



CBRE

4280 Wagon Trail Ave

±13,146 SF Available For Lease

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4280 Wagon Trail Ave, Suite A, Las Vegas, NV 89118

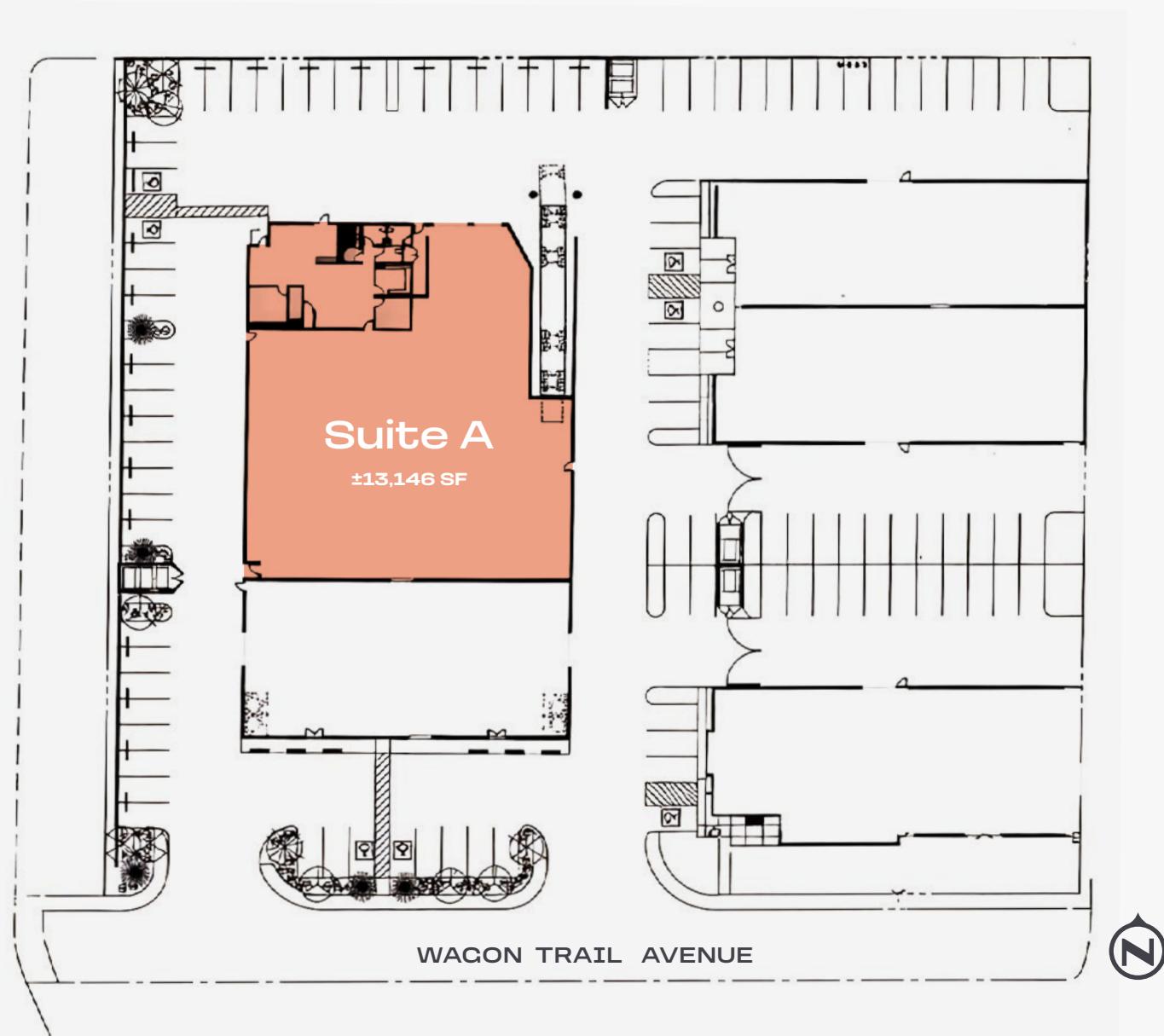
Suite A

4280 Wagon Trail Avenue is a strategically located freestanding building in the Southwest Submarket totaling ±27,000 SF on ±1.14 acres, of which ±13,146 SF is available for lease. The building sits just south of Sunset Road and north of the I-215 Beltway.

