

STEPHANIE INDUSTRIAL PARK

OFFICE/WAREHOUSE SPACE • BLDG 6A



±6,378 SF FOR SUBLEASE

AMANDA IRVING

Industrial | Land | Investment | Development

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License #: NV S.0177576

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NORTHCAP 
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Symphony Park

575 W. Symphony Park Ave Ste 100

Las Vegas, NV 89106

www.northcapcommercial.com

HIGHLIGHTS

BUILDING 6 TOTAL SF:
± 12,759 SF

SUITE A
± 6,378 SF

BASE RENT:
\$1.33 PSF

ESTIMATED CAMs:
\$0.16 PSF

YEAR BUILT:
2023

CLEAR HEIGHT:
±22' to ±24'

LOT SIZE:
0.64 AC

PARCEL ID:
161-27-314-008

ZONING:
M-1 (Light Manufacturing)

STEPHANIE INDUSTRIAL PARK BUILDING #6, SUITE A

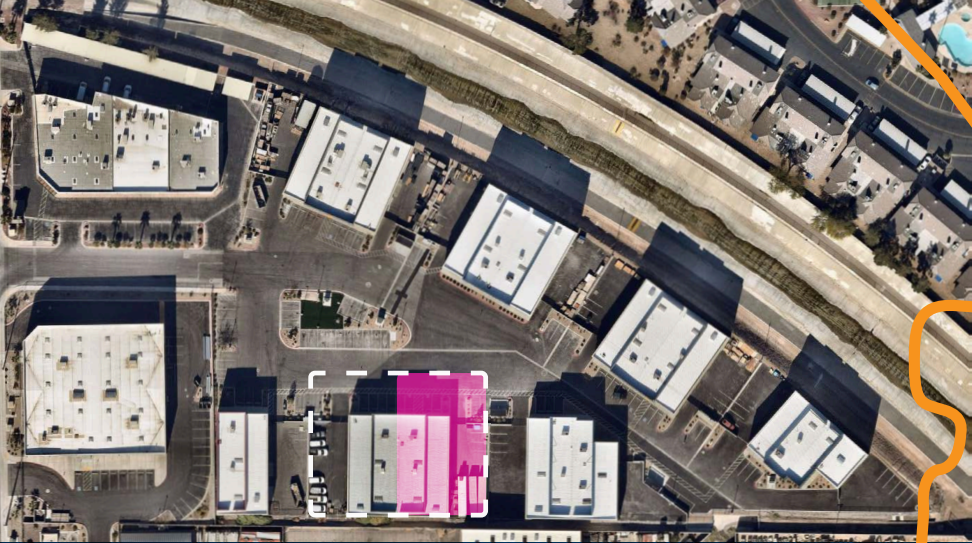
5470 N Stephanie St, Las Vegas, NV 89122



OVERVIEW








Stephanie Industrial Park is a well-located industrial asset in the East Las Vegas submarket, offering convenient access to US-95, Russell Road, and Stephanie Street, and positioned approximately 15 minutes from Harry Reid International Airport. Zoned M1 (light manufacturing), the property is well-suited for a range of industrial users including light manufacturing, assembly and fabrication, contractor services, and tech or R&D support space. **Suite A - Building 6 is currently available, offering ±6,378 square feet**, with a 3,000 SF Gated Yard area that enhances operational flexibility and supports a variety of industrial applications.



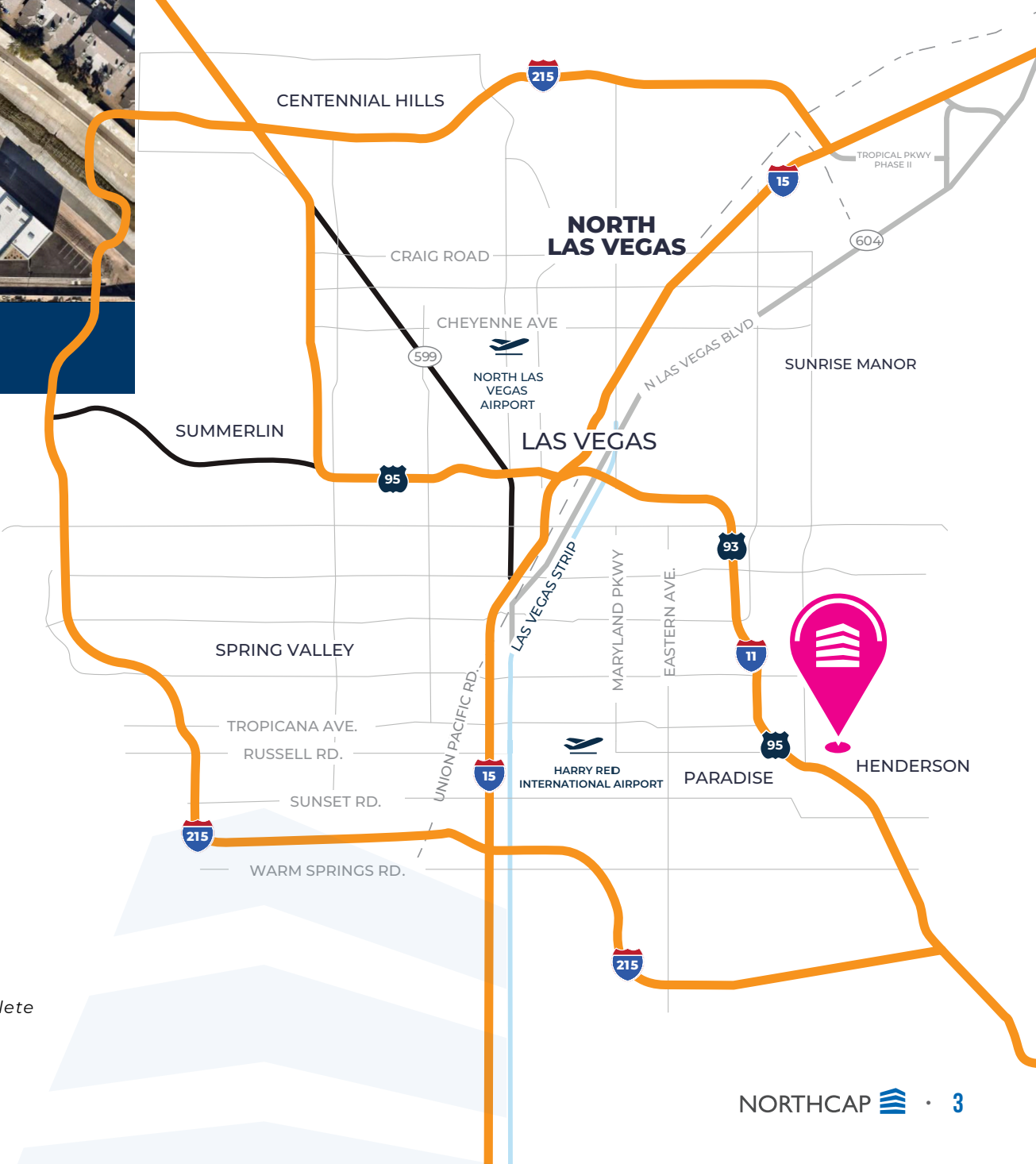


STEPHANIE INDUSTRIAL PARK

SUITE HIGHLIGHTS

-  ±22' to ±24' Clear Height
-  One Restroom
-  LED lighting – throughout
-  Two (12' x 14') grade level loading doors
-  Zoned M1 (light manufacturing)
-  **3,000 SF Gated Yard**
-  Power: ±200 amps, single-phase

(power upgrade available but 6 month timeline to complete upgrade per NV Energy)



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