



**FOR LEASE**

# 4022 Ponderosa Way

Office Warehouse | ±15,172 SF on ±1.13 Acres

**Pat Marsh, SIOR**

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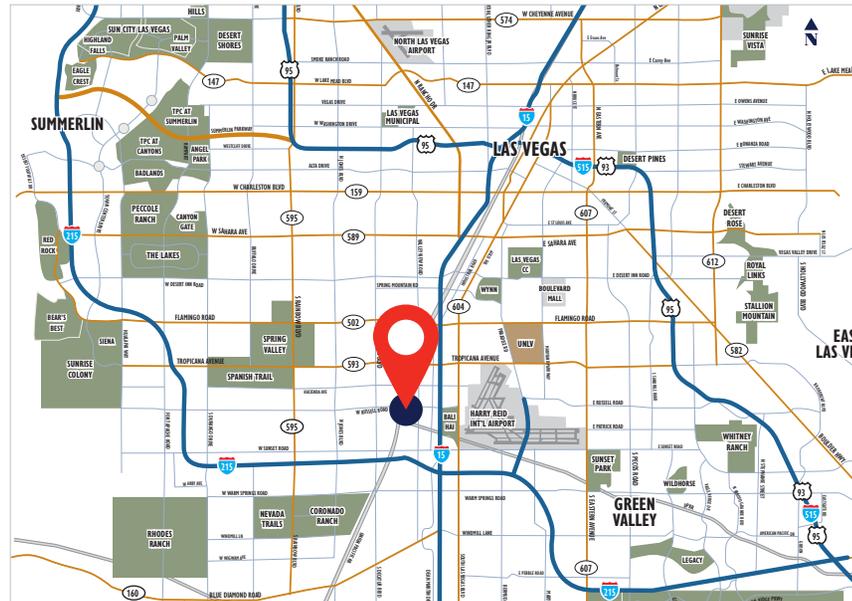
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# Property Overview

**FOR LEASE**      \$1.65 PSA Base Rent  
\$0.17 PSA NNN Fees

**4022 Ponderosa Way** is located in the highly desirable southwest submarket. This property is a freestanding building and includes a half acre of paved/fenced yard space. The site provides excellent access to the I-15, I-215, and the Las Vegas Strip.



