



CBRE

4280 Wagon Trail Ave

±13,146 SF Available For Lease

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4280 Wagon Trail Ave, Suite A, Las Vegas, NV 89118

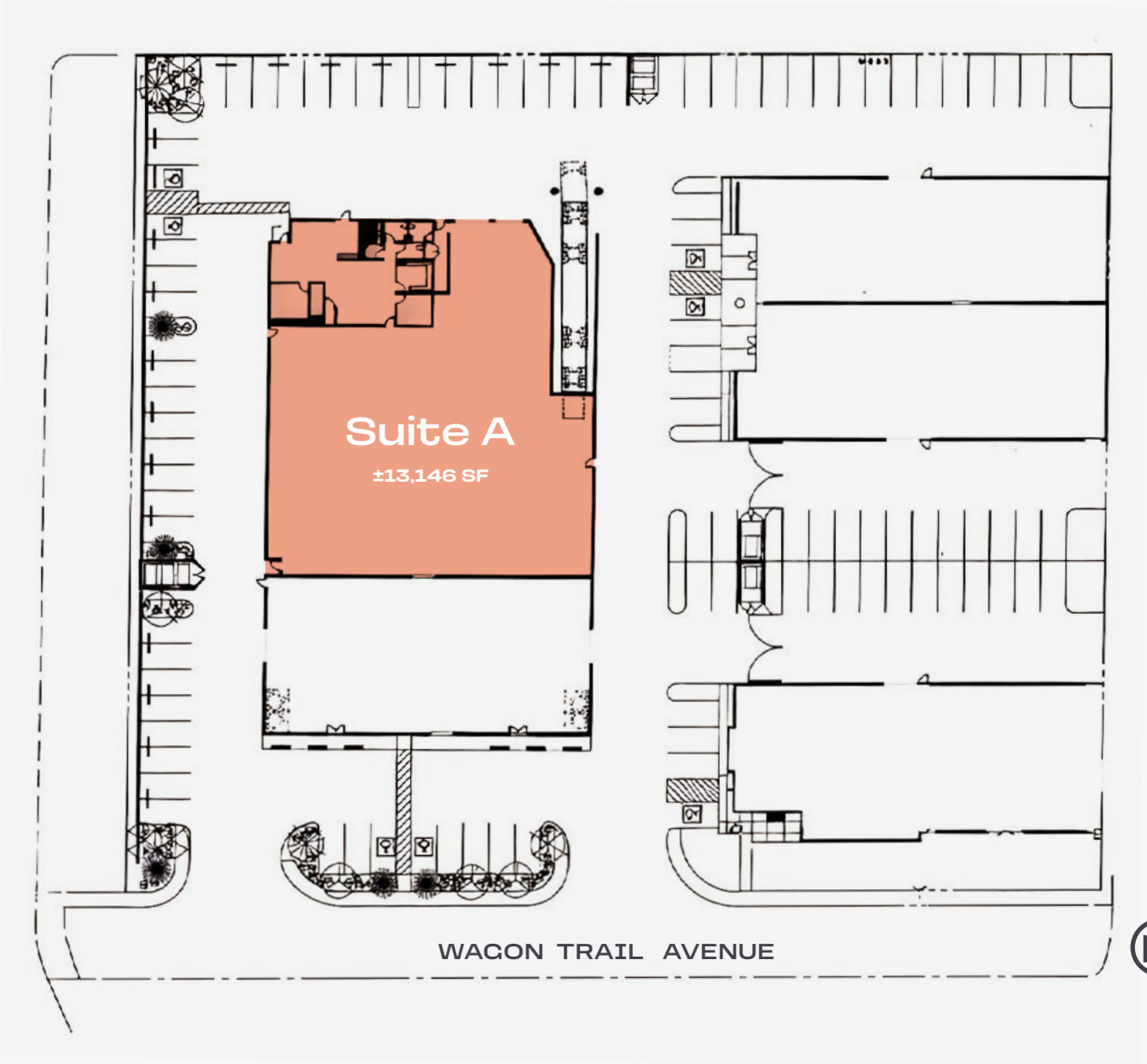
Suite A

4280 Wagon Trail Avenue is a strategically located freestanding building in the Southwest Submarket totaling $\pm 25,372$ SF on ± 1.14 acres, of which $\pm 13,146$ SF is available for lease. The building sits just south of Sunset Road and north of the I-215 Beltway.

