



NOW LEASING

±6,381 SF
LAST SUITE AVAILABLE



PHASE I & II COMPLETE

Stephanie

INDUSTRIAL PARK

5462-5470 STEPHANIE STREET, LAS VEGAS, NV 89122

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LAS VEGAS, NEVADA 89122

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• INDUSTRIAL PARK

±6,381 SF

LAST SUITE AVAILABLE

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 will consist of ±73,847 square feet of planned industrial metal buildings.



LEASING EXPERTS

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Stephanie INDUSTRIAL PARK

TRADE AREA MAP



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FOR LEASE

Buildings to be delivered in following condition:

- HVAC supplied in Vanilla Shell Offices
- Evaporative Cooled Warehouse
- Power Distributed throughout each building
- Demising Wall an option *(DNA to building 4)*
- Restrooms Included
- TI contribution based on financial review *(cost to be Amortized into rate)*

Base Rent: \$1.25 PSF

Estimated CAMS: \$0.15 PSF

LAST AVAILABLE BUILDING FOR LEASE

BUILDING	SUITE	TOTAL SF
BUILDING 6	B	±6,381 TOTAL SF

= AVAILABLE



For Illustration Purposes Only, Not To Scale.

Stephanie

INDUSTRIAL PARK

BUILDING SIX SUITE B

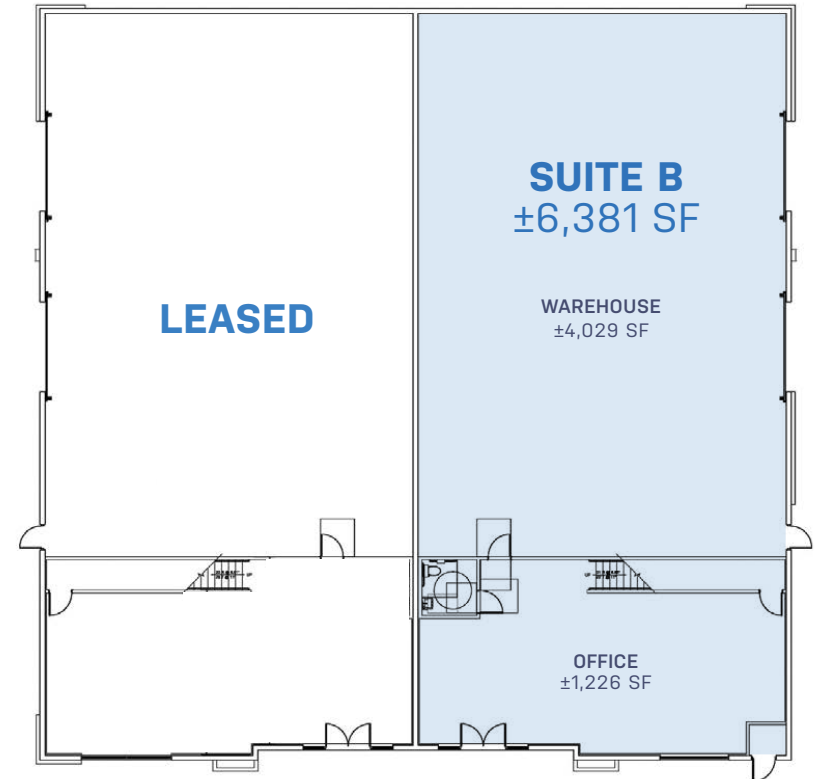
SUITE HIGHLIGHTS

- ±22' to ±24' Clear Height
- One Restroom delivered within the suite
- LED lighting – *to be confirmed*
- 2 grade level loading doors
- Zoned M1 (*light manufacturing*)
- Small yard included
- Suite is in shell condition
- Power: ±200 amps, single-phase (*power upgrade available but 6 month timeline to complete upgrade per NV Energy*)

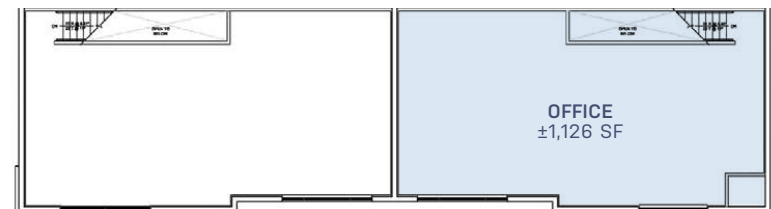


Lease Rate

\$1.25, NNN + \$0.15 CAMS



First Floor



Second Floor

Colliers

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