

# SUBLEASE

**±35,880 – 75,348 SF AVAILABLE**



## STEPHANIE COMMERCE CENTER

**1300 WIGWAM PARKWAY, HENDERSON, NV 89074**



# PROPERTY HIGHLIGHTS

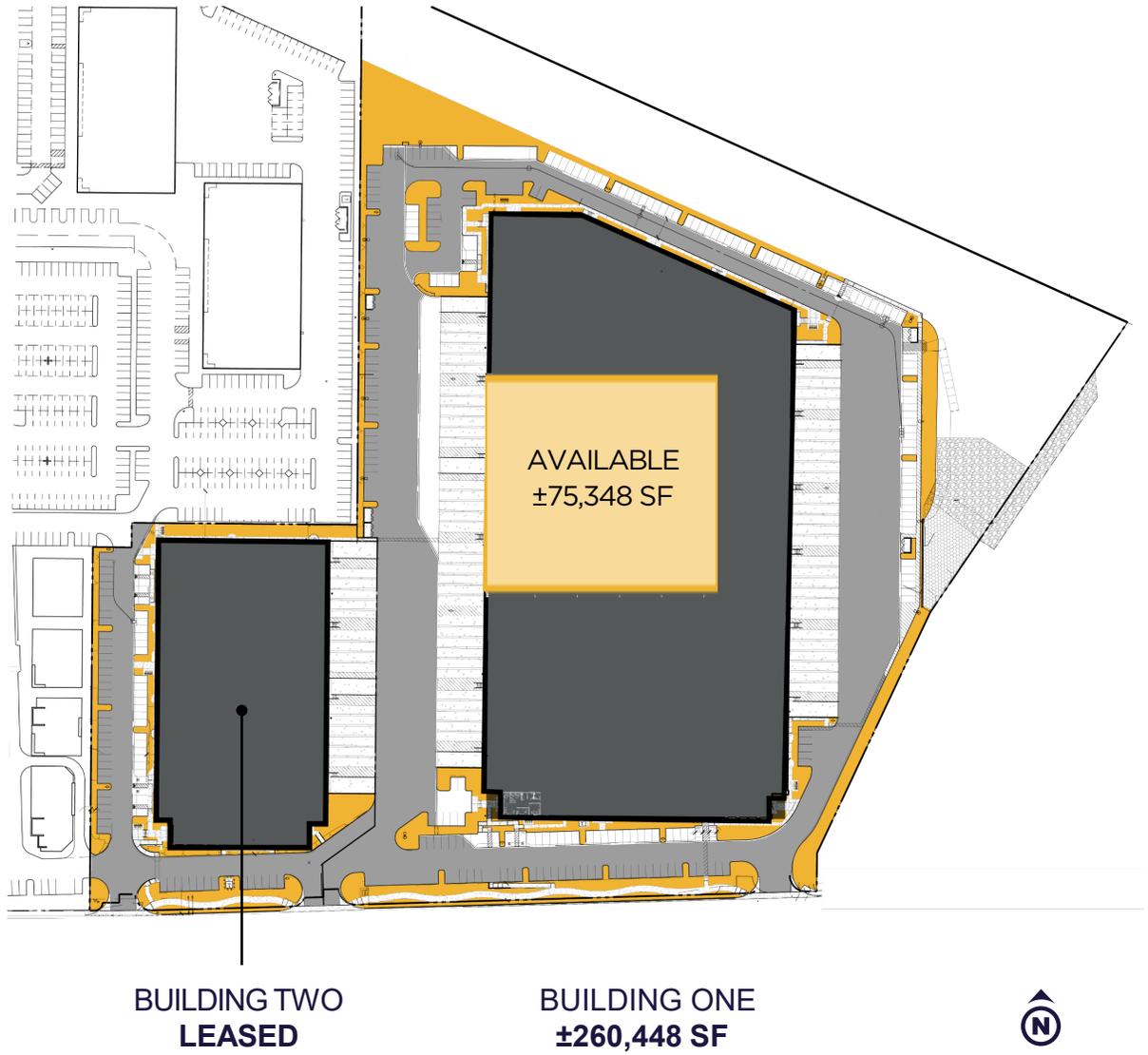
Stephanie Commerce Center is a Class A distribution building in Henderson, Nevada. The building is located minutes off the I-215 via Stephanie St.

