



AIRPORT EAST INDUSTRIAL PARK

4915-4995 Steptoe Street, Las Vegas, NV 89122

FOR LEASE

DOCK-HI INDUSTRIAL UNITS 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



POWER
120/208V, 3 PHASE



ACREAGE
 ± 11.54



PARKING RATIO
2.0/1000 SF



ZONING
IP (INDUSTRIAL PARK)
CITY OF HENDERSON



SPRINKLER SYSTEM
FULLY FIRE SPRINKLERED



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



YEAR BUILT
2000



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



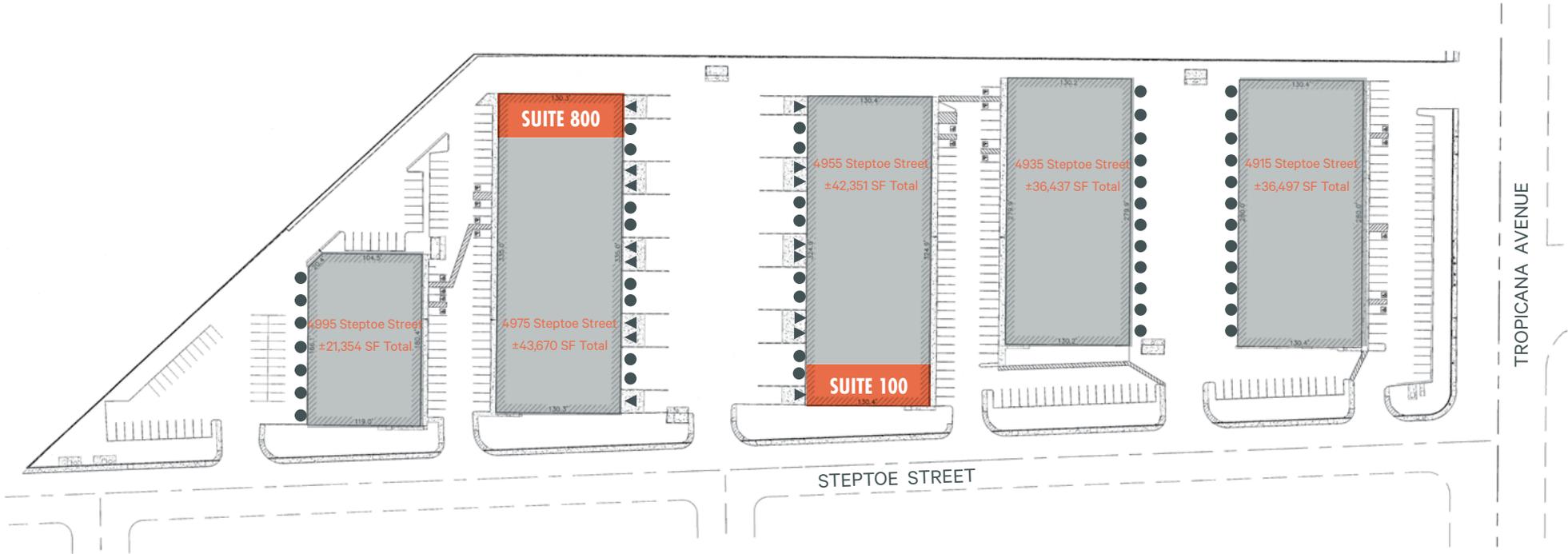
APN
161-270-114-001



CLEAR HEIGHT
 $\pm 24'$



SITE PLAN



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

*not to scale
*all measurements are approximate



AVAILABLE MARCH 2026

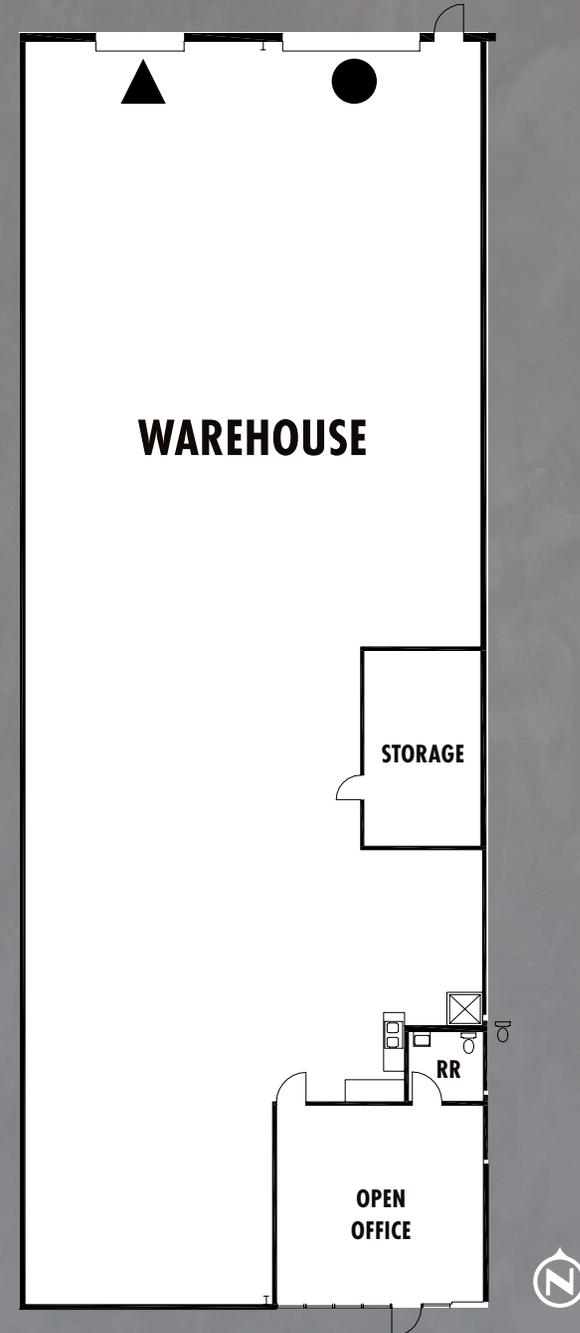
Building 4975 Suite 800

- 5,800 Total SF
- 500 SF of HVAC Office Space
- 5,300 SF Evaporative-Cooled Warehouse
- Open Office Layout
- One (1) Restroom