## PROPERTY HIGHLIGHTS



Freestanding building



±15,172 SF Total



±1.13 Acres



±4,772 SF Two Story Office



Two (2) ±10' x ±16' Grade Level Doors  
One (1) ±22' x ±14' Grade Level Door



23 Parking Spaces



±500 Amps, 240V, 3-Phase Power



±0.5 AC Paved/Fenced Yard Space



Convenient Access to to the I-15, I-215,  
and the Las Vegas Strip

# Floor Plans



±15,172 SF Total  
±4,772 SF Two Story Office  
±10,400 SF Warehouse



Two (2) ±10' x ±16'  
One (1) ±22' x ±14'  
Grade Level Doors

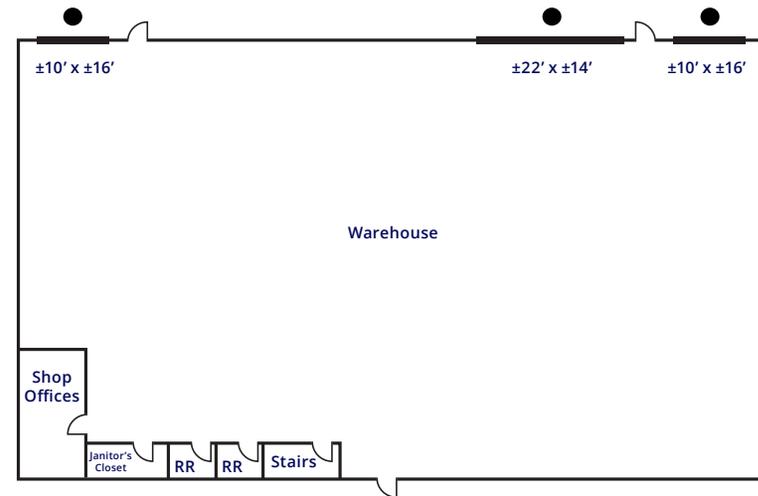


±500 Amps, 240V,  
