

FOR SALE OR LEASE

CBRE



4280 WAGON TRAIL

±25,494 SF Building on ±1.14 Acres

4280 Wagon Trail Avenue, Las Vegas, NV 89118

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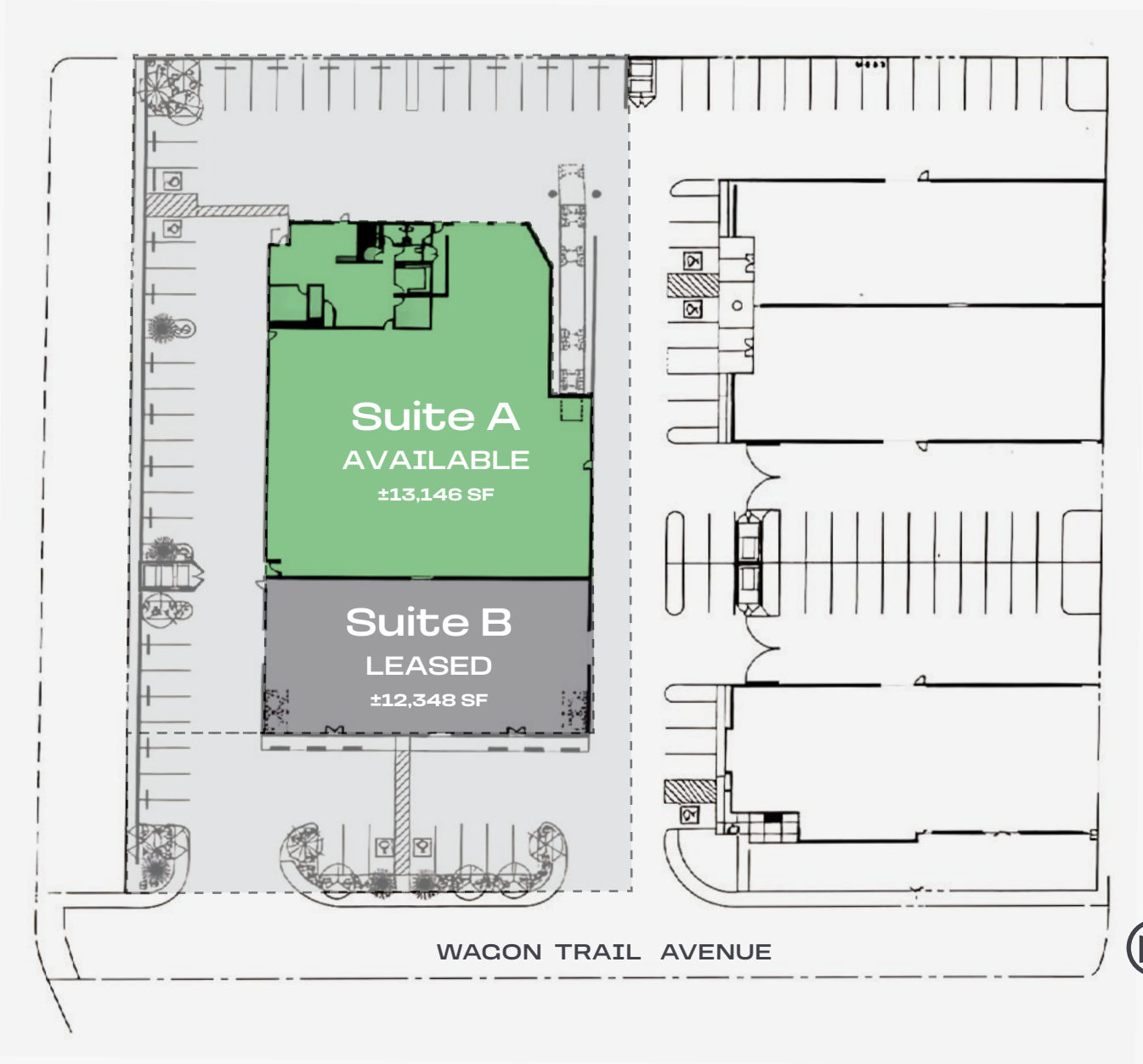
Building Features

4280 Wagon Trail Avenue is a strategically located freestanding building in the Southwest Submarket totaling ±25,494 SF on ±1.14 acres, of which ±13,146 SF is available for lease. The building sits just south of Sunset Road, west of Valley View Blvd and north of the I-215 Beltway. A portion of the building is leased with ±\$151,670 annual income.

