



CBRE

4280 Wagon Trail Ave

±13,146 SF Available For Lease

ALEX STANISIC, SIOR
First Vice President
(702) 369-4874
alex.stanisic@cbre.com
Lic # S.0179950

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

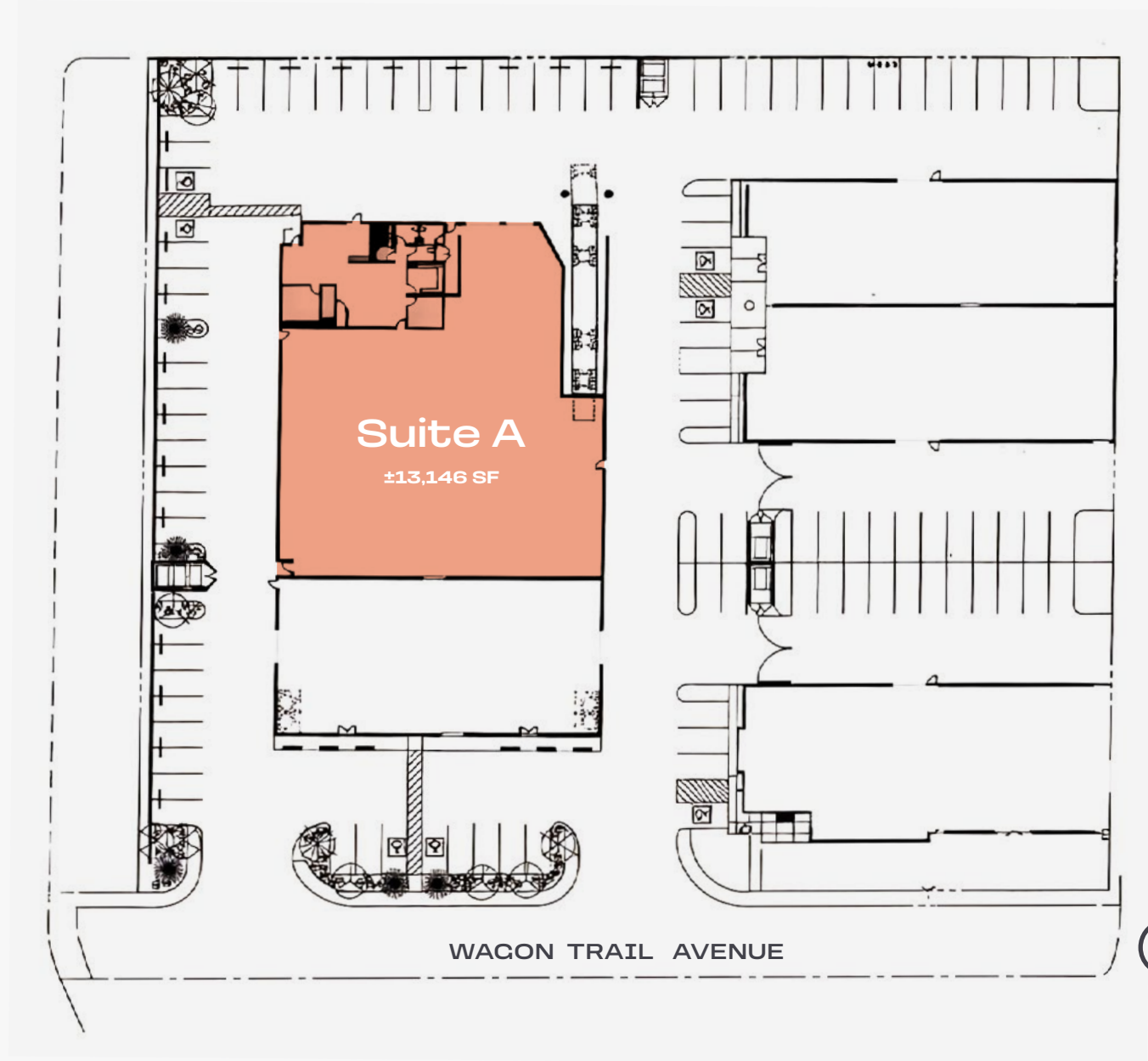
Suite A

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

Property Size	$\pm 27,000$ SF on 1.14 acres
Available SF	$\pm 13,146$ 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