3-Phase Power



±0.5 AC  
Paved/Fenced Yard Space

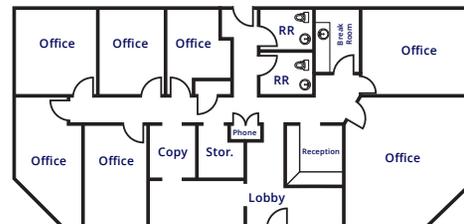
## Warehouse Floor Plan



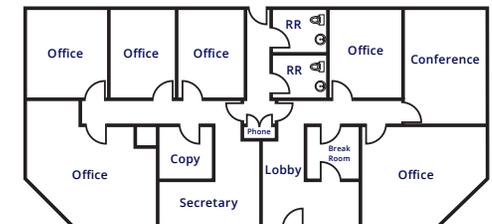
● = Grade Level Door

## Office Floor Plans

First Floor



Second Floor



\$1.65 PSA

Base Rent

\$0.17 PSA

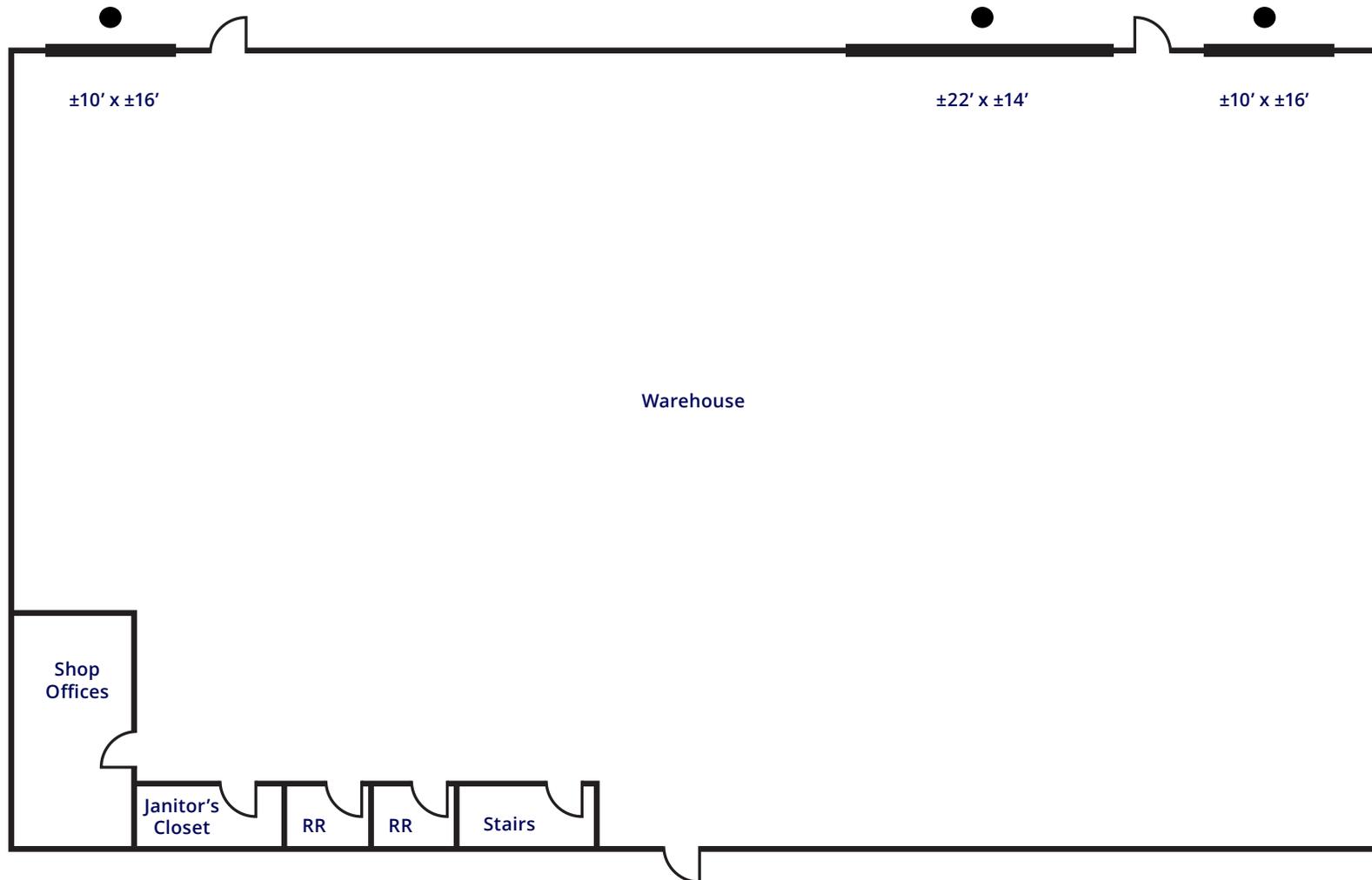
NNN Fees

# Warehouse Floor Plan



 For illustration purposes only. Not to scale.

● = Grade Level Door

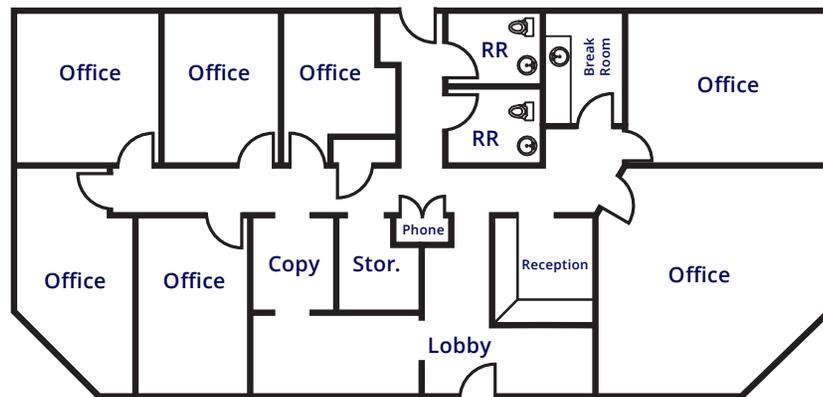


# Office Floor Plans

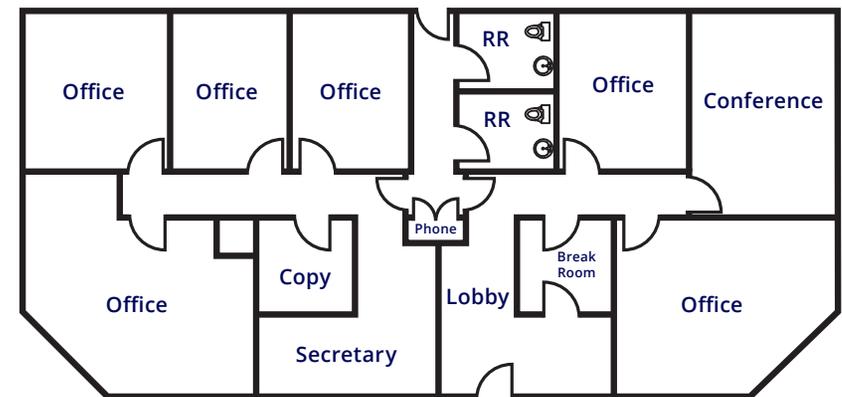


 For illustration purposes only. Not to scale.

