

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

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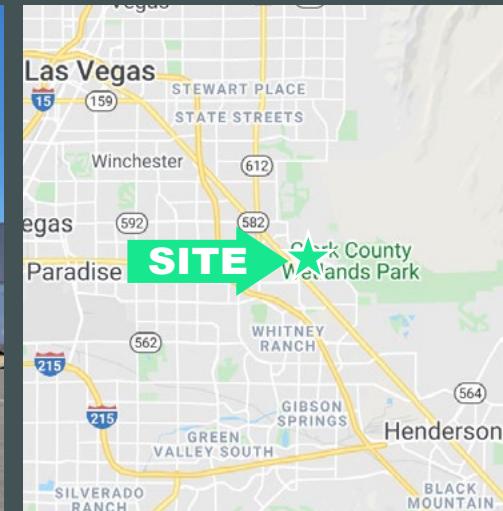
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Airport East Industrial Park is located off East Tropicana and Steptoe Street, with an average daily traffic exceeding 20,000 cars. There is easy access to Boulder Highway via Tropicana, and the Property is minutes from I-93 and I-515 freeways. The Industrial buildings are zoned IP (Clark County). The project consists of five (5) multi-tenant industrial buildings for a total of ±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 : ±177,881 SF
- + Acreage: ±11.54
- + ±5,200 SF Available for Sublease
- + Zoning: IP, Clark County
- + Grade-Level Doors: ±12' x ±16'
- + Dock-High Doors : ±9' x ±10'
- + Clear Height : ±24'
- + Power: 120/208v, 3 phase
- + Parking Ratio : 2.0/1000 SF
- + Fully Fire Sprinklered
- + Year Built : 2000
- + APN: 161-27-114-001



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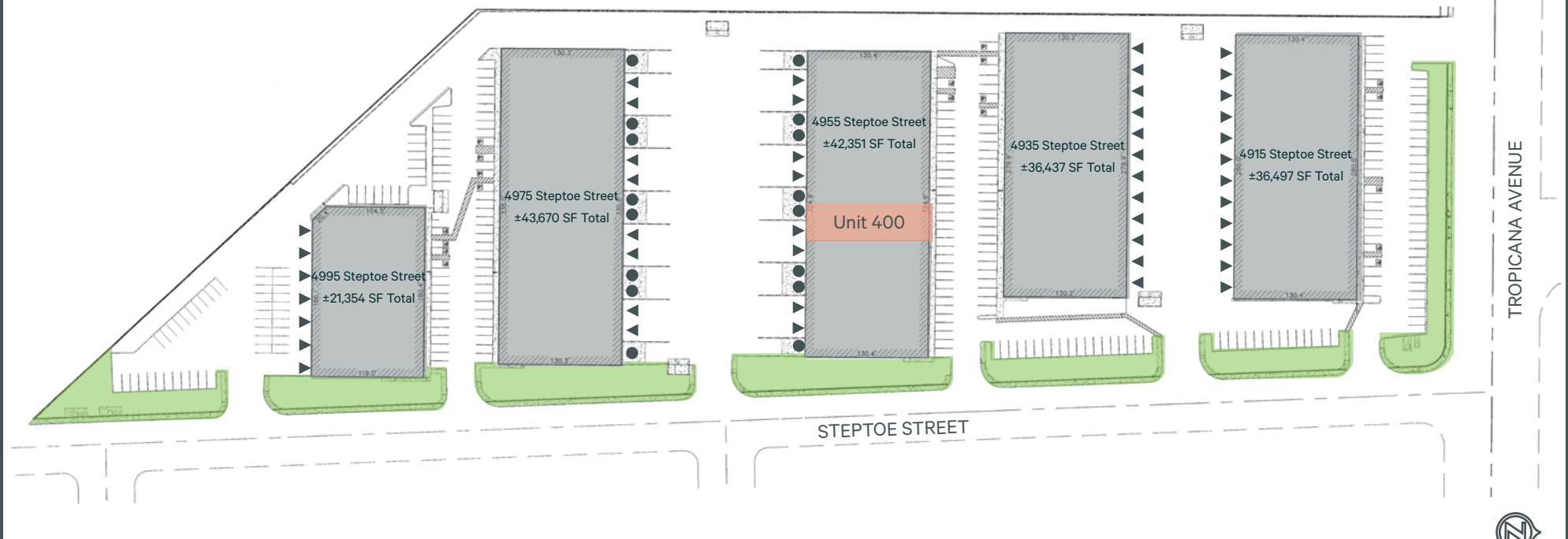
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Site Plan



