

STEPHANIE INDUSTRIAL PARK

INDUSTRIAL SPACE • BUILDING 3



±12,155 SF FOR SUBLEASE

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NORTHCAP 
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Symphony Park

575 W. Symphony Park Ave Ste 100

Las Vegas, NV 89106

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HIGHLIGHTS

RBA:

± 12,155 SF

EFFECTIVE RENT:

\$1.18 NNN

YEAR BUILT:

2003

CLEAR HEIGHT:

±22' to ±24'

LOT SIZE:

0.55 AC

PARCEL ID:

161-27-314-006

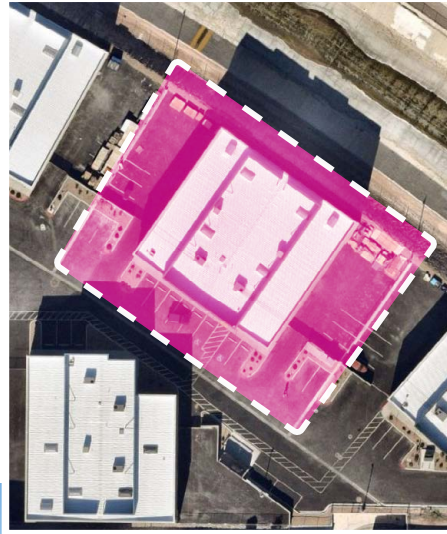
ZONING:

M-1 (Light Manufacturing)

THE OPPORTUNITY • STEPHANIE INDUSTRIAL PARK

STEPHANIE INDUSTRIAL PARK

5462 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. **Building 3 is currently available, offering ±12,155 square feet**, with a yard area that enhances operational flexibility and supports a variety of industrial applications.





STEPHANIE INDUSTRIAL PARK

FEATURES

- Two Restrooms
- LED lighting - to be confirmed
- 4 grade level loading doors (12' x 14')
- Zoned M1 (light manufacturing)
- Yard space included
- Suite is fully built out (office/warehouse)
- Power: ±400 amps, single-phase

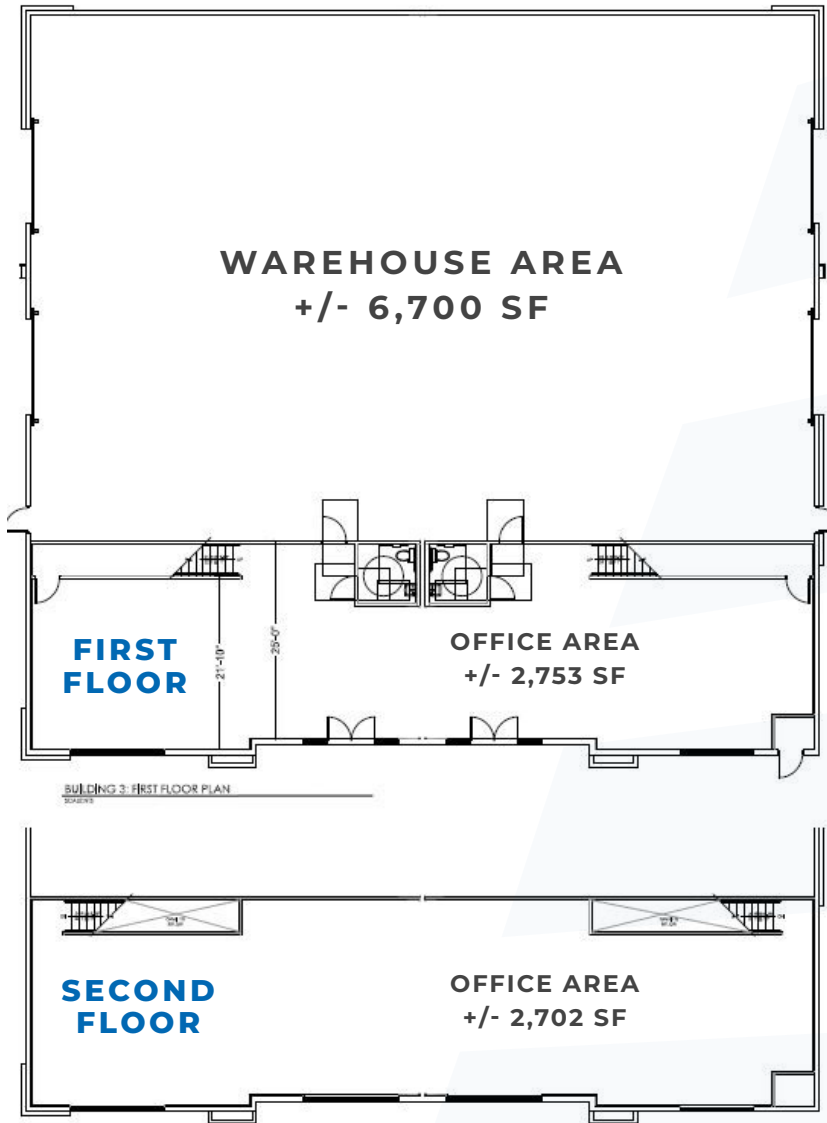
(power upgrade available but 6 month timeline to complete upgrade per NV Energy)

AREA OVERVIEW · STEPHANIE INDUSTRIAL PARK



FLOOR PLAN

BUILDING 3 +/- 12,155 SF



SITE PLAN



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