## First Floor



## Second Floor



 ±4,772 Total Office SF

- + Second floor can be sectioned off and leased alone
- + This unit would be ±2,386 SF of office space

# Site Aerial

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±15,172 SF

Available For Lease

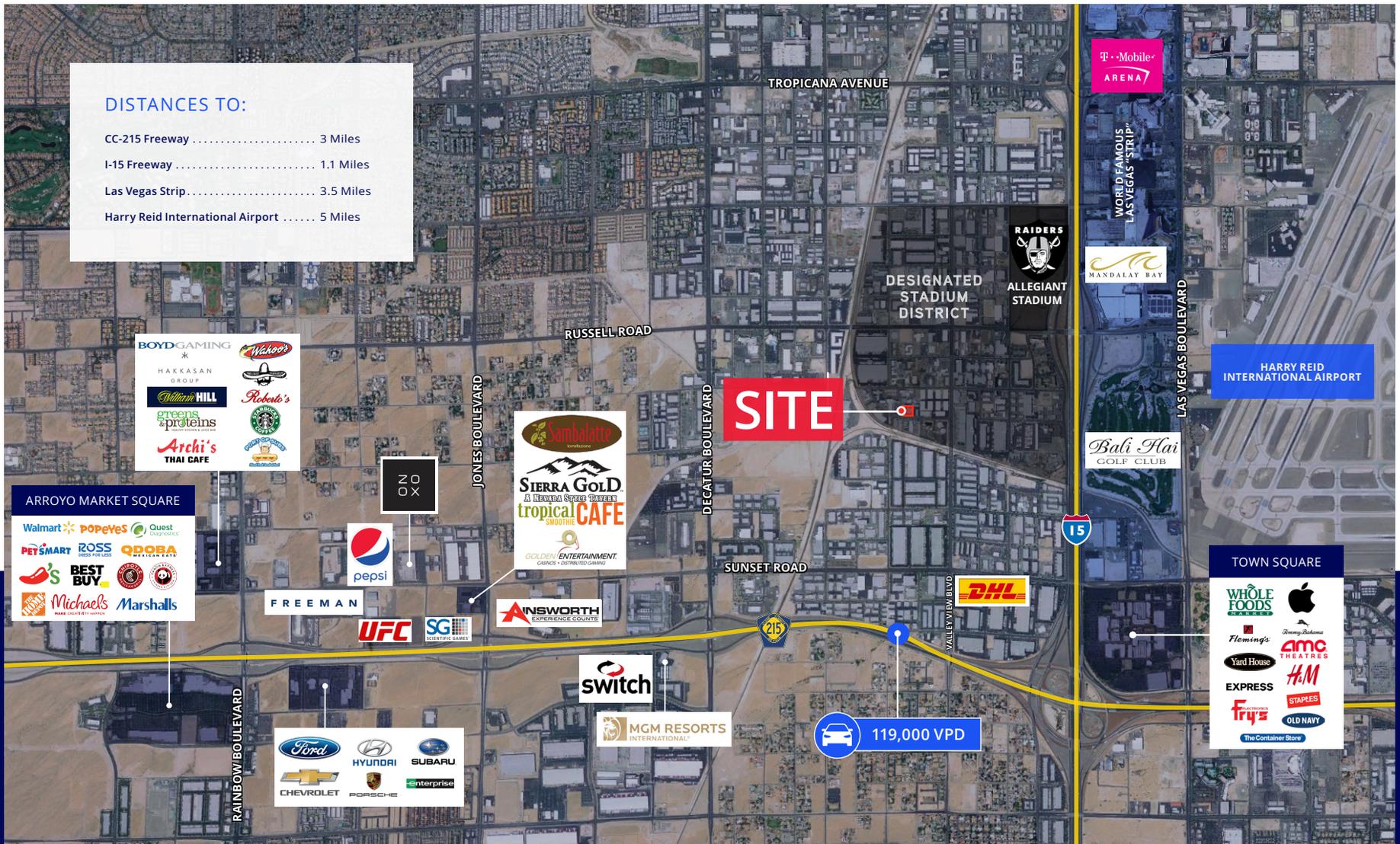
