

FOR SUBLEASE

4955 Steptoe St.

±10,400 sf of Warehouse Space Available



4955 Steptoe St., #200-300
Las Vegas, NV 89122

**AVISON
YOUNG**

PROPERTY SUMMARY

Building Size:	±42,750 sf
Sublease Rate:	\$0.88/sf
Square Footage:	±10,400
Office Square Footage:	±738
Suites:	200 - 300
CAM Charge:	\$0.16 psf
Grade-Level Doors:	2
Dock-Loading Doors:	2
Clear Height:	24'
Zoning:	Industrial Park (IP)

Property Highlights:

- **Functional Industrial Space:** Suites #200–300 are part of a ±42,750 SF single-story warehouse/distribution facility located in the Airport East Industrial Park.
- **Established Tenant Presence:** Currently occupied by Think 360 Inc., a creative brand activation company, reflecting the space’s suitability for logistics, production, and experiential marketing operations.
- **Strategic Location:** Centrally positioned in Las Vegas’s Central East submarket with excellent access to major transportation corridors and distribution hubs.
- **Modern Infrastructure:** The building features grade-level loading, ample power capacity, and flexible interior layouts to support a range of industrial uses.

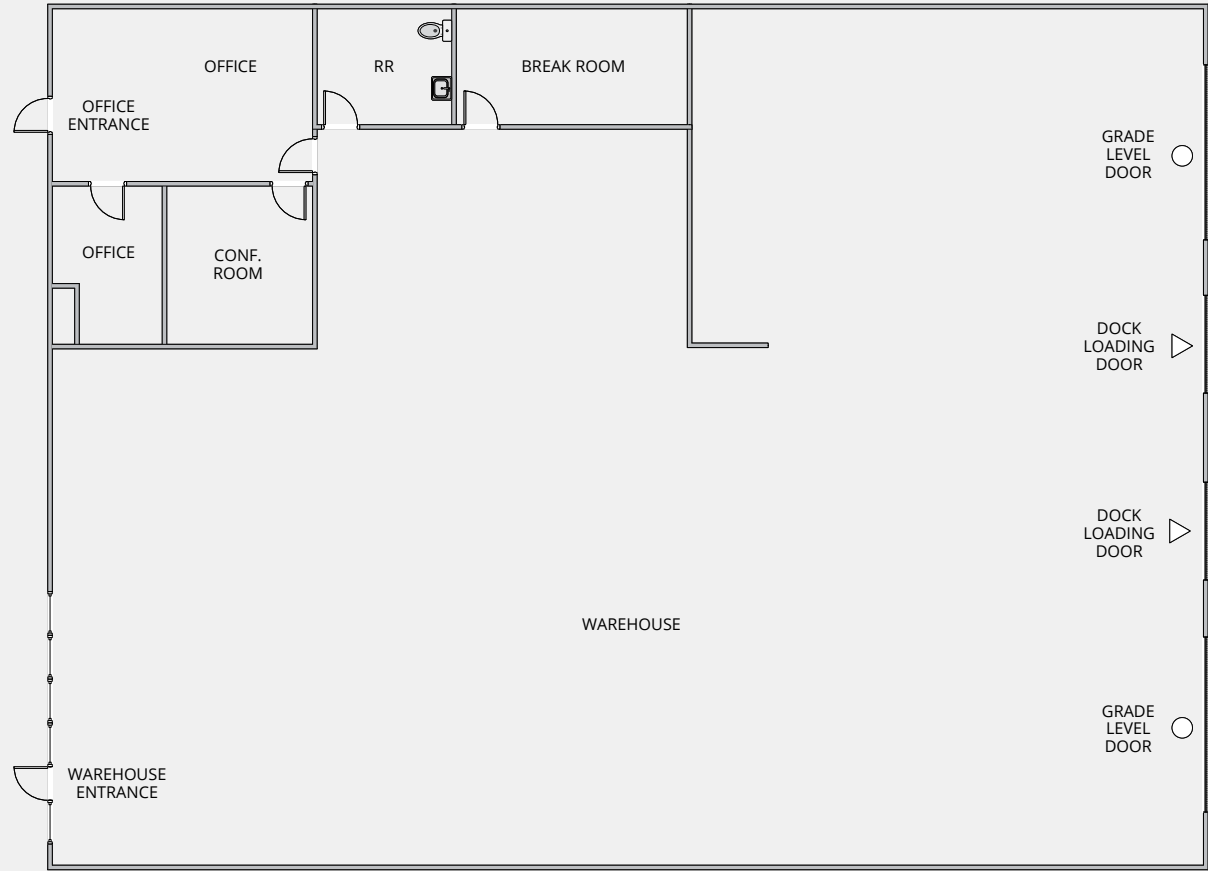


Aerial



Floor Plan

Suites 200 - 300



Suites	Square Footage	Office sf	Grade Level Doors	Dock Loading Doors	Clear Height
200 - 300	±10,400 sf	±738 sf	2	2	±24'

Property Photos





POINTS OF CONTACT

Get in touch

If you would like more information on this offering, please get in touch.



James Griffis, SIOR

Principal

+1 702 637 7718

james.griffis@avisonyoung.com



Ryan Mote

Associate

+1 702 340 0641

ryan.mote@avisonyoung.com

Visit us online
avisonyoung.com

**AVISON
YOUNG**

© 2025 Avison Young - Nevada LLC. All rights reserved.

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

10845 Griffith Peak Drive | Suite 100 | Las Vegas, NV 89135 | +1 702 472 7979