



FOR SALE OR LEASE

±6,140 SF  
**BUILDING SEVEN**



# Stephanie

**INDUSTRIAL PARK**

5474 STEPHANIE STREET, LAS VEGAS, NV 89122



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LAS VEGAS, NEVADA 89122

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• INDUSTRIAL PARK

±6,140 SF | BUILDING 7  
FULLY BUILT OUT – READY FOR OCCUPANCY

Located in the East Las Vegas Industrial Market. The property will benefit from direct access to the US-95, Russell Road and Stephanie Street. This ±4.75 acre park consists of ±73,847 square feet with industrial metal buildings.



## LEASING EXPERTS

**Eric Molfetta, SIOR, MBA**  
+1 702 836 3756  
eric.molfetta@colliers.com  
License # NV-BS.1002310

**Amanda Irving**  
+1 702 836 3732  
amanda.irving@colliers.com  
License # NV-S.0177576



## INDUSTRIAL PARK

## TRADE AREA MAP





±6,140 TOTAL SF

## SALE PRICE

## LEASE RATE

**Base Rent: \$1.25 PSF, NNN**  
**Estimated CAMS: \$0.18 PSF**

**■ = AVAILABLE**

# Stephanie

## INDUSTRIAL PARK



*For Illustration Purposes Only. Not To Scale.*

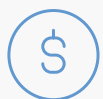
# Stephanie

## INDUSTRIAL PARK



### SUITE HIGHLIGHTS

- $\pm 22'$  to  $\pm 24'$  Clear Height
- Two (2) Total Restrooms (*First Floor: 1, Second Floor: 1*)
- LED Lighting
- 2 Grade Level Loading Doors
- Zoned M1 (*light manufacturing*)
- Small Yard Included
- Power:  $\pm 200$  amps, single-phase  
(*power upgrade available but 6 month timeline to complete upgrade per NV Energy*)