## LOCATION HIGHLIGHTS

- + 0.8 Miles to I-215 via Stephanie St.
- + Henderson Jurisdiction
- + Zoned: IP-MP Industrial Park Master Plan

## PROPERTY FEATURES

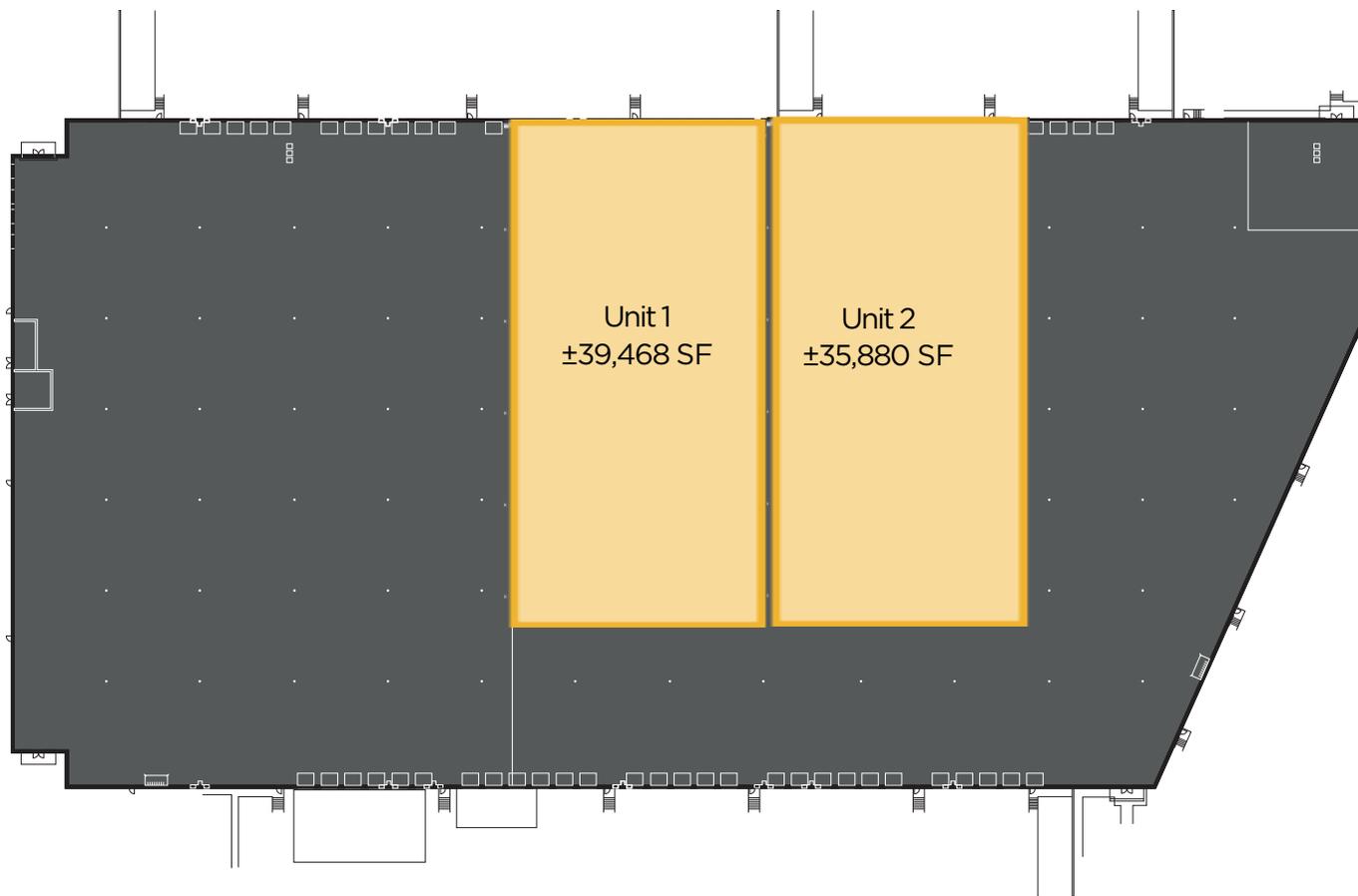
- + Building Size:  $\pm 260,448$  SF
- + Available:  $\pm 35,880 - 75,348$  SF
- + 32' Clear Height
- + Up to 16 Dock High Doors
- + 1 Drive Up Ramp
- + 480/277 V, 3-Ph power
- + ESFR fire suppression system
- + LED lighting
- + Column spacing: 50' x 52', with 52' x 60' speed bay at docks
- + 60' concrete dock apron
- + **Sublease Expires: September 30, 2027**



