

For Sublease

CBRE

Airport East Industrial Park

4955 Steptoe Street, Suite 400
Las Vegas, NV 89122
www.cbre.com/lasvegas

±5,200 SF Industrial Unit Available



Contact Us

Mike Willmore
Senior Associate
+1 702 369 4823
mike.willmore@cbre.com
Lic. # S.0183520

Alex Stanisic, SIOR
First Vice President
+1 702 369 4874
alex.stanisic@cbre.com
Lic. # S.0179950

Lauren Willmore
Senior Associate
+1 702 369 4825
lauren.willmore@cbre.com
Lic. # S.0188698

Kyle Kirchmeier
Senior Associate
+1 702 369 4862
kyle.kirchmeier@cbre.com
Lic. # S.0197013

Dean Willmore, SIOR
Executive Vice President
+1 702 369 4808
dean.willmore@cbre.com
Lic. # BS.0023886

Airport East Industrial Park

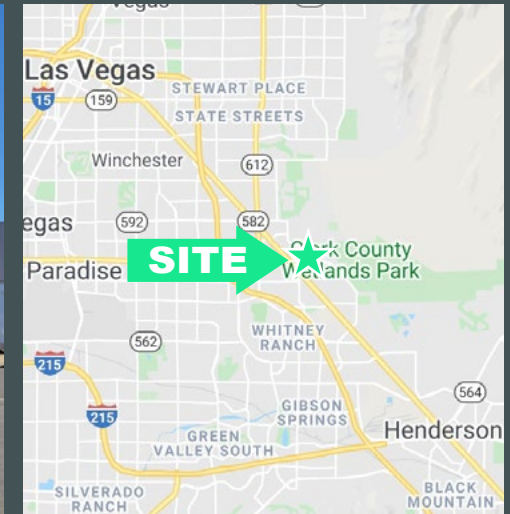
4955 Steptoe Street, Suite 400 | Las Vegas, NV 89122

CBRE

Airport East Industrial Park is located off East Tropicana and Steptoe Street, with an average daily traffic exceeding 20,000 cars. There is easy access to Boulder Highway via Tropicana, and the Property is minutes from I-93 and I-515 freeways. The Industrial buildings are zoned IP (Clark County). The project consists of five (5) multi-tenant industrial buildings for a total of $\pm 177,881$ SF situated on approximately 11.54 acres. Airport East Industrial park offers a parking ratio of 2.00 per 1,000 SF, and numerous retail and service amenities are near the site.

Property Highlights

- + Project Size : $\pm 177,881$ SF
- + Acreage: ± 11.54
- + $\pm 5,200$ SF Available for Sublease
- + Zoning: IP, Clark County
- + Grade-Level Doors: $\pm 12' \times \pm 16'$
- + Dock-High Doors : $\pm 9' \times \pm 10'$
- + Clear Height : $\pm 24'$
- + Power: 120/208v, 3 phase
- + Parking Ratio : 2.0/1000 SF
- + Fully Fire Sprinklered
- + Year Built : 2000
- + APN: 161-27-114-001