#### Lease Rate

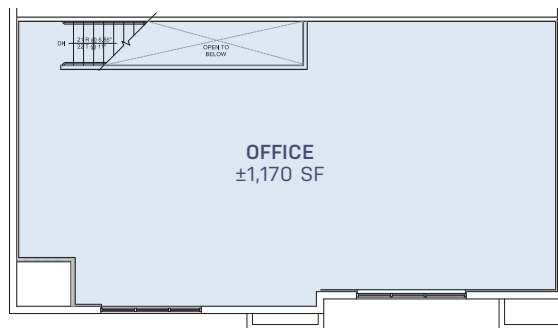
\$1.25, NNN + \$0.15 CAMS



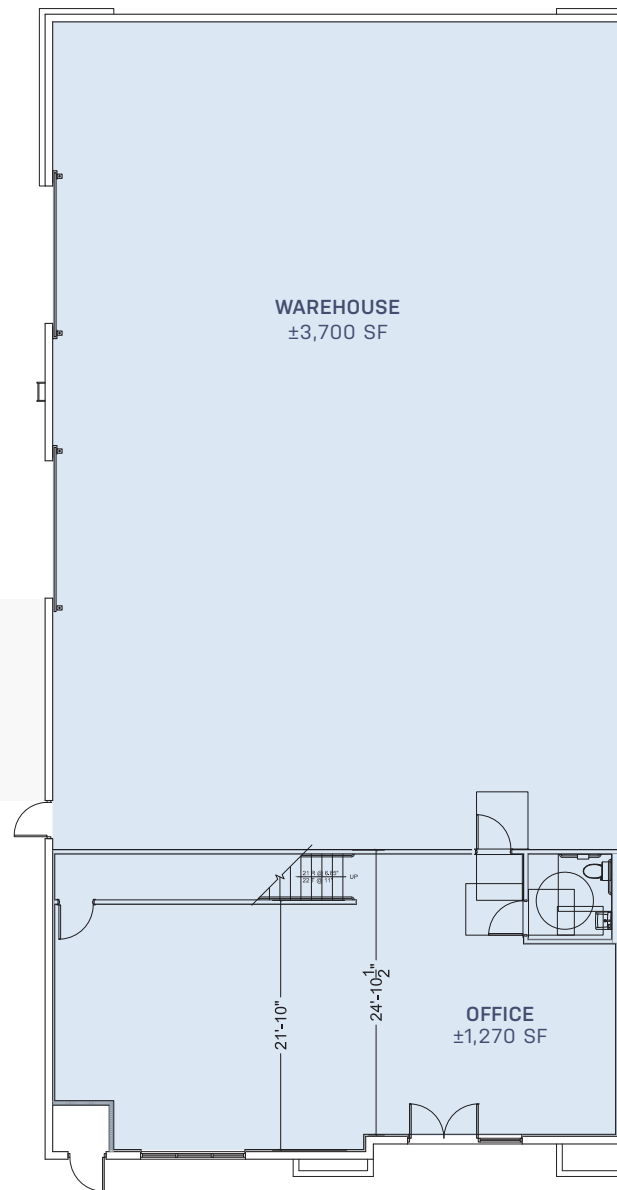
#### Sale Price

\$350 PSF or \$2,149,000.00

BUILDING  
SEVEN  
 $\pm 6,140$  SF



Second Floor



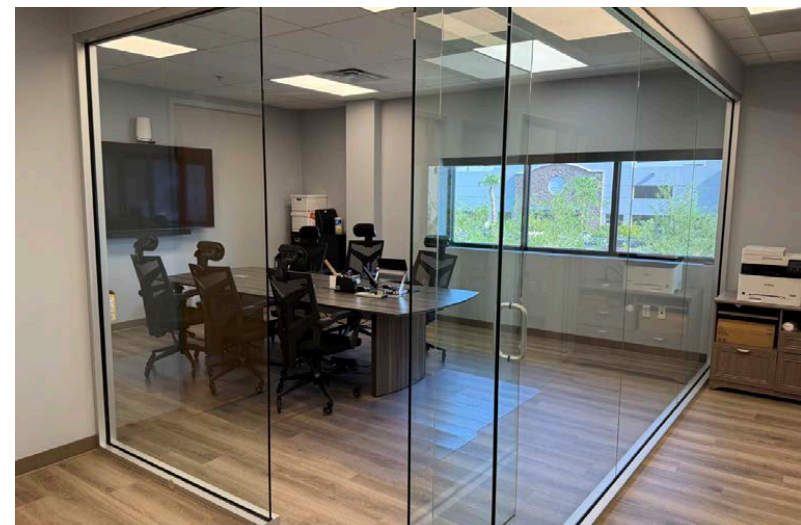
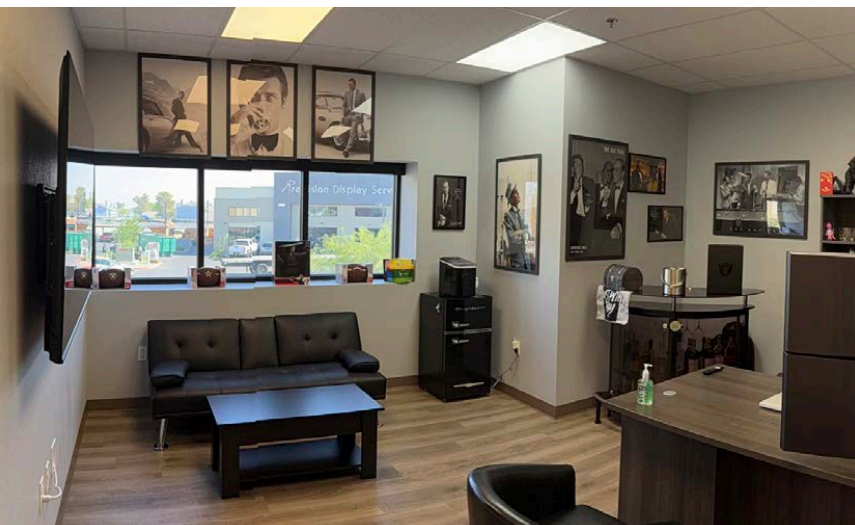
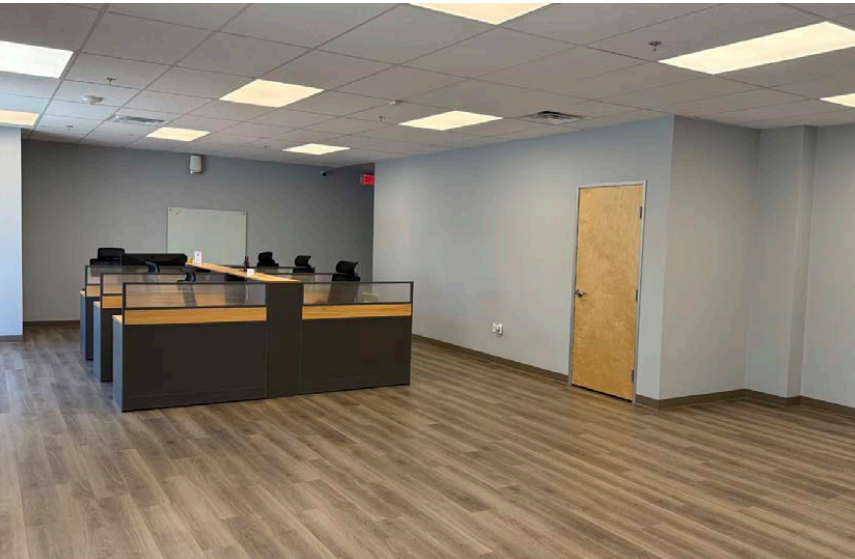
First Floor

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INDUSTRIAL PARK



## BUILDING SEVEN IMAGES





Colliers

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