Property Size	± 27,000 SF on 1.14 acres
Available SF	±13,146 SF
Lease Rate	\$1.45/SF (NNN)
CAMs	\$0.19/SF
Grade-level Loading Doors	One (1) 12'W x 10'H One (1) 10' x 10'
Dock-high Loading Doors	One (1) 10' x 10'
Clear Height	24'
Electrical	3-Phase Power
Location	Wagon Trail Avenue Frontage, just South of Sunset Road
Fire Suppression	Sprinklered
Zoning	Industrial Park (IP)
Submarket	Southwest
Parking Ratio	1.11/1,000 SF
Years Built	2004
APN	177-06-501-008

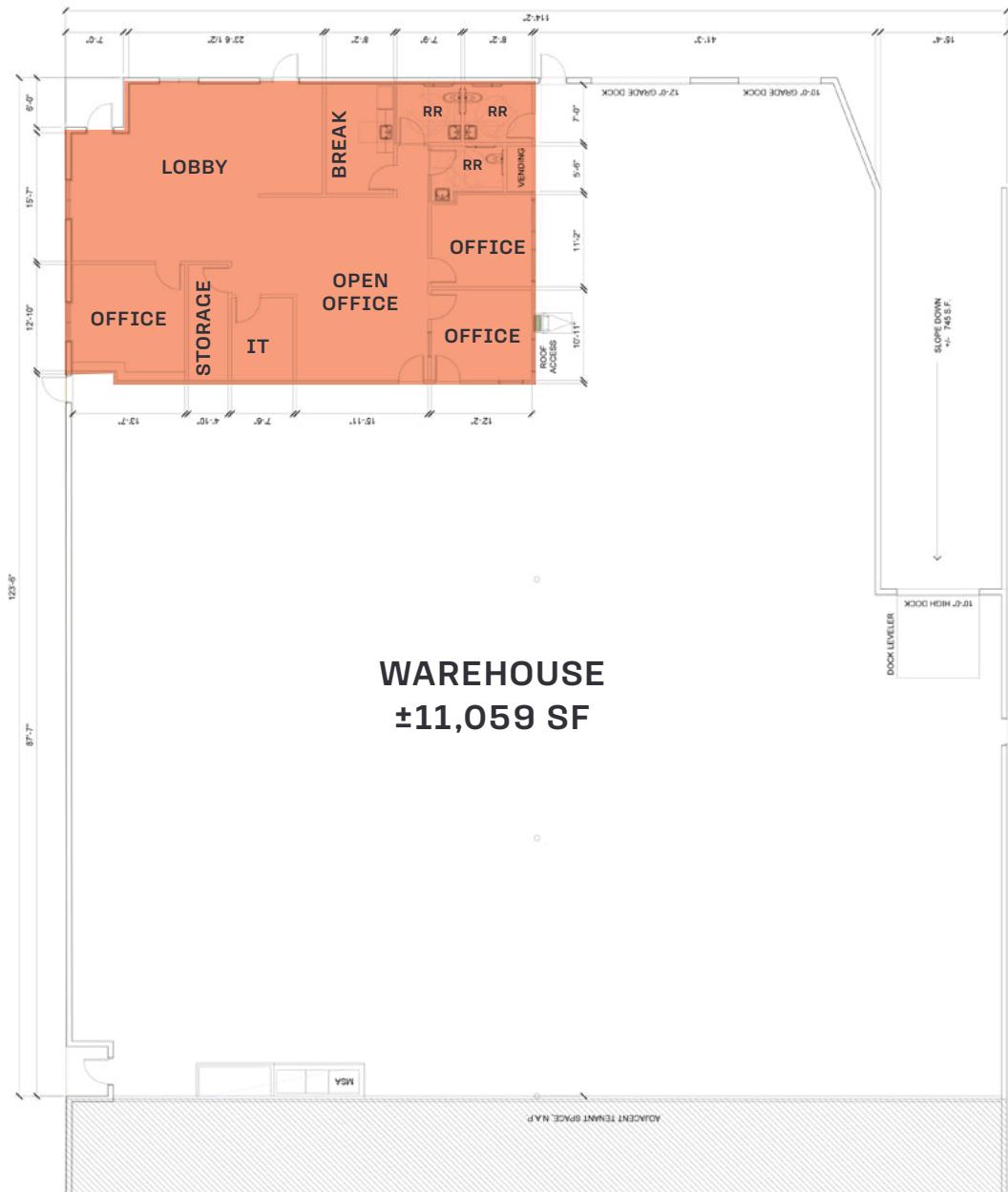


Site Plan



Suite A Floor Plan

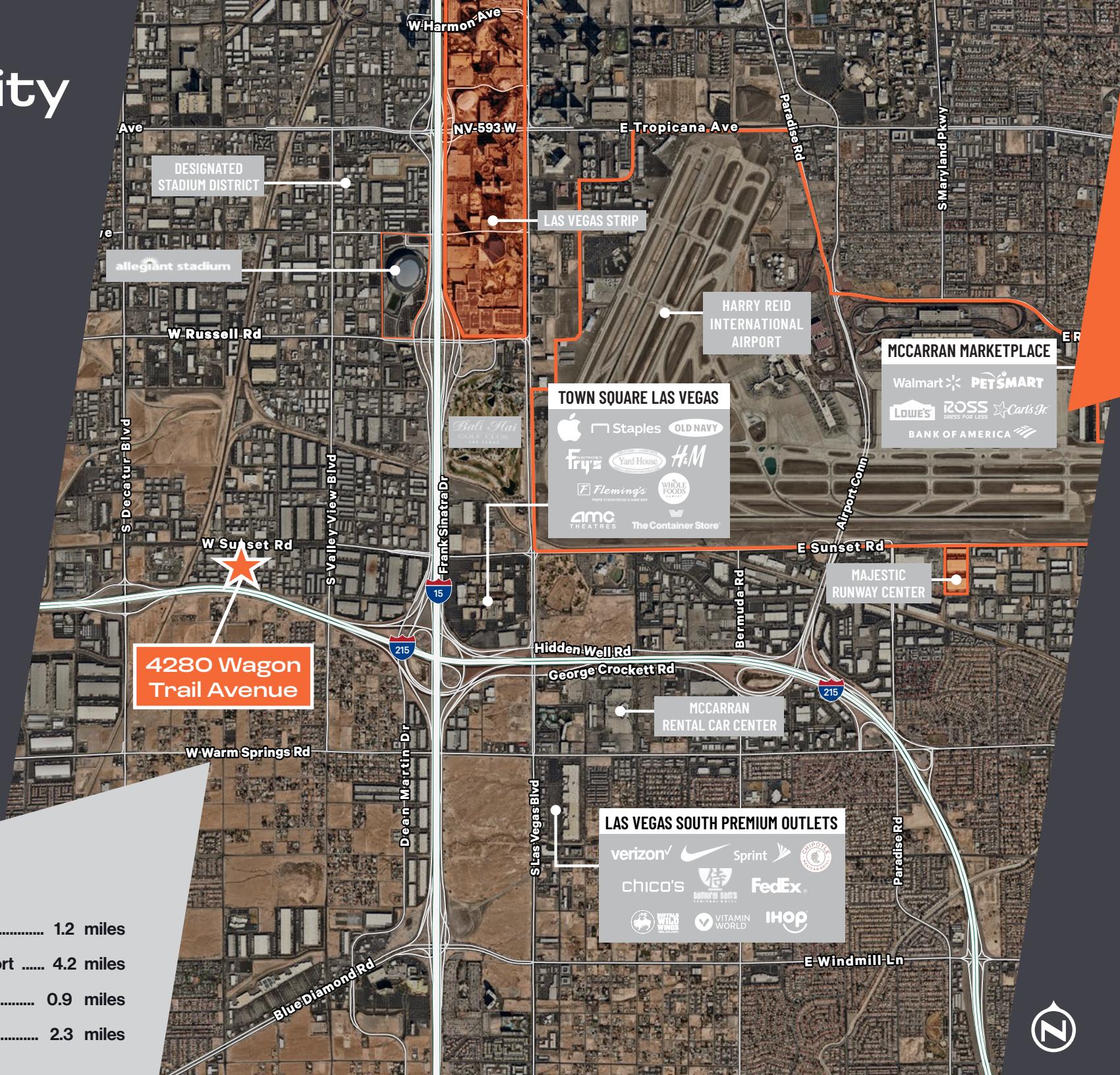
- **±13,146 SF total**
- **±2,087 SF of HVAC office**
- **±11,059 SF warehouse**
- **Lobby**
- **Open office**
- **Three (3) private offices**
- **Break room**
- **Storage**
- **Three (3) restrooms**
- **One (1) 10' x 10' Dock-Hi Door**
- **One (1) 12'W x 10'H Grade-Level Door**
- **One (1) 10' x 10' Grade-Level Door**
- **24' clear height**