Property Size	$\pm 25,372$ SF on 1.14 acres
Available SF	$\pm 13,146$ SF
Lease Rate	\$1.35/SF (NNN)
CAMs	\$0.19/SF
Grade-level Loading Doors	One (1) 12' x 10' One (1) 10' x 10'
Dock-high Loading Doors	One (1) 10' x 10' w/ Pit Leveler
Clear Height	24'
Electrical	277/480 Volt, 3-Phase Power
Location	Wagon Trail Avenue Frontage, just South of Sunset Road
Fire Suppression	Sprinklered
Zoning	Industrial Park (IP)
Submarket	Southwest
Parking Ratio	1.11/1,000 SF
Years Built	2004
APN	177-06-501-008



Site Plan



Suite A Floor Plan

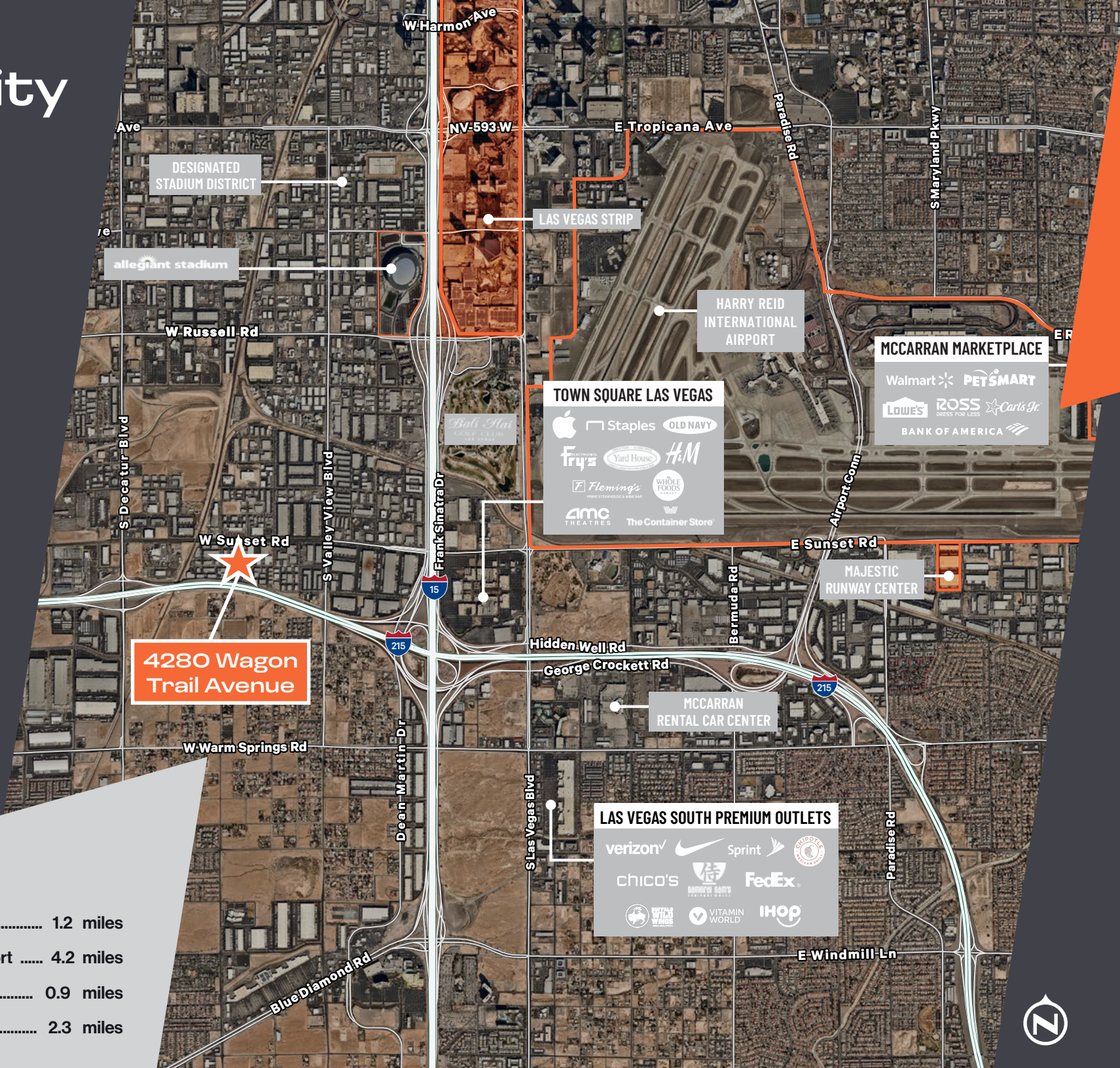
- ±13,146 SF total
- ±2,087 SF of HVAC office
- ±11,059 SF warehouse
- Lobby
- Open office
- Three (3) private offices
- Break room
- Storage
- 425 amps 277/480 Volt, 3-Phase Power (Tenant to Verify)
- Three (3) restrooms
- One (1) 10' x 10' Dock-Hi Door w/ 30,000 lb Pit Leveler
- One (1) 12' x 10' Grade-Level Door
- One (1) 10' x 10' Grade-Level Door
- 24' clear height



Lease Rate: \$1.35/SF (NNN)