Contact Us

Mike Willmore

Senior Associate
+1 702 369 4823
mike.willmore@cbre.com
Lic. # S.0183520

Alex Stanasic, SIOR

First Vice President
+1 702 369 4874
alex.stanasic@cbre.com
Lic. # S.0179950

Lauren Willmore

Senior Associate
+1 702 369 4825
lauren.willmore@cbre.com
Lic. # S.0188698

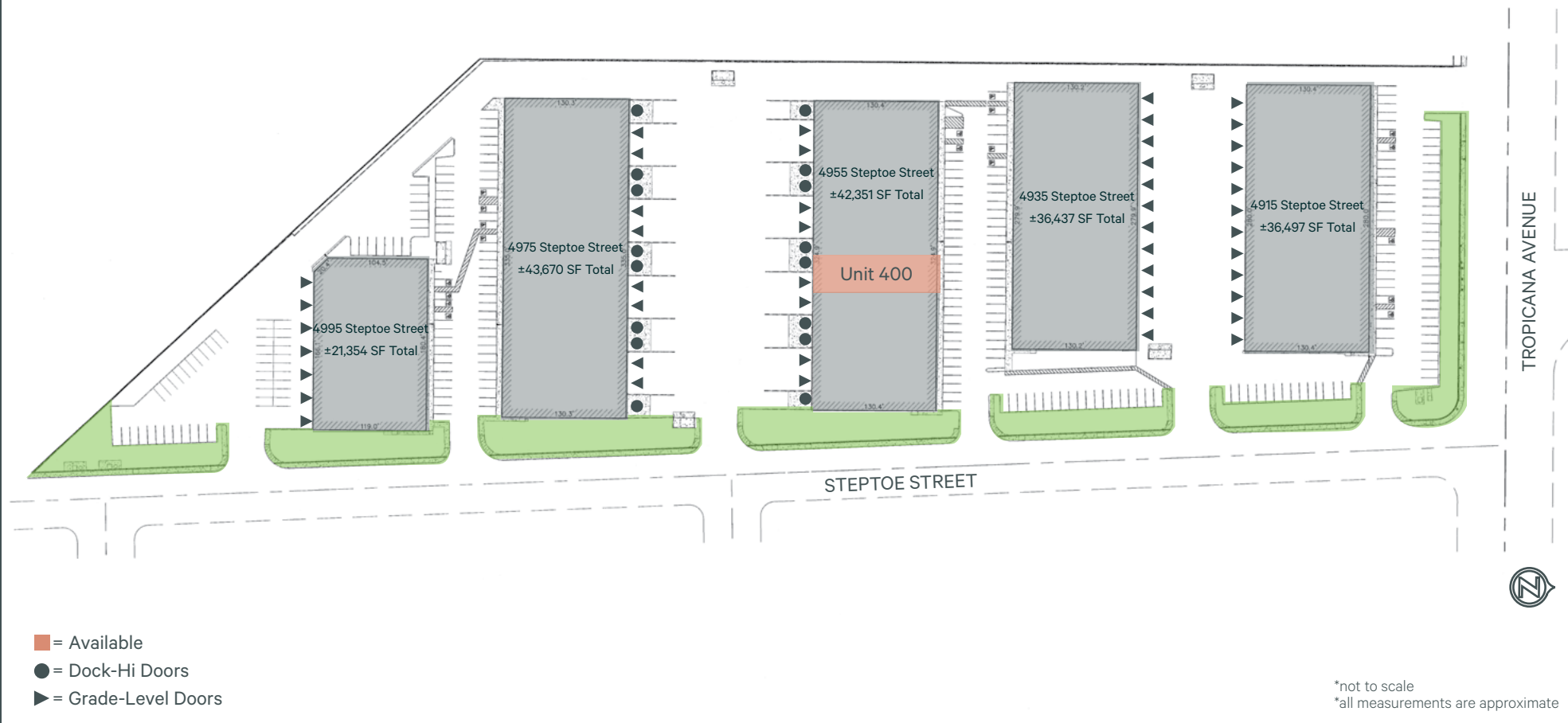
Kyle Kirchmeier

Senior Associate
+1 702 369 4862
kyle.kirchmeier@cbre.com
Lic. # S.0197013

Dean Willmore, SIOR

Executive Vice President
+1 702 369 4808
dean.willmore@cbre.com
Lic. # BS.0023886

Site Plan



Contact Us

Mike Willmore
Senior Associate
+1 702 369 4823
mike.willmore@cbre.com
Lic. # S.0183520

Alex Stanisic, SIOR
First Vice President
+1 702 369 4874
alex.stanisic@cbre.com
Lic. # S.0179950

Lauren Willmore
Senior Associate
+1 702 369 4825
lauren.willmore@cbre.com
Lic. # S.0188698

Kyle Kirchmeier
Senior Associate
+1 702 369 4862
kyle.kirchmeier@cbre.com
Lic. # S.0197013

Dean Willmore, SIOR
Executive Vice President
+1 702 369 4808
dean.willmore@cbre.com
Lic. # BS.0023886

Airport East Industrial Park

4955 Steptoe Street, Suite 400 | Las Vegas, NV 89122

CBRE

4955 Steptoe Street Suite 400 Highlights

- + ±5,200 Total SF
- + Evap-Cooled Warehouse
- + To be fenced off from Suite 500
- + 24' Clear Height
- + 120/208 volt, 3-Phase power
- + One (1) 12'x16' Grade Level Roll-Up Door
- + One (1) 9'x10' Grade Level Roll-Up Door
- + Perfect for Dead Storage!

