASE RATE

\$0.28/SF
CAMS

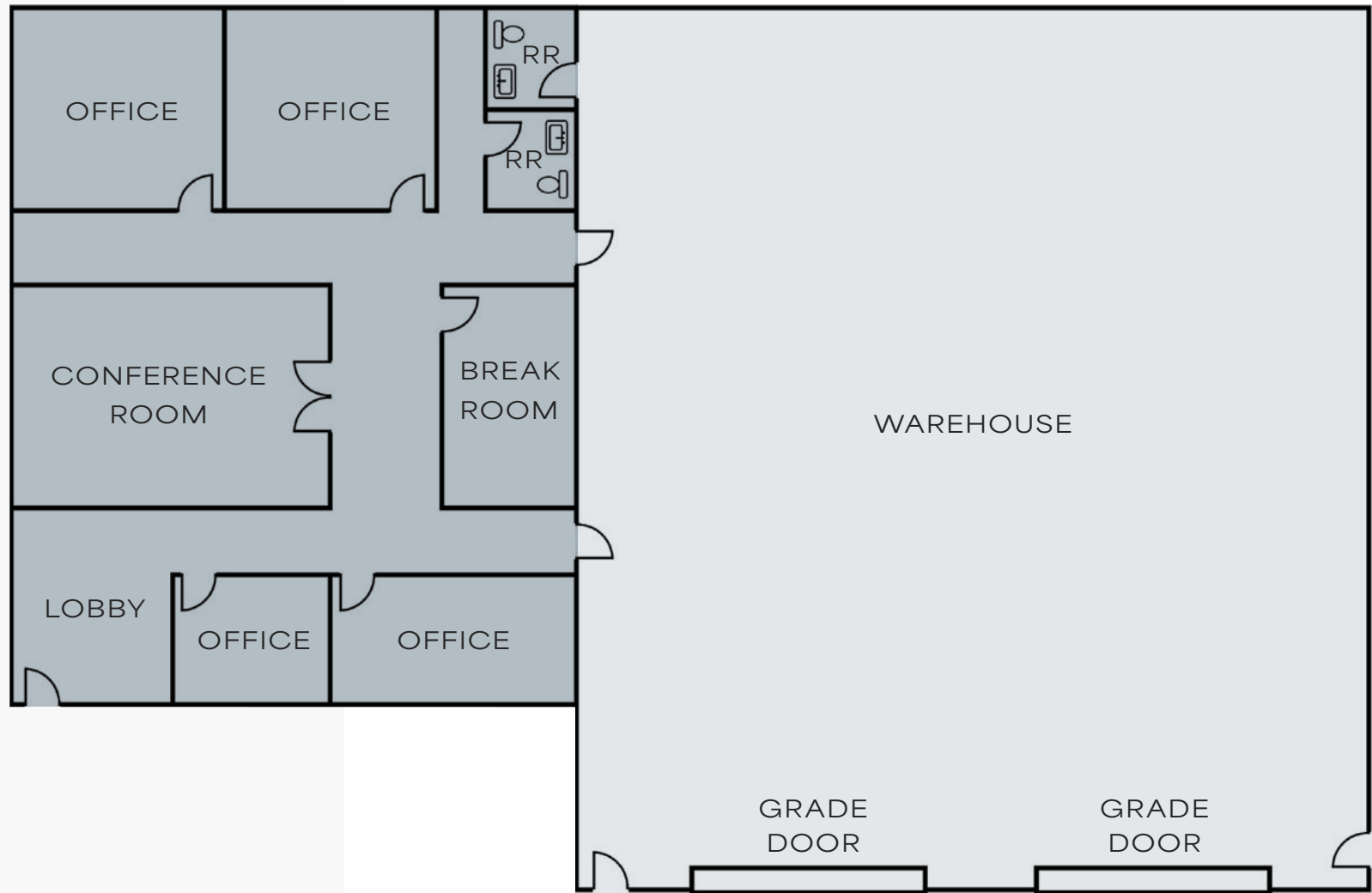
\$17,995.00
TOTAL MONTHLY

30 DAYS
AVAILABILITY

12/31/2029
SUBLEASE EXPIRES



FLOOR PLAN





AERIAL MAP



6248
ANNIE
OAKLEY



DISTANCES TO:

| | |
|--------------------------|-----------|
| Harry Reid Int'l Airport | 4.4 miles |
| I-215 Freeway | 4.3 miles |
| I-15 Freeway | 5.9 miles |
| Las Vegas "Strip" | 5.1 miles |



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