- Storage room in Warehouse
- 24' Clear Height
- 120/208 Volt, 3-Phase Power
- One (1) 12' x 16' Grade Level Roll-Up Door
- One (1) 9' x 10' Dock-Hi Door

LEASE RATE: \$1.25/SF (NNN)

CAMS: \$0.165/SF

TOTAL MONTHLY: \$8,207.00



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

AVAILABLE JUNE 2026

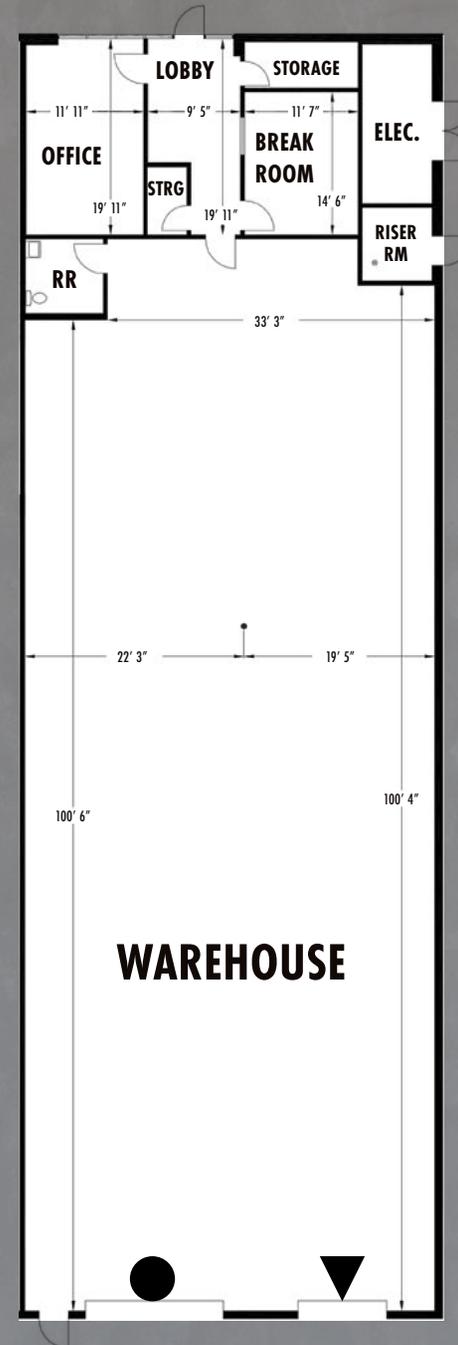
Building 4955 Suite 100

- 5,700 Total SF
- 660 SF of HVAC Office Space
- 5,040 SF Evaporative-Cooled Warehouse
- One (1) Private Office
- One (1) Restroom
- Reception
- Break Room
- 24' Clear Height
- 120/208 Volt, 3-Phase Power
- One (1) 12' x 16' Grade Level Roll-Up Door
- One (1) 9' x 10' Dock-Hi Door

LEASE RATE : \$1.25/SF (NNN)

CAMS : \$0.165/SF

TOTAL MONTHLY : \$8,065.50



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

AERIAL MAP

AIRPORT EAST INDUSTRIAL PARK



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