



# AIRPORT EAST INDUSTRIAL PARK

4955 Steptoe Street, Las Vegas, NV 89122

**FOR SUBLEASE**  
**±10,400 SF INDUSTRIAL UNIT AVAILABLE**

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**CBRE**



# PROPERTY HIGHLIGHTS

Airport East Industrial Park is located off East Tropicana Avenue 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 (Industrial Park). The project consists of five (5) multi-tenant industrial buildings for a total of  $\pm 177,889$  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.



**PROJECT SIZE**  
 $\pm 177,881$  SF



**ACREAGE**  
 $\pm 11.54$



**ZONING**  
IP (INDUSTRIAL PARK)  
CITY OF HENDERSON



**GRADE LEVEL DOORS**  
 $\pm 12' \times \pm 16'$



**DOCK-HI DOORS**  
 $\pm 9' \times \pm 10'$



**CLEAR HEIGHT**  
 $\pm 24'$



**POWER**  
120/208V, 3 PHASE



**PARKING RATIO**  
2.0/1000 SF



**SPRINKLER SYSTEM**  
FULLY FIRE SPRINKLERED



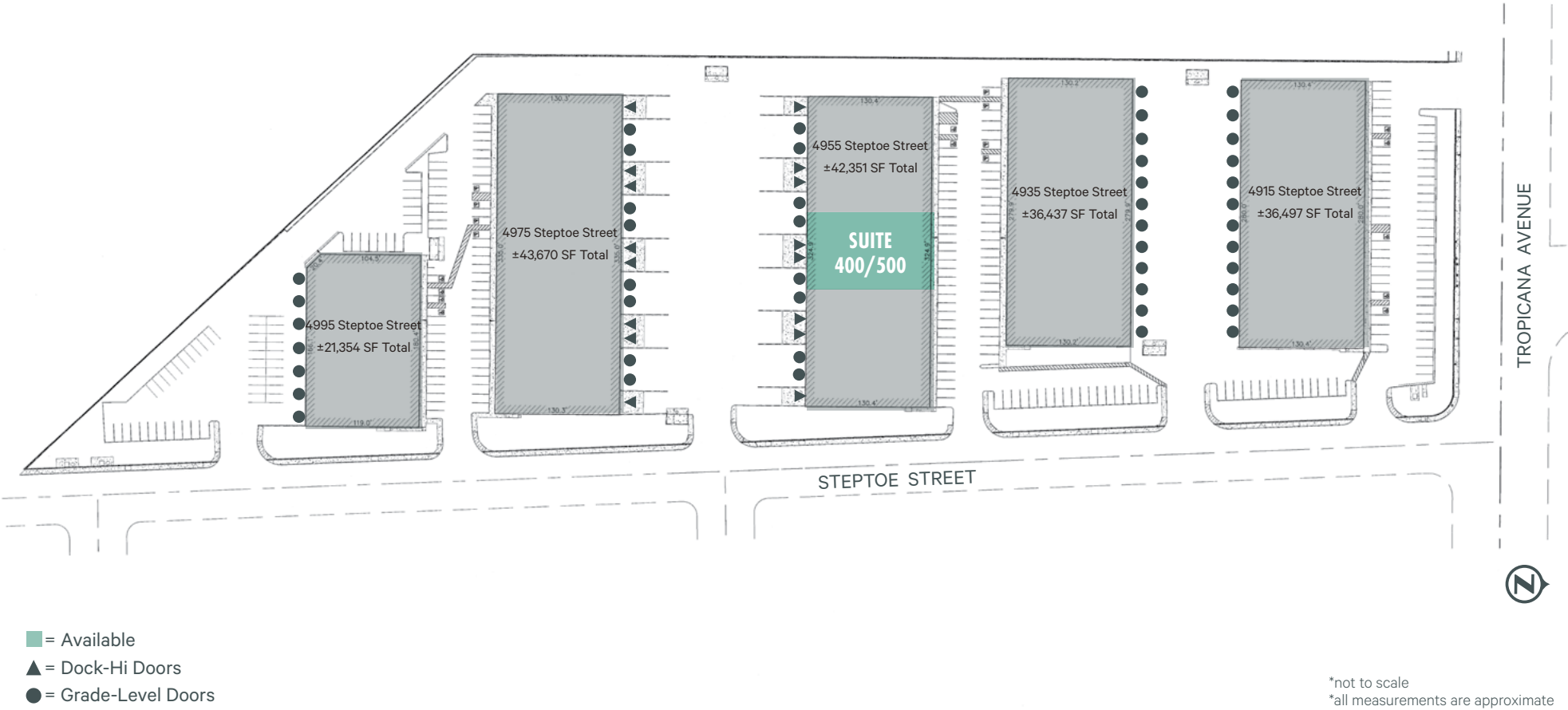
**YEAR BUILT**  
2000



**APN**  
161-270-114-001



# SITE PLAN





## Building 4955 Suite 400/500

### FOR SUBLEASE

- 10,400 Total SF
- 500 SF of HVAC Office Space
- 9,900 SF Evaporative-Cooled Warehouse
- One (1) Private Office
- One (1) Restroom
- Reception
- Break Room
- 24' Clear Height
- 120/208 Volt, 3-Phase Power
- Two (2) 12' x 16' Grade Level Roll-Up Doors
- Two (2) 9' x 10' Dock-Hi Doors
- Direct Lease Option Negotiable