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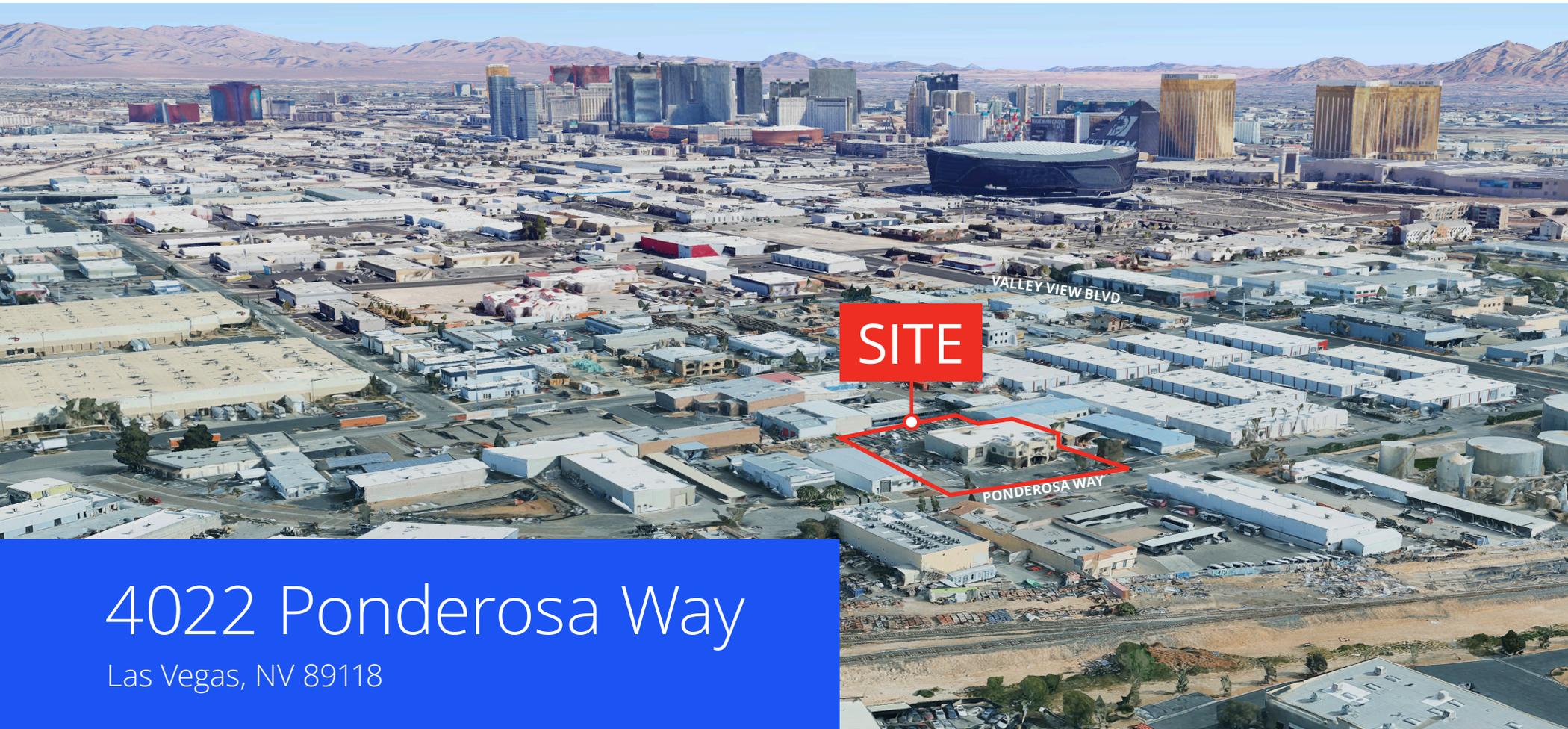


# Location Map

Situated in the heart of the highly desirable southwest submarket

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Las Vegas, NV 89118

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Accelerating success.