

For Sublease

**CBRE**

# Airport East Industrial Park

4955 Steptoe Street, Suite 400/500  
Las Vegas, NV 89122  
[www.cbre.com/lasvegas](http://www.cbre.com/lasvegas)

±10,400 SF Industrial Unit Available



## Contact Us

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## Airport East Industrial Park

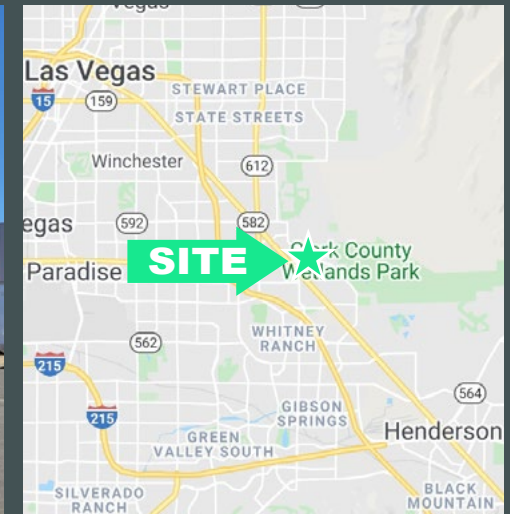
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# CBRE

Airport East Industrial Park is located off East Tropicana 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 (Clark County). The project consists of five (5) multi-tenant industrial buildings for a total of ±177,881 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.

## Property Highlights

- + Project Size : ±177,881 SF
- + Acreage: ±11.54
- + ±10,400 SF Available for Sublease
- + Zoning: IP, Clark County
- + Grade-Level Doors: ±12'x ±16'
- + Dock-High Doors : ±9' x ±10'
- + Clear Height : ±24'
- + Power: 120/208v, 3 phase
- + Parking Ratio : 2.0/1000 SF
- + Fully Fire Sprinklered
- + Year Built : 2000
- + APN: 161-27-114-001



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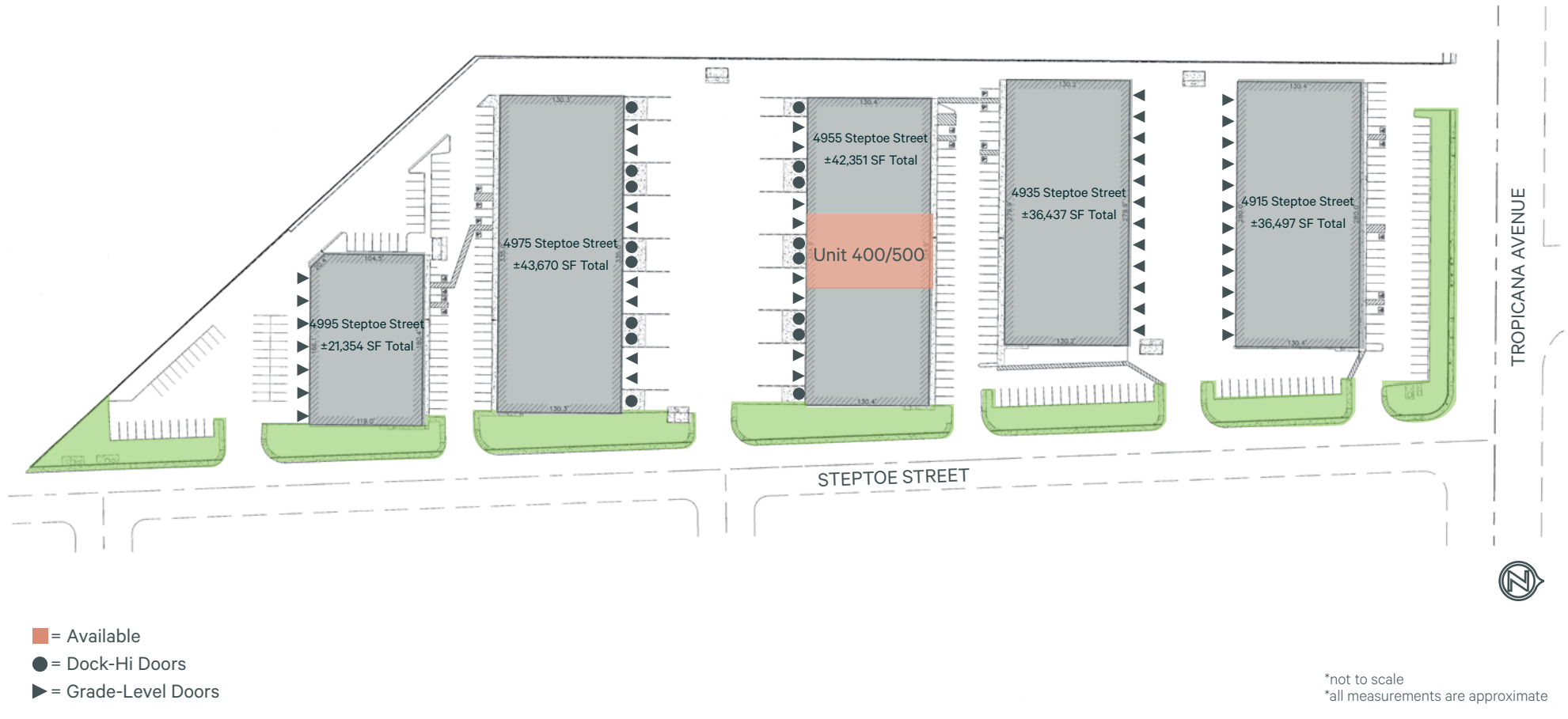
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Site Plan