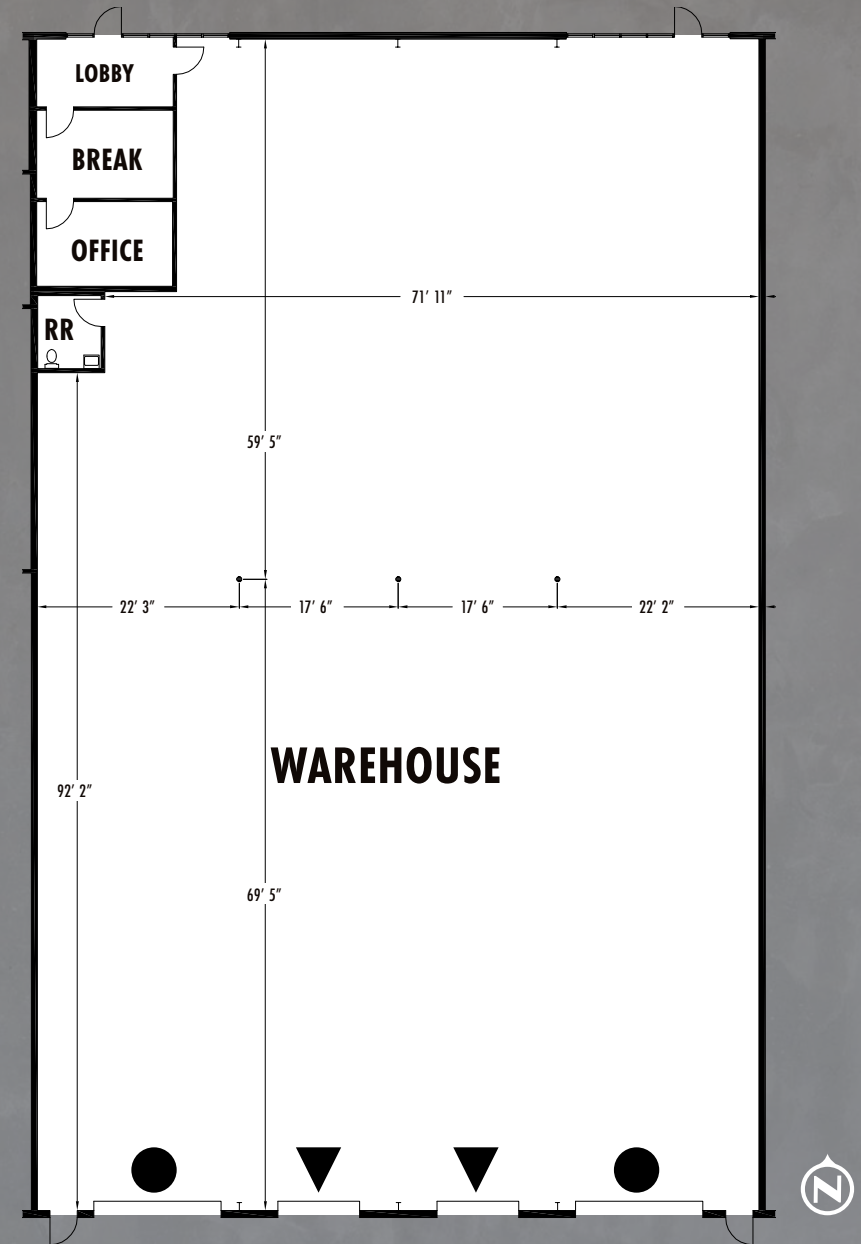
**SUBLEASE RATE : \$0.82/SF (NNN)**

**CAMS : \$0.165/SF**

**TOTAL MONTHLY : \$10,244.00**

**SUBLEASE EXPIRY : 07/31/2027**

**AVAILABLE NOW!**



▲ = Dock-Hi Doors  
● = Grade-Level Doors



# AERIAL MAP

## AIRPORT EAST INDUSTRIAL PARK



### DISTANCES TO:

|                               |           |
|-------------------------------|-----------|
| I-11 FREEWAY .....            | 2.4 MILES |
| I-215 FREEWAY .....           | 2.0 MILES |
| LAS VEGAS "STRIP" .....       | 7.5 MILES |
| HARRY REID INT'L AIRPORT .... | 7.2 MILES |





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