



6160 Stevenson Way, Unit A  
Las Vegas, NV 89120

AVAILABLE FOR LEASE

±34,000 SF Unit with ±0.4 acre  
Paved & Secured Yard

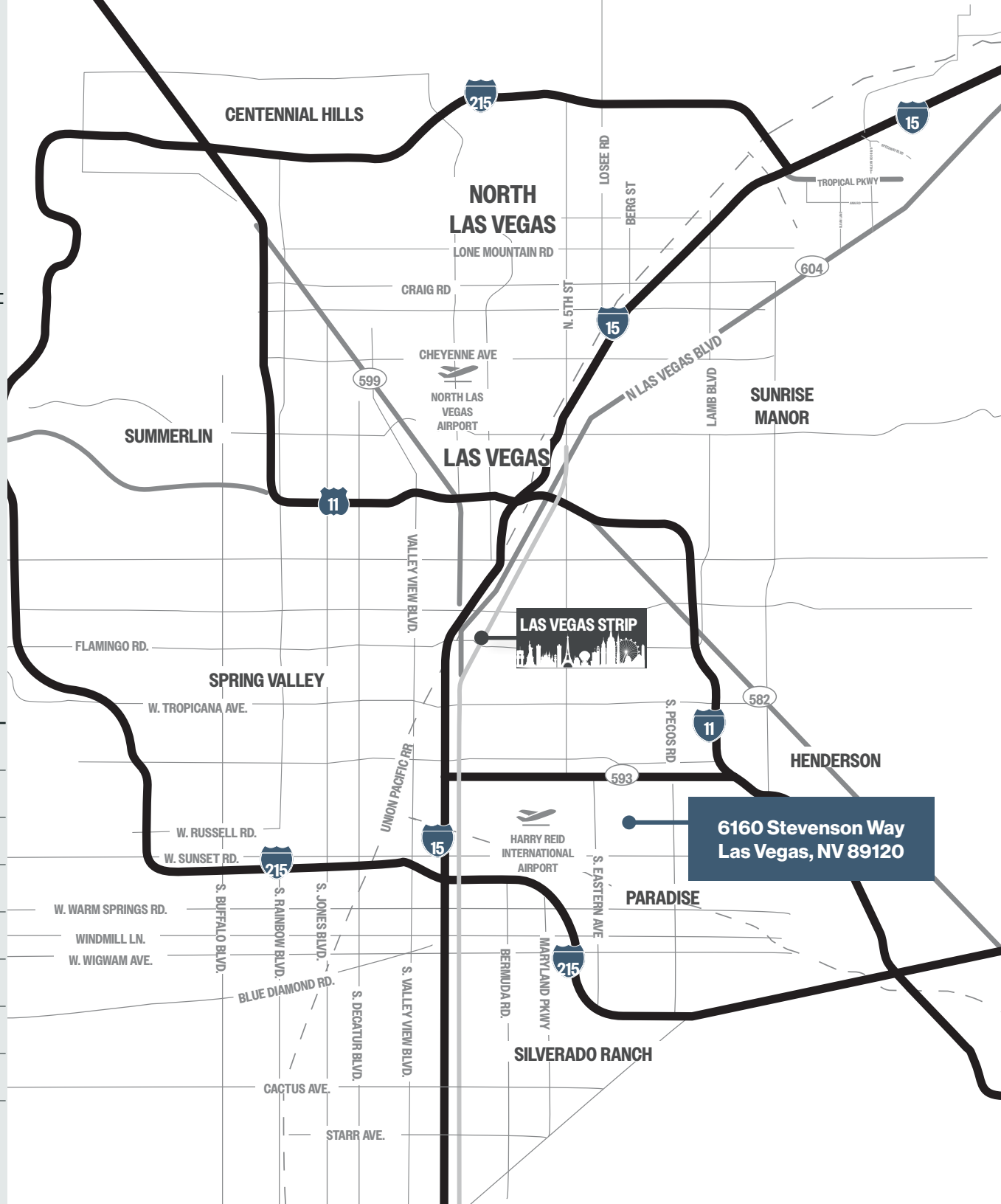
**G|I|D** | **CBRE**  
INDUSTRIAL

# Location Highlights

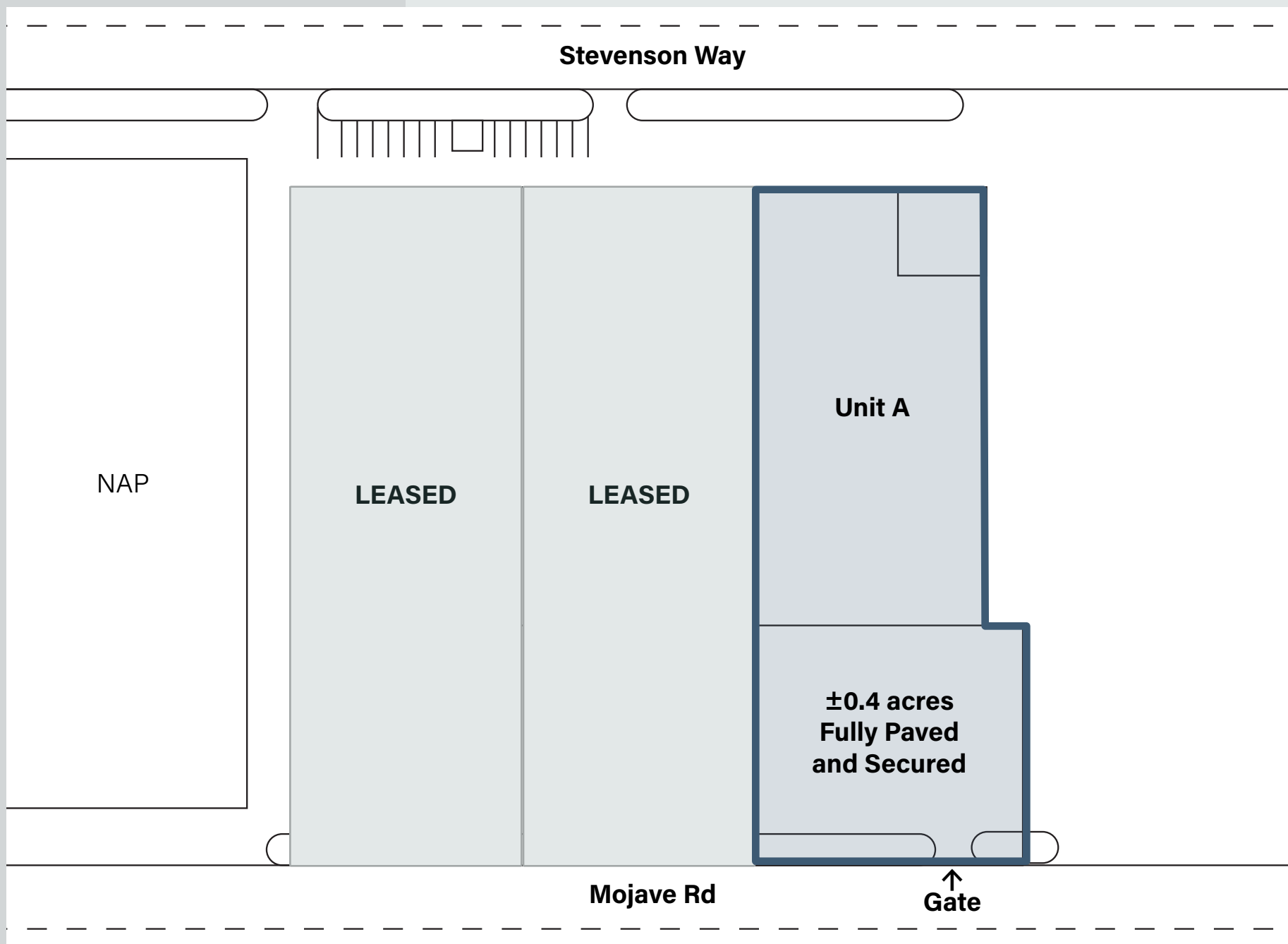
- + Centrally located in the Airport submarket
- + ±5 minutes to Harry Reid International Airport
- + ±10 minutes to Las Vegas Strip
- + Zoned IP
- + Clark County Jurisdiction
- + APN: 162-36-710-012

# Property Highlights

|              |                              |
|--------------|------------------------------|
| Year Built   | 1990                         |
| Acres        | 5.07 Acres                   |
| Dock Doors   | Two (2) 12' x 14'            |
| Grade Doors  | Two (2) Doors                |
| Clear Height | 24'                          |
| Sprinklers   | Fully Fire Sprinklered       |
| Cooling      | Evaporative Cooled Warehouse |
| Parking      | 35 spaces                    |



# Overall Site Plan



# Site Plan



|              |         |
|--------------|---------|
| Total SF     | ±34,000 |
| Office SF    | ±1,842  |
| Warehouse SF | ±32,158 |
| Clear Height | 24'     |

|               |                     |
|---------------|---------------------|
| Dock Loading  | Two (2) Doors       |
| Grade Loading | Two (2) Doors       |
| Power         | 120/208 V, 3-Phase* |
| Sprinklers    | Yes                 |
| Yard          | ±0.4 Acres          |

\*Tenant to verify

|                   |                                   |
|-------------------|-----------------------------------|
| <b>Lease Rate</b> | <b>Contact Broker for Pricing</b> |
| <b>NNN Fees</b>   | <b>\$0.18 PSF</b>                 |

# Nearby Amenities



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