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## Airport East Industrial Park

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# CBRE

## 4955 Steptoe Street Suite 400/500 Highlights

- + ±10,400 Total SF
- + ±500 SF Office
- + ±9,900 SF Evap-Cooled Warehouse
- + Reception
- + Break Room
- + One (1) Office
- + One (1) Restroom
- + 24' Clear Height
- + 120/208 Volt, 3-Phase Power
- + Two (2) 12' x 16' Grade-Level Doors
- + Two (2) 9' x 10' Dock-High Doors

**Lease Rate : \$0.79/SF (NNN)**

**CAMs : \$0.165/SF**

**Total Monthly : \$9,932.00**

**Availability : Available Now!**

**Lease Expiration : 7/31/2027**

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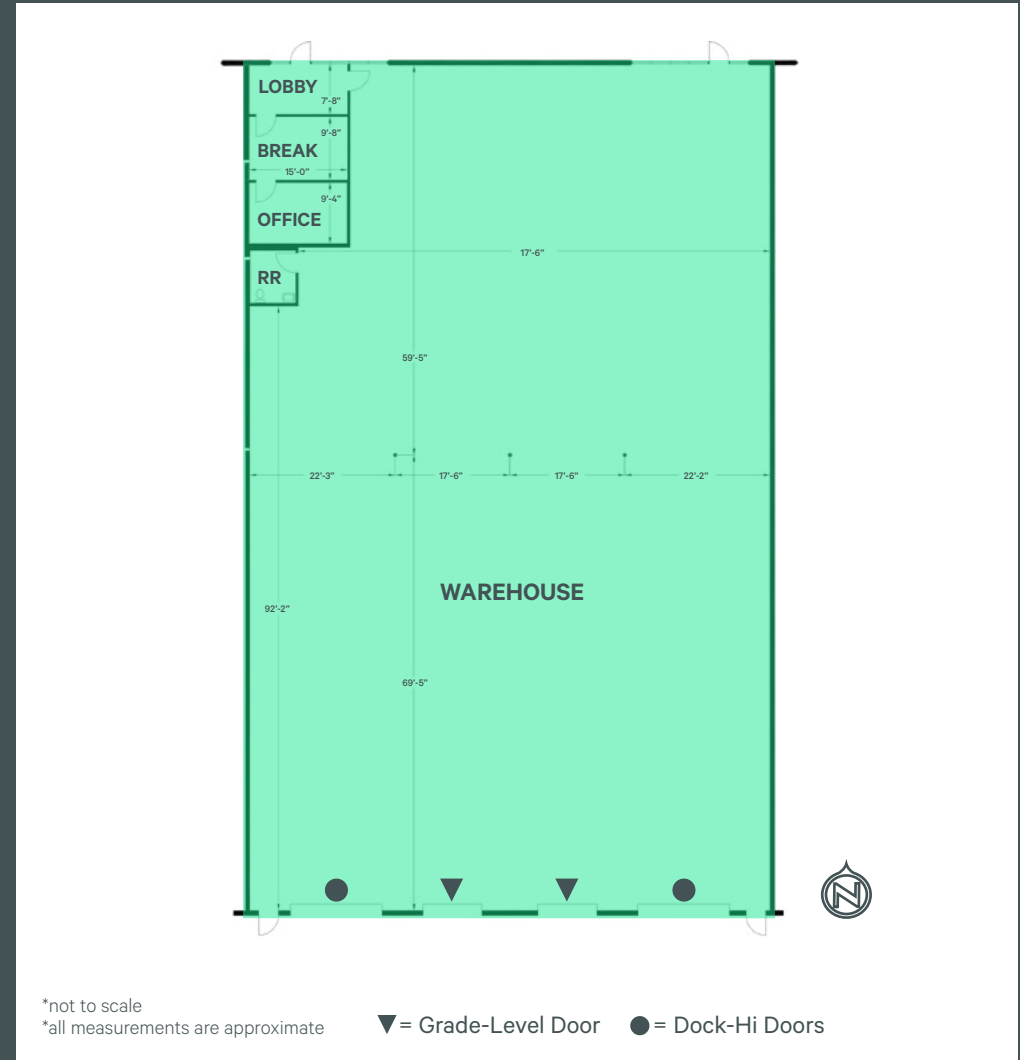
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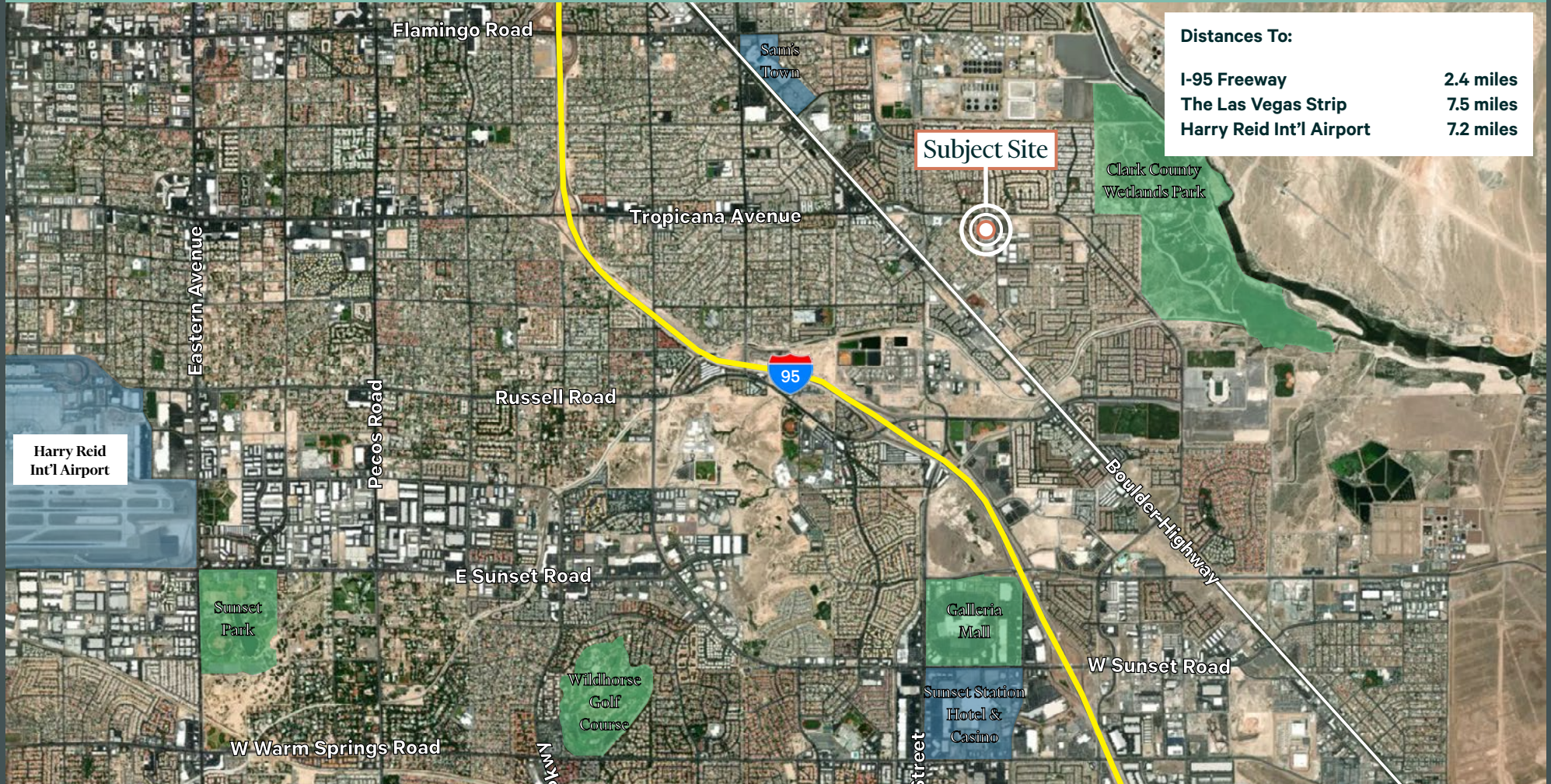


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## Aerial Map



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