■ = Available

● = Dock-Hi Doors

► = Grade-Level Doors

*not to scale

*all measurements are approximate

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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



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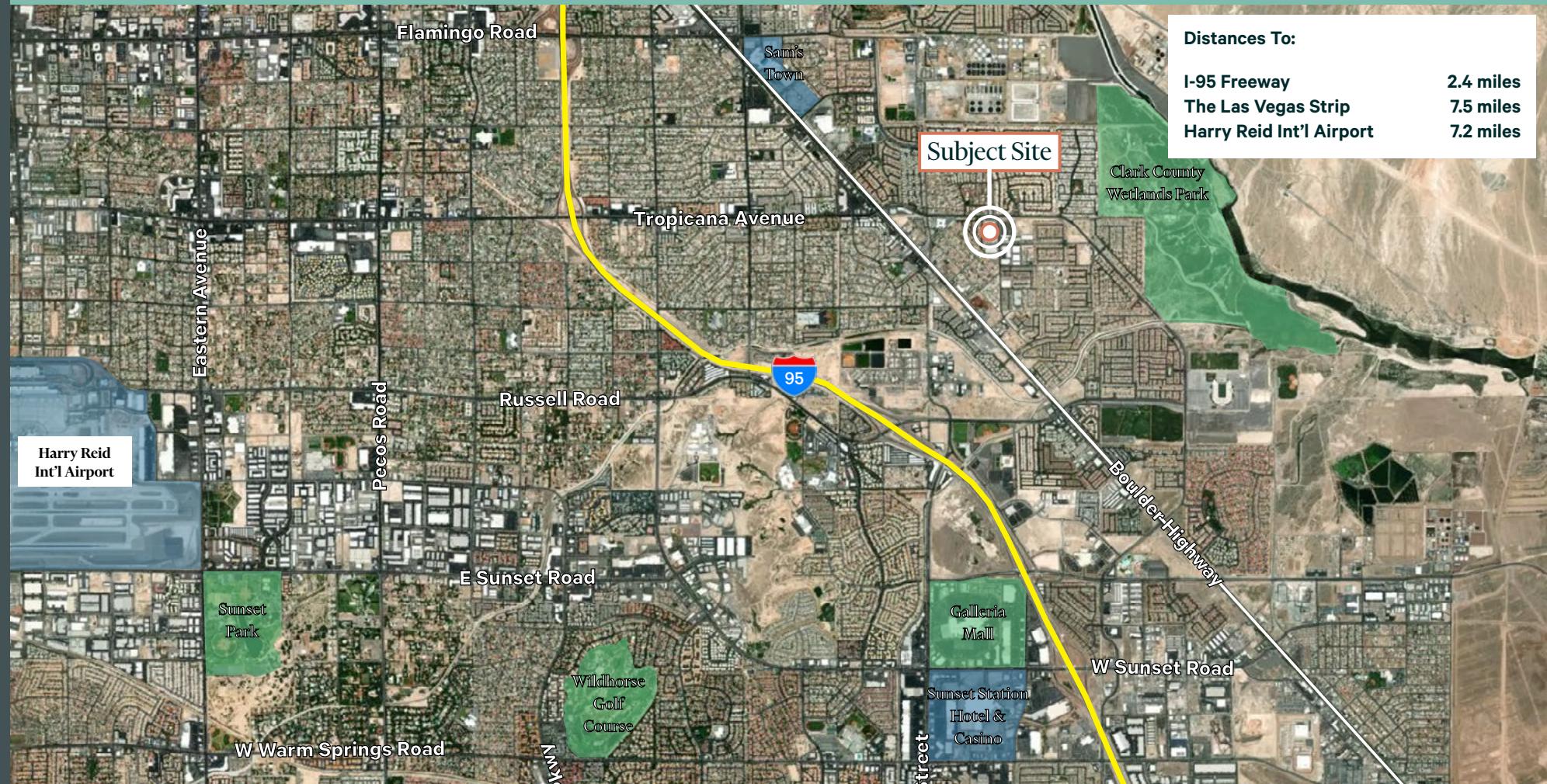
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Aerial Map



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