Property Size	±25,494 SF on 1.14 acres
Available SF for Lease	±13,146 SF
LEASE RATE	\$1.35/SF (NNN)
CAMs	\$0.19/SF
SALE PRICE	MAKE OFFER!
Grade-level Loading Doors	One (1) 10' x 12' One (1) 10' x 10'
Dock-high Loading Doors	One (1) 10' x 10' w/ Pit Leveler
Clear Height	24'
Electrical	2,500 Amps of 277/480V, 3-Phase Power
Location	Wagon Trail Avenue, just South of Sunset Road and west of Valley View Blvd
Fire Suppression	Fully Fire Sprinklered
Zoning	Industrial Park (IP)
Current Income	±12,348 SF of the building is Leased to 12/31/2034 at \$12,638.97 per month (NNN), with 3.0% annual rent increases. The next rent increase is January 1, 2027
Parking	45 Total Parking Spaces
Year Built	2004
APN	177-06-501-008

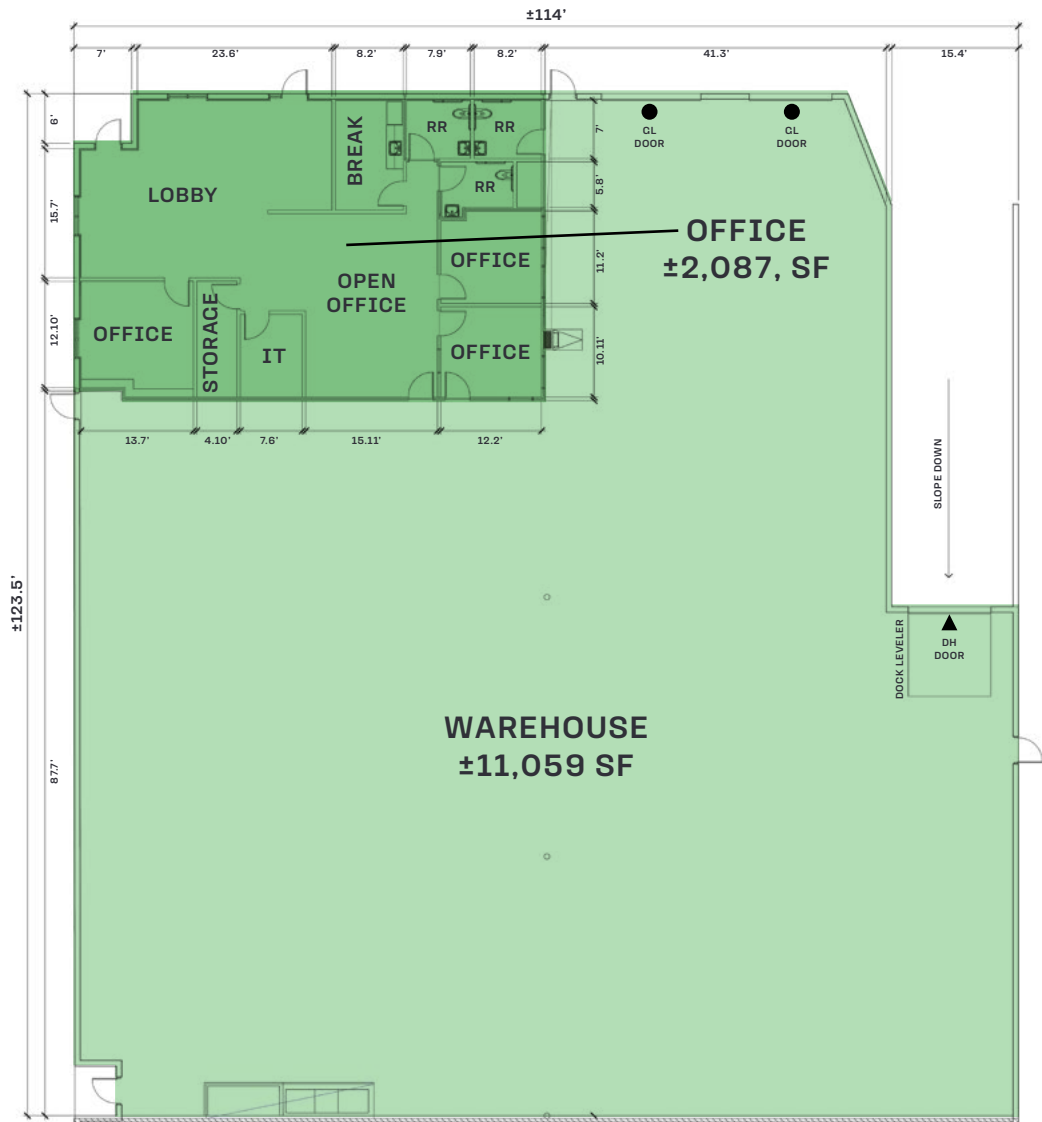


Site Plan



Suite A Floor Plan

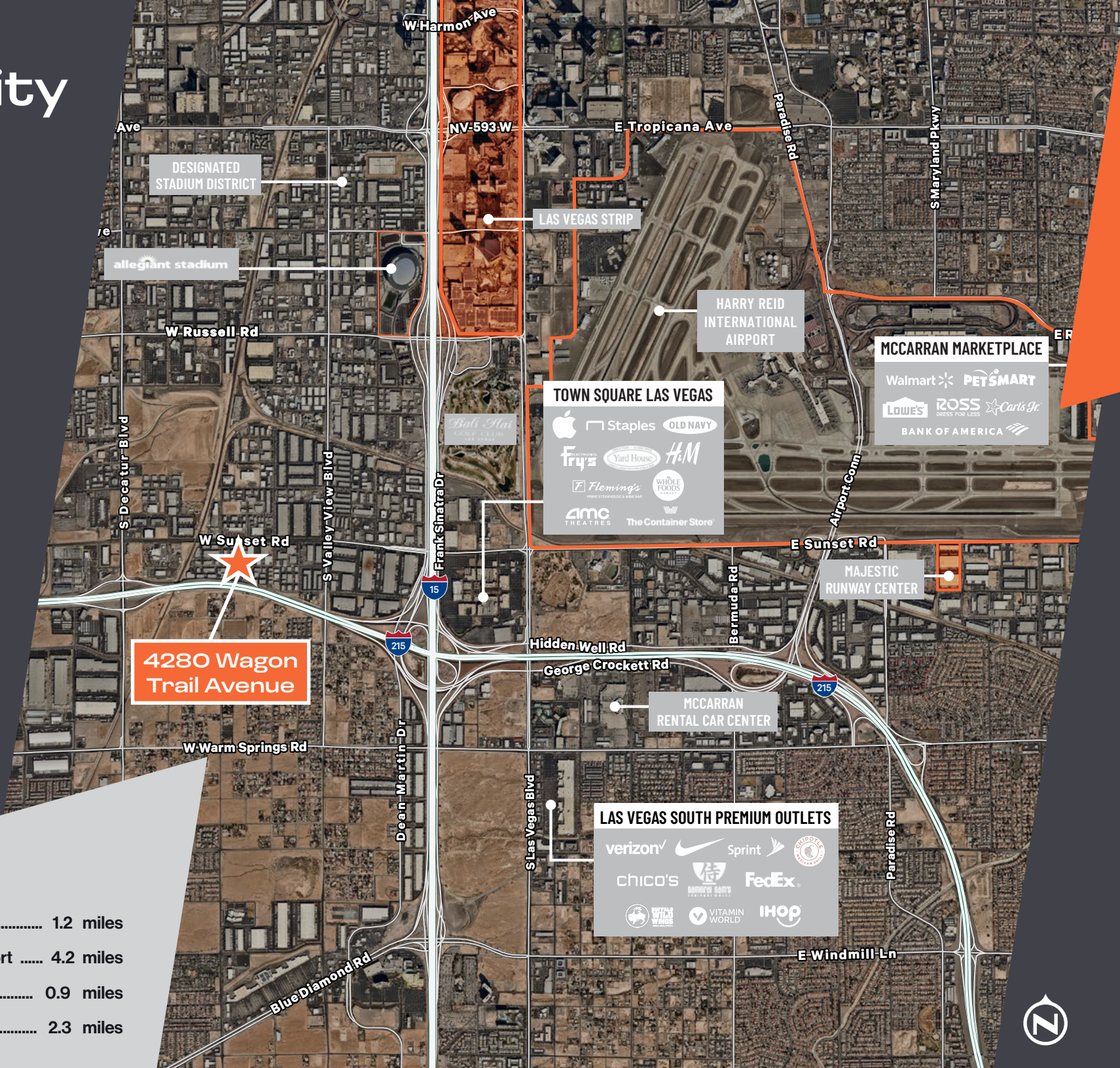
- ±13,146 SF Available for Lease
- ±2,087 SF of HVAC office
- ±11,059 SF warehouse
- Lobby
- Open office
- Three (3) private offices
- Break room
- Storage
- 425 amps 277/480 Volt, 3-Phase Power
- Three (3) restrooms
- One (1) 10' x 10' Dock-Hi Door w/
30,000 lb Pit Leveler
- One (1) 10' x 12' Grade-Level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

TOWN SQUARE LAS VEGAS

- Apple
- Staples
- OLD NAVY
- Fry's
- Yard House
- H&M
- Fleming's
- WHOLE FOODS MARKET
- AMC THEATRES
- The Container Store