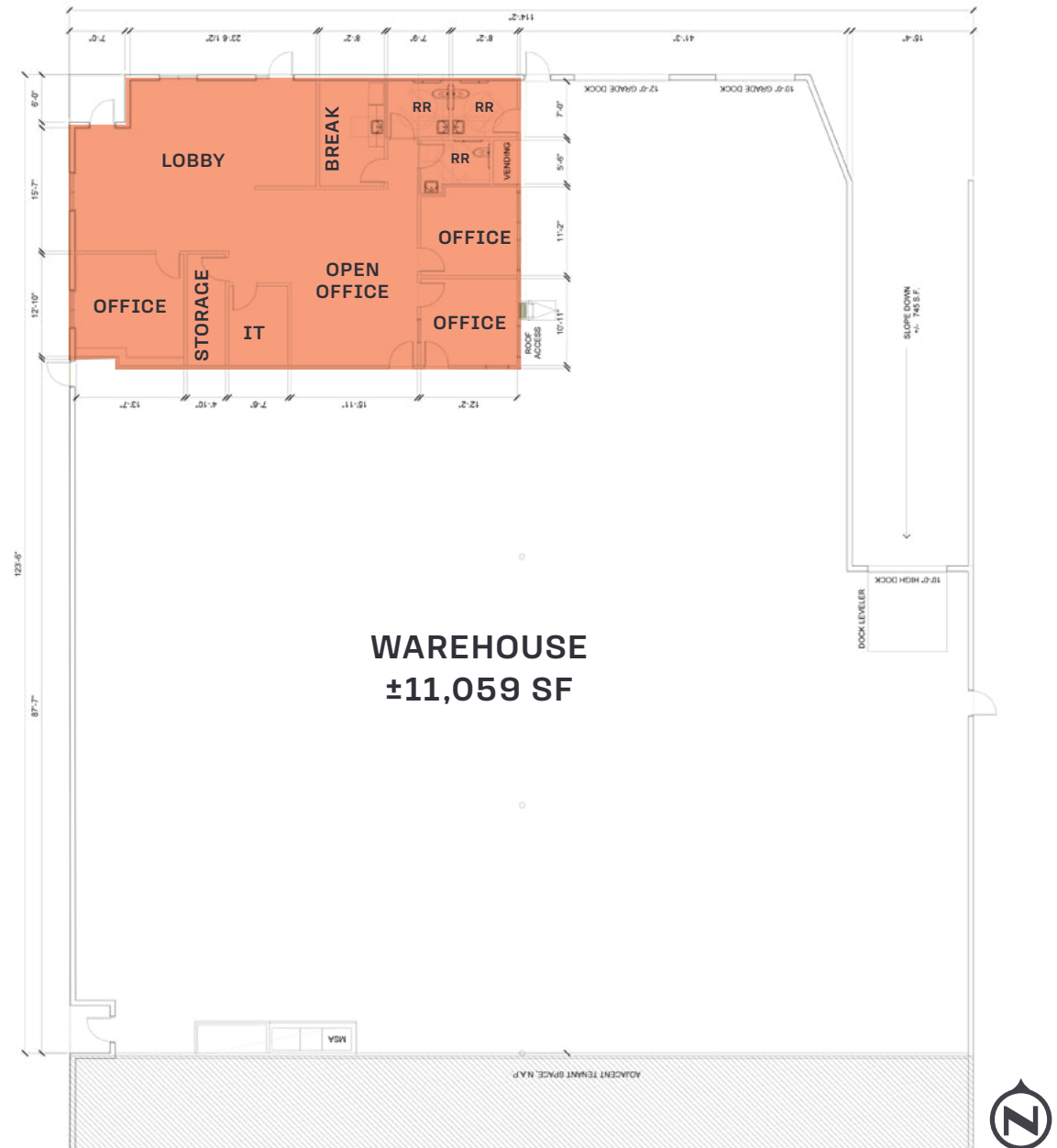


Site Plan



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)

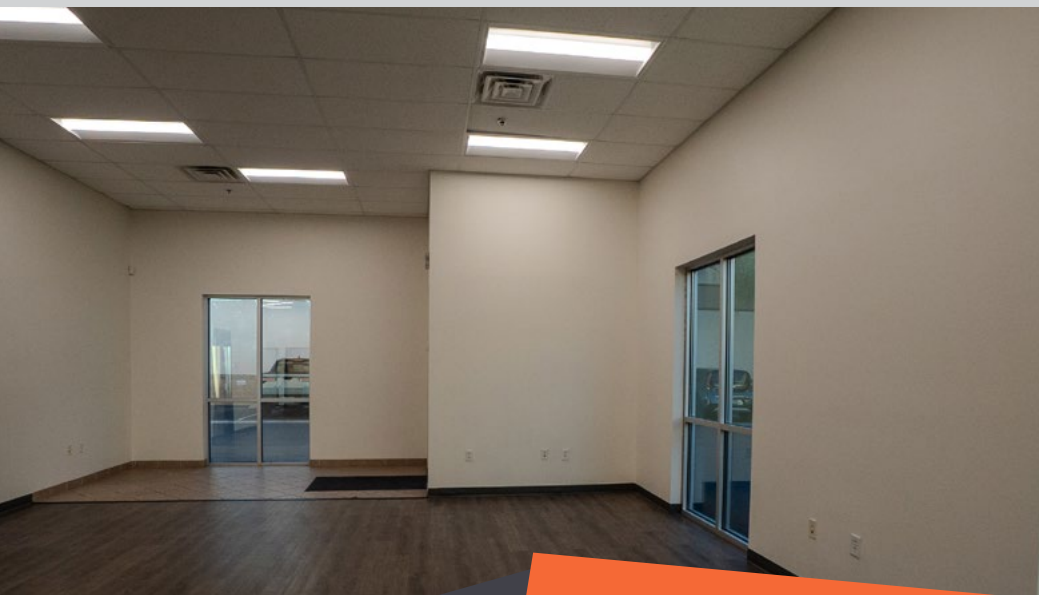
CAMs: \$0.19/SF

Amenity Map

DISTANCES TO:

Las Vegas Blvd	1.2 miles
Harry Reid Int'l Airport	4.2 miles
I-15 Freeway	0.9 miles
I-215 Freeway	2.3 miles





Contact

Alex Stanisic, SIOR

First Vice President

+1 702 369 4874

alex.stanisic@cbre.com

Lic. # S.0179950

Kyle Kirchmeier

Senior Associate

+1 702 369 4862

kyle.kirchmeier@cbre.com

Lic. # S.0197013

Lauren Willmore

Senior Associate

+1 702 369 4825

lauren.willmore@cbre.com

Lic. # S.0188698

Mike Willmore

Senior Associate

+1 702 369 4823

mike.willmore@cbre.com

Lic. # S.0183520

Dean Willmore, SIOR

Executive Vice President

+1 702 369 4808

dean.willmore@cbre.com

Lic. # BS.0023886



4280 Wagon Trail Ave

Suite A, Las Vegas, NV 89118

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