



FOR SALE OR LEASE

4022 Ponderosa Way

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

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Property Overview

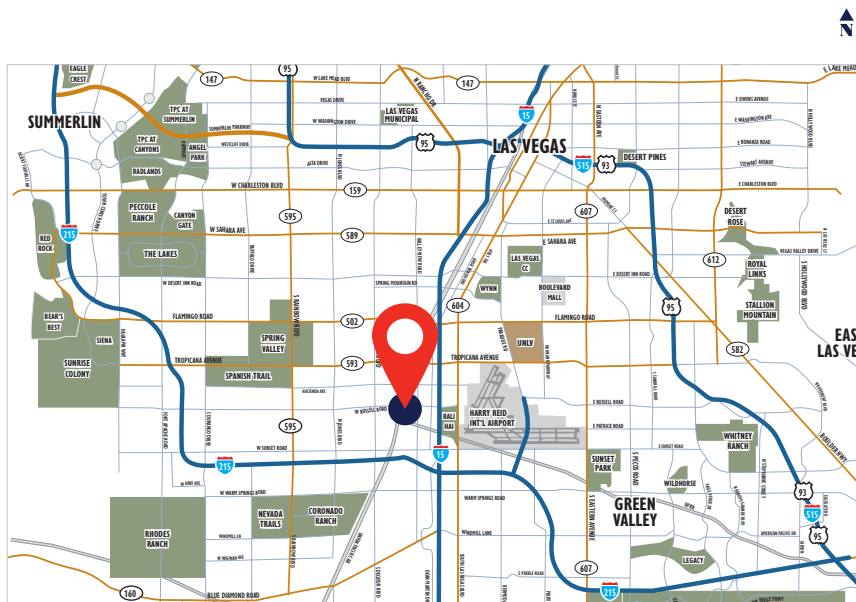
FOR LEASE

\$1.65 PSA Base Rent

\$0.17 PSA NNN Fees

FOR SALE

\$5,841,000.00



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 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

FOR LEASE

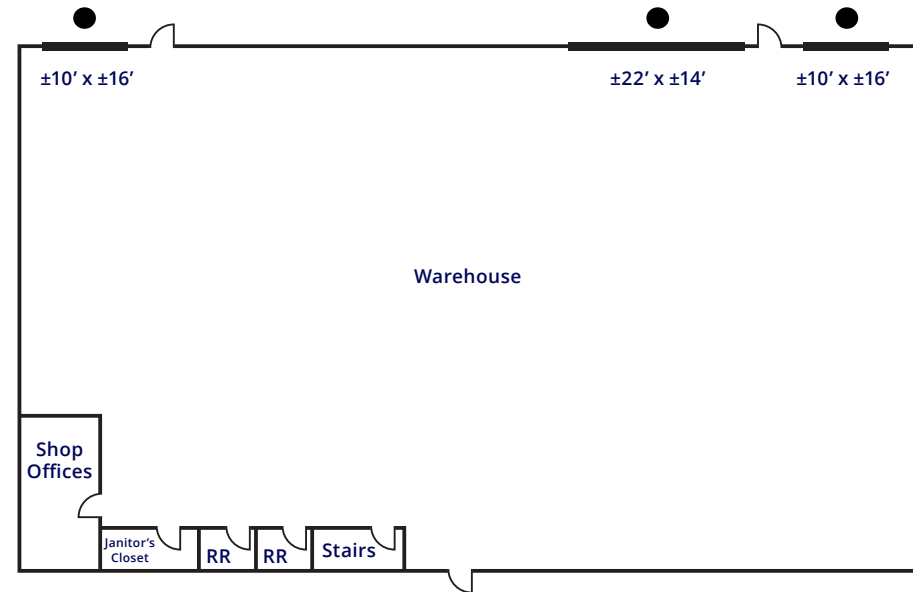
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FOR SALE

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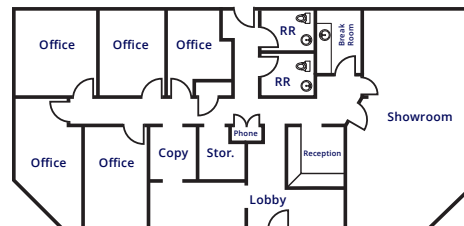
Warehouse Floor Plan