MCCARRAN MARKETPLACE

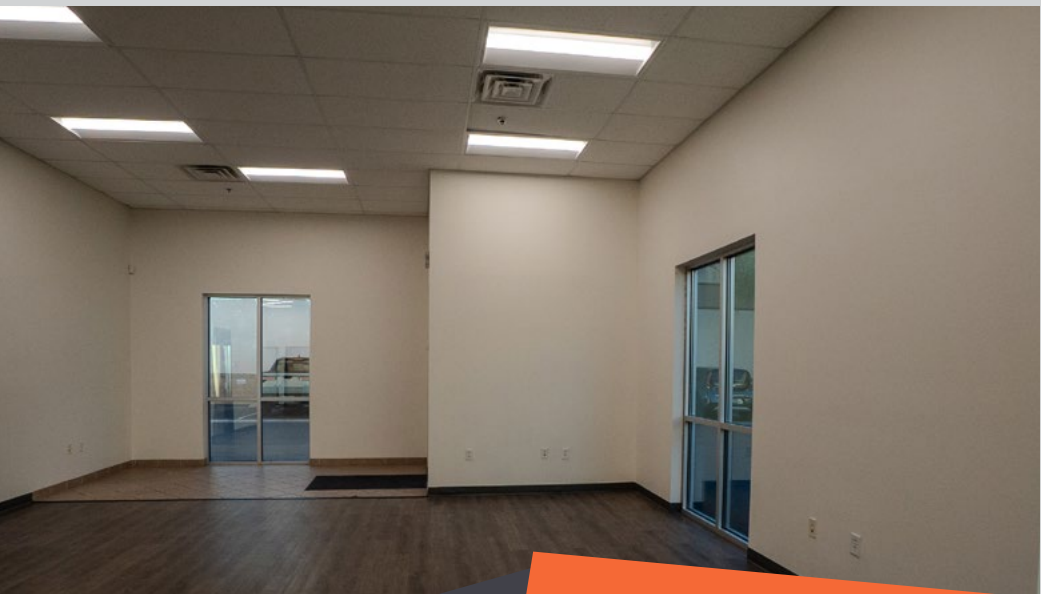
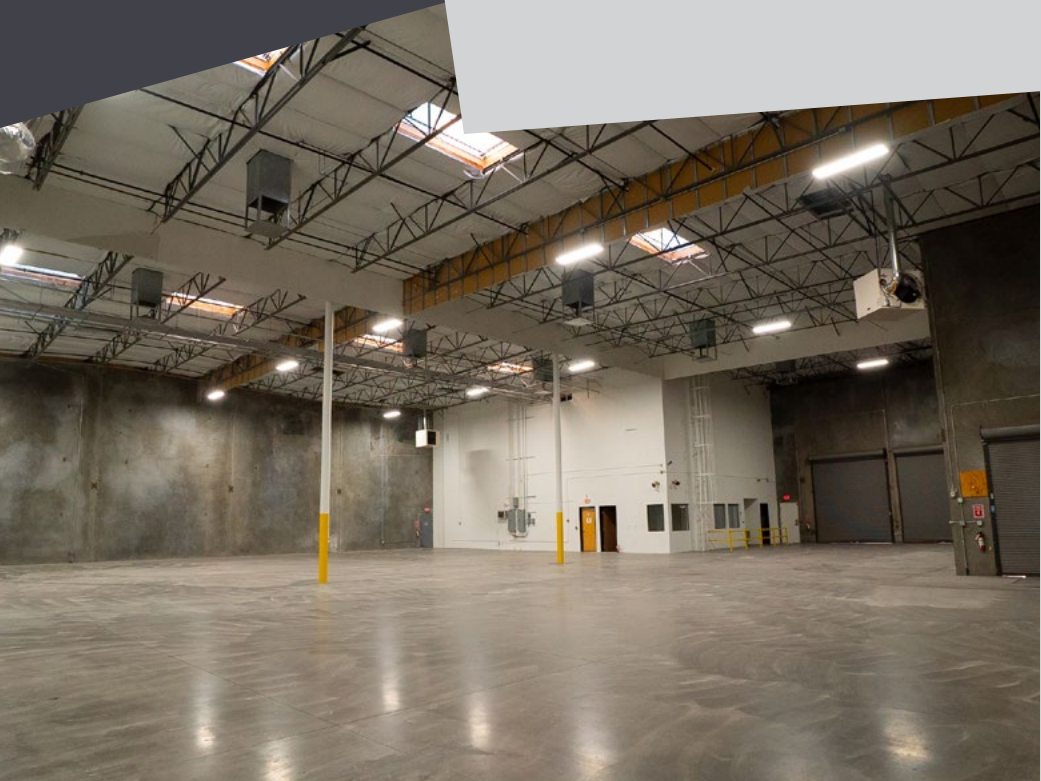
- Walmart
- PET SMART
- LOWE'S
- ROSS DRESS FOR LESS
- Carl's Jr.
- BANK OF AMERICA

LAS VEGAS SOUTH PREMIUM OUTLETS

- verizon
- Nike
- Sprint
- chico's
- FedEx
- VITAMIN WORLD
- IHOP

- 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





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