*For Illustration Purposes Only. Not To Scale.*

■ LEASED    ■ AVAILABLE

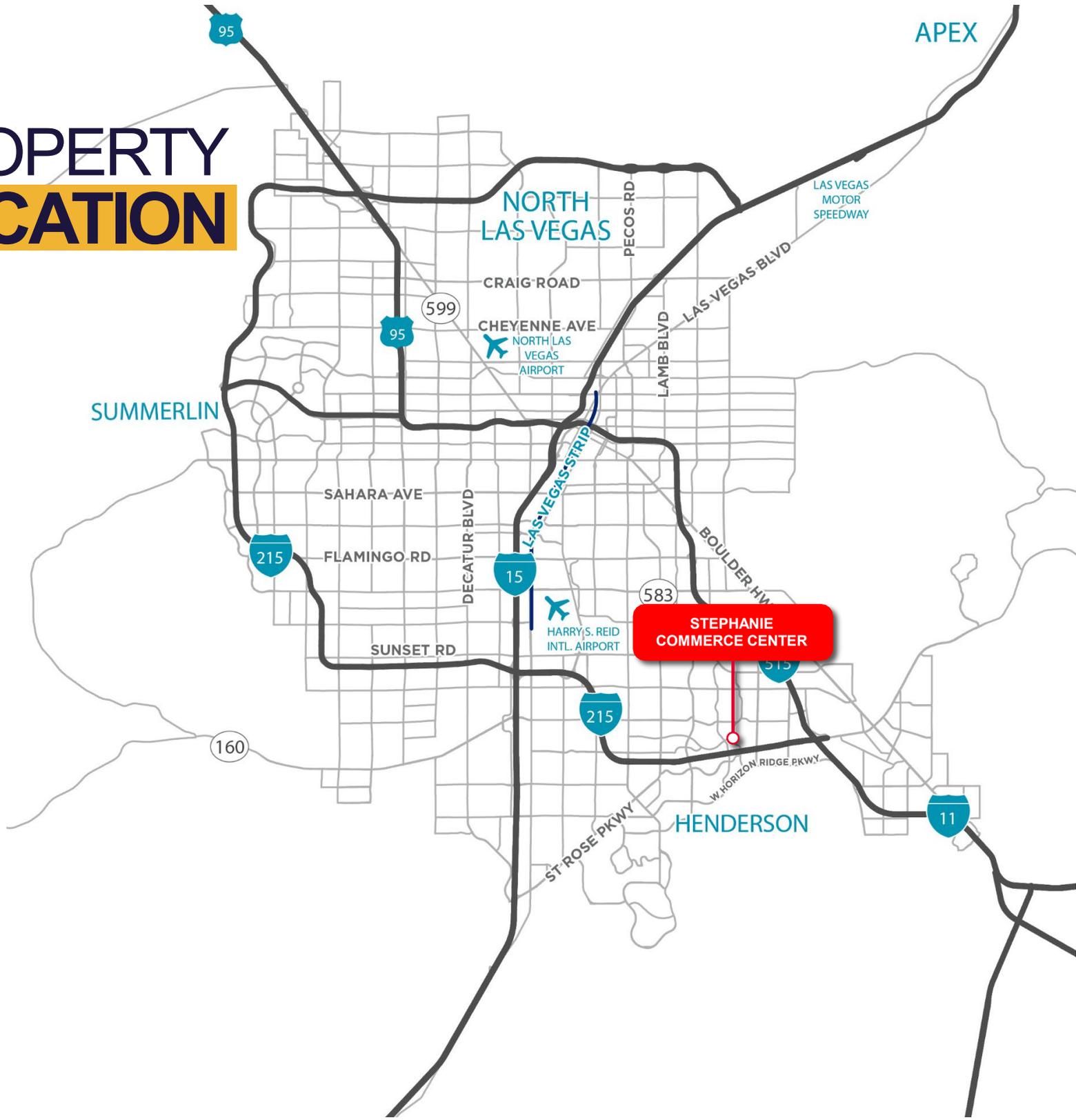
# SITE PLAN



■ LEASED

■ AVAILABLE

# PROPERTY LOCATION





# CONTACT INFORMATION



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