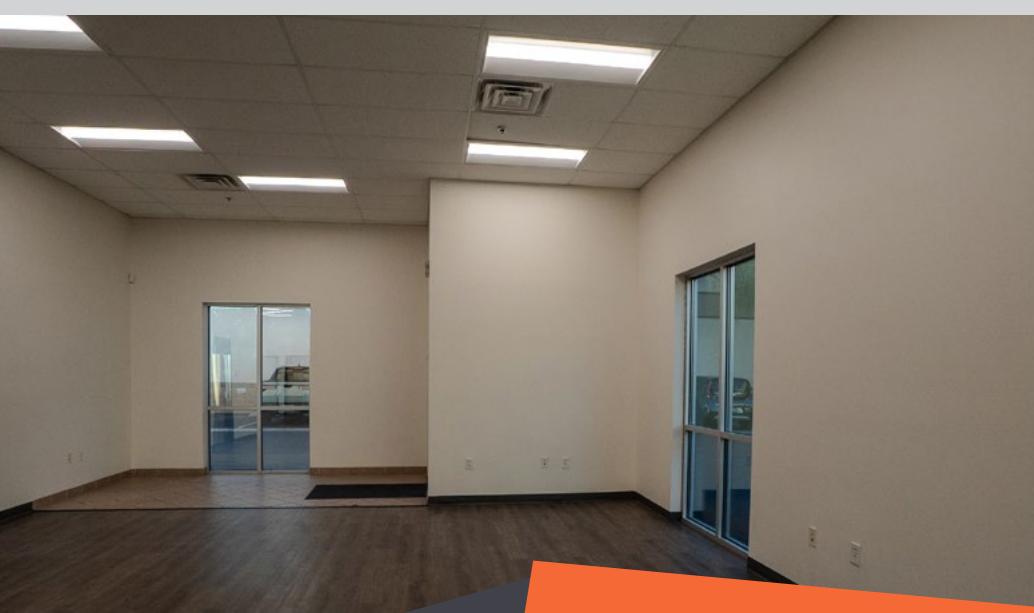
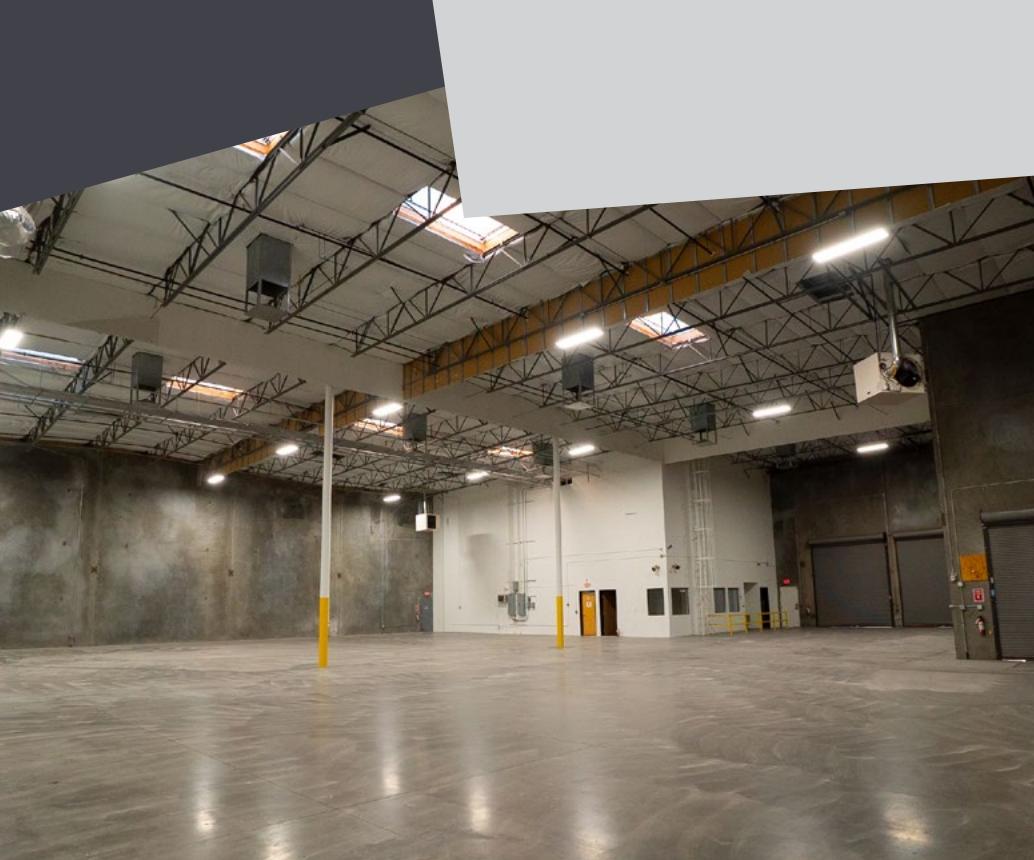


Lease Rate: \$1.45/SF (NNN)

CAMs: \$0.19/SF

Amenity Map





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