

**FOR LEASE**  
**3,000 SF**

**2 Industrial/Retail Units**



**1000 Stephanie Pl, Henderson, NV 89014**



**Arlan Adamsen**  
**702-780-1111**  
**Arlan@KCommercial.com**

**STEPHANIE, LLC**



## OFFERED AT \$4,350/mth NNN + CAM

- 3,000 SF Industrial space
- Small office build-out and private bathroom in each unit
- One 12' x 12' drive-in overhead door
- Warehouse space has 22' high ceilings
- HVAC in office and swamp cooler in warehouse
- Good on-street and off-street parking
- Located near new Cadence master planned community and other new developments
- Great visibility along I-515 (US-95) and Stephanie St.

**CAM/SF**

**\$0.33**

**DOORS/unit**

**1 Drive-In**

**RENT/SF**

**\$1.45**

Disclaimer: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information of interest should be verified by you through independent sources. All measurements and calculations are approximate. This property may no longer be available for lease or may be withdrawn, its offering price changed, or it may be leased to another party at any time and without notice.

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# LOCATION



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