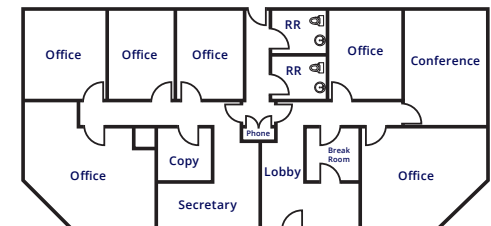
● = Grade Level Door

Office Floor Plans

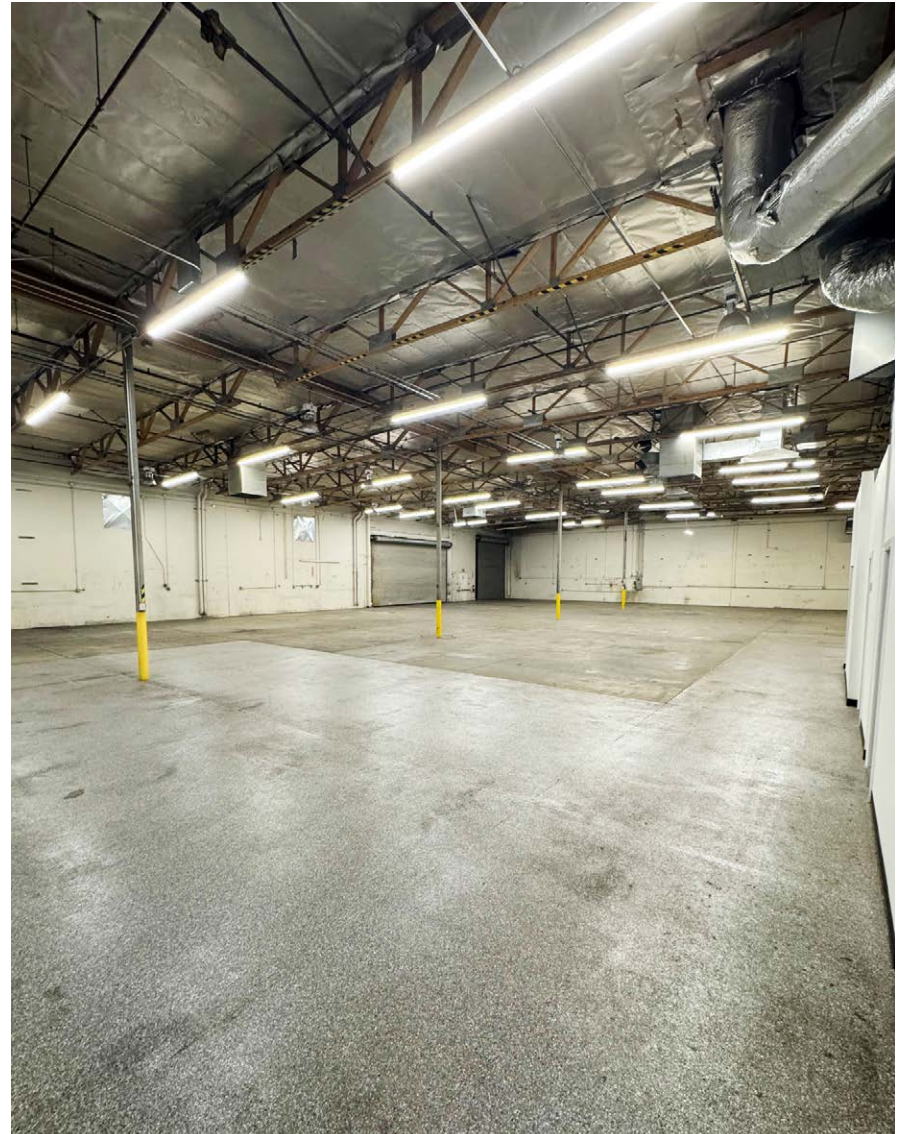
First Floor



Second Floor



Property Images



Site Aerial

±15,172 SF

Available For Lease

 For illustration purposes only. Not to scale.