CAMs: \$0.19/SF

Amenity Map

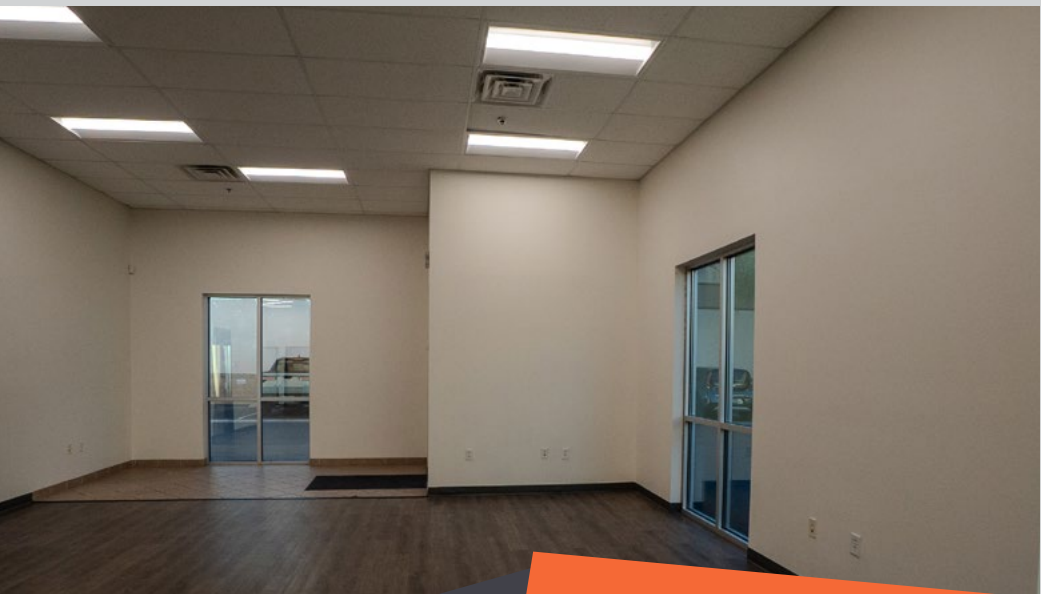
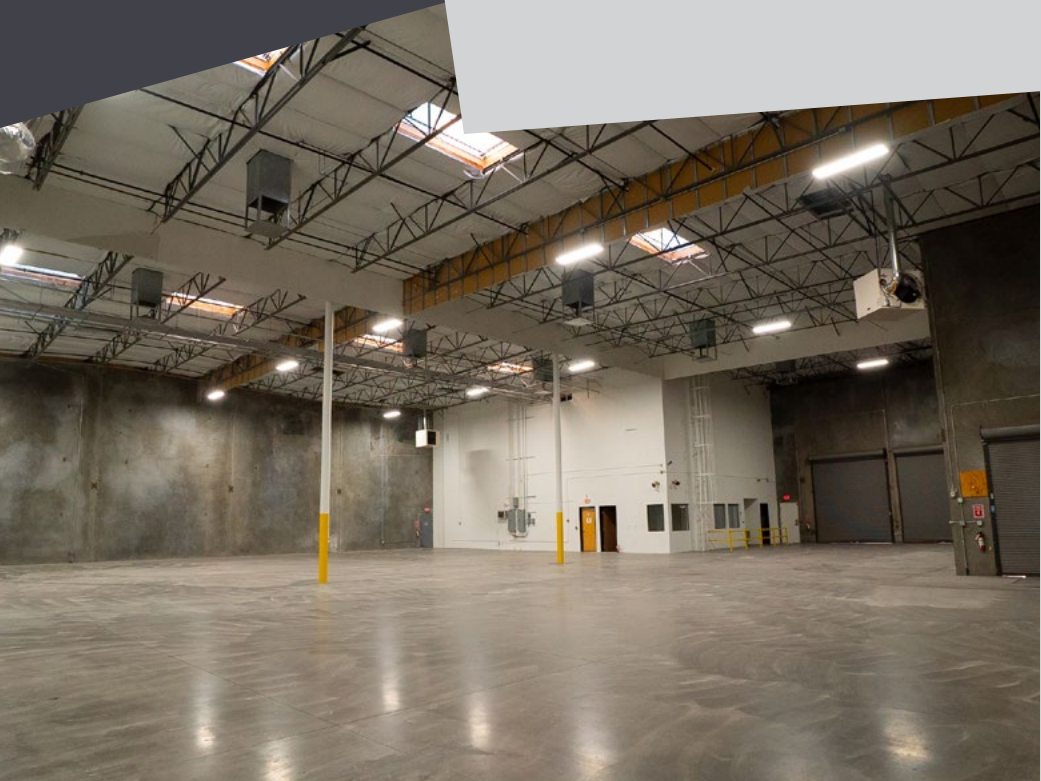


4280 Wagon Trail Avenue

DISTANCES TO:

- Las Vegas Blvd 1.2 miles
- Harry Reid Int'l Airport 4.2 miles
- I-15 Freeway 0.9 miles
- I-215 Freeway 2.3 miles





Contact

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