Lease Rate : \$0.79/SF (NNN)

CAMs : \$0.165/SF

Total Monthly : \$4,966.00

Availability : Available Now!

Lease Expiration : 7/31/2027

Contact Us

Mike Willmore

Senior Associate

+1 702 369 4823

mike.willmore@cbre.com

Lic. # S.0183520

Alex Stanisic, SIOR

First Vice President

+1 702 369 4874

alex.stanisic@cbre.com

Lic. # S.0179950

Lauren Willmore

Senior Associate

+1 702 369 4825

lauren.willmore@cbre.com

Lic. # S.0188698

Kyle Kirchmeier

Senior Associate

+1 702 369 4862

kyle.kirchmeier@cbre.com

Lic. # S.0197013

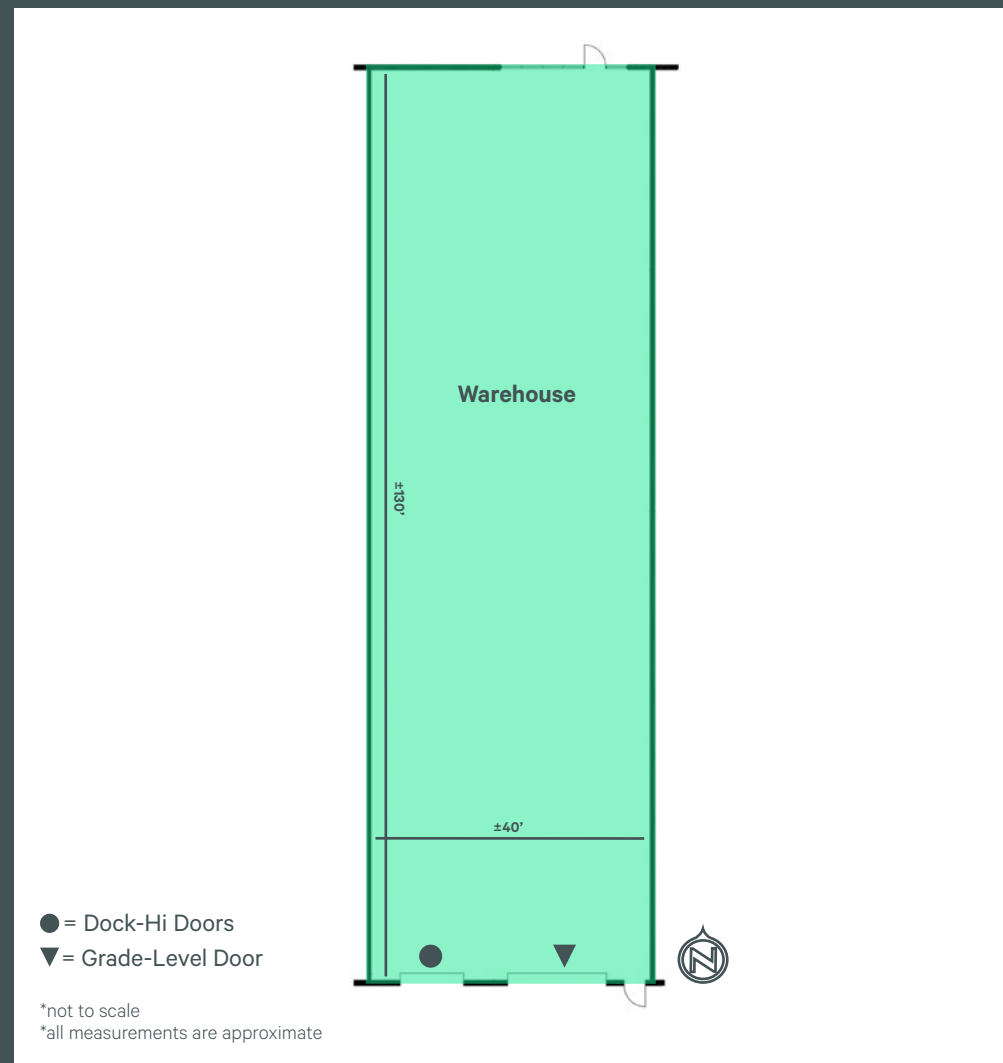
Dean Willmore, SIOR

Executive Vice President

+1 702 369 4808

dean.willmore@cbre.com

Lic. # BS.0023886

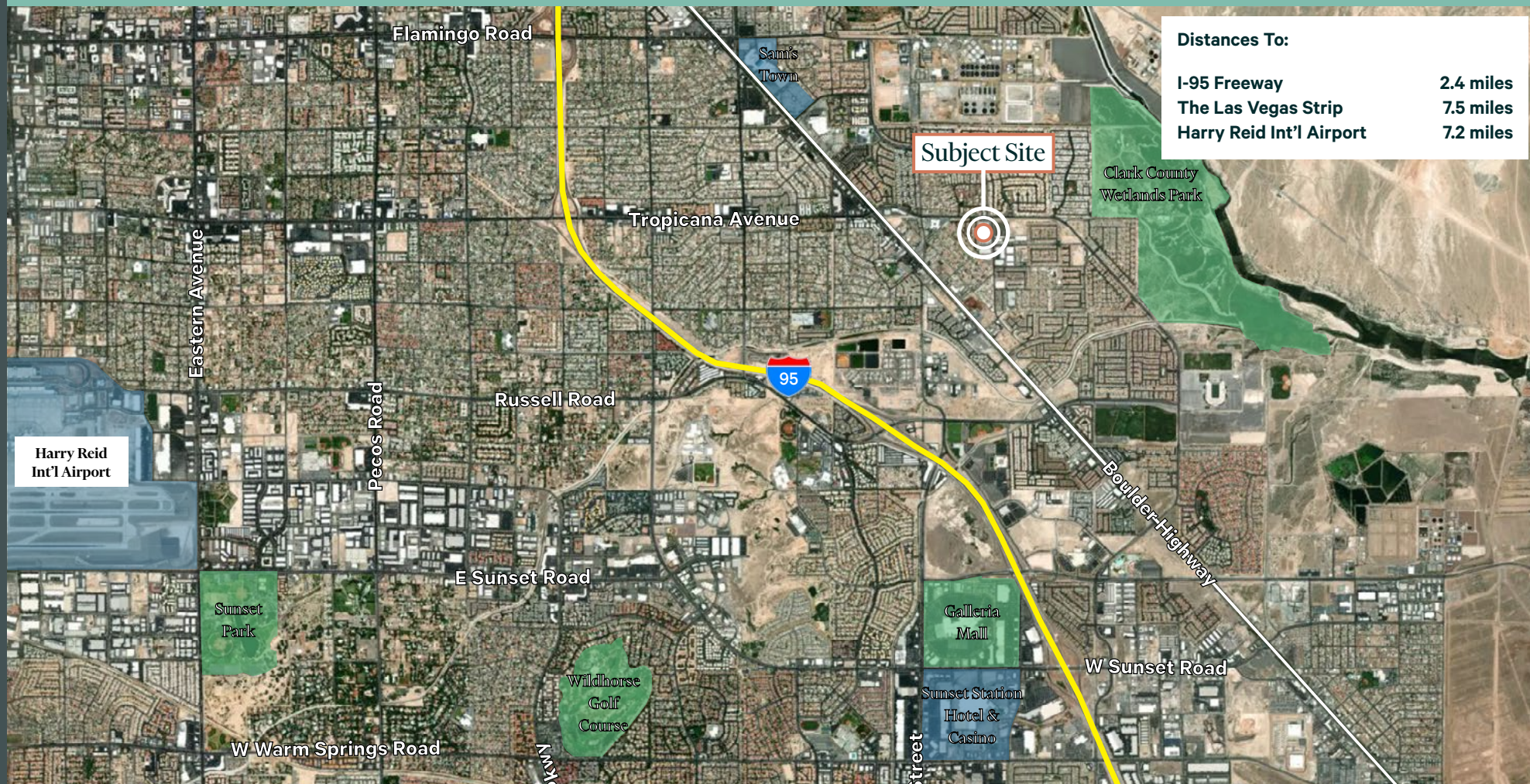


Airport East Industrial Park

4955 Steptoe Street, Suite 400 | Las Vegas, NV 89122

For Sublease

Aerial Map



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.