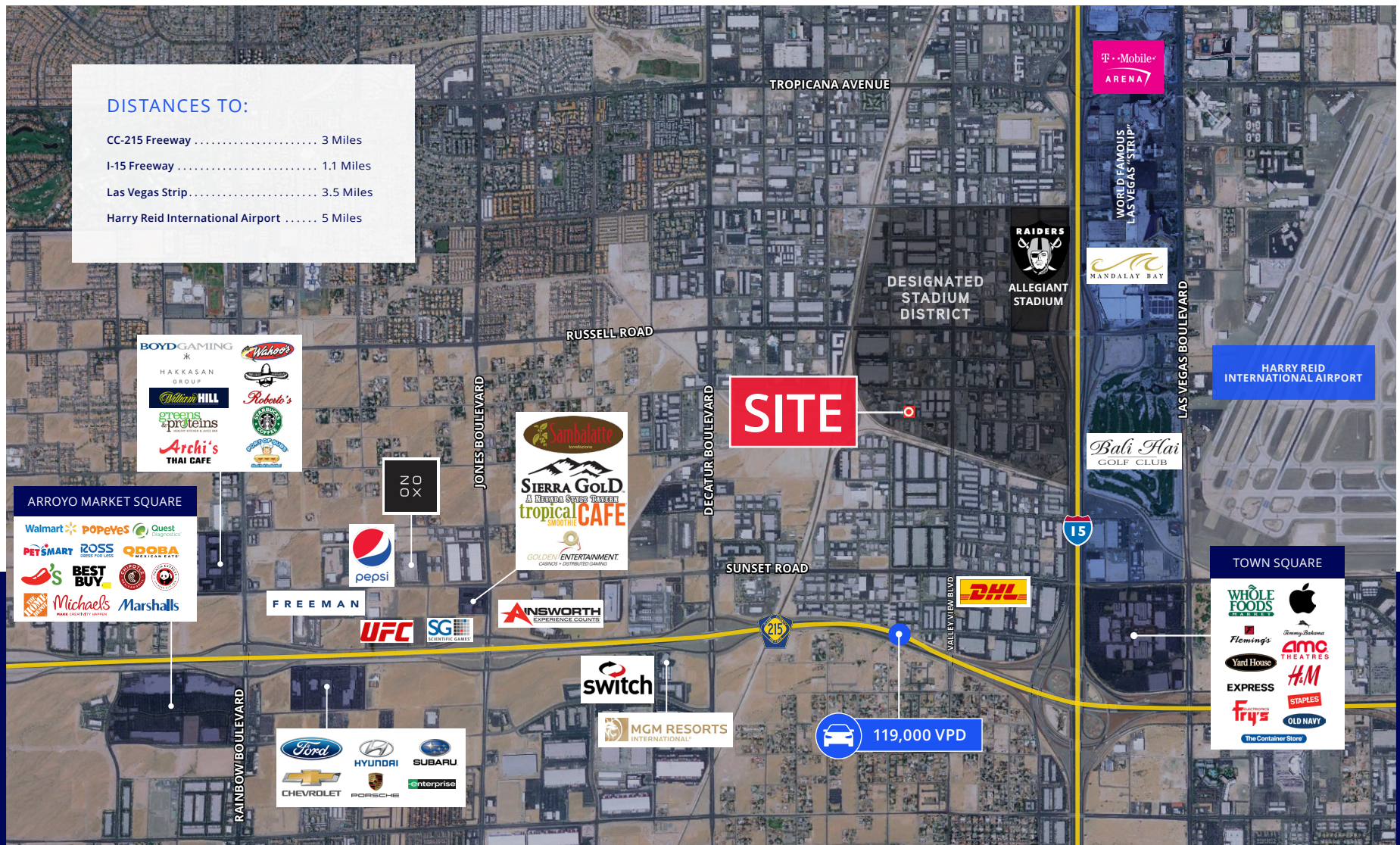
 = Available



Location Map

Situated in the heart of the highly desirable southwest submarket

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Las Vegas, NV 89118

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