

**FOR LEASE
3,000 SF**

2 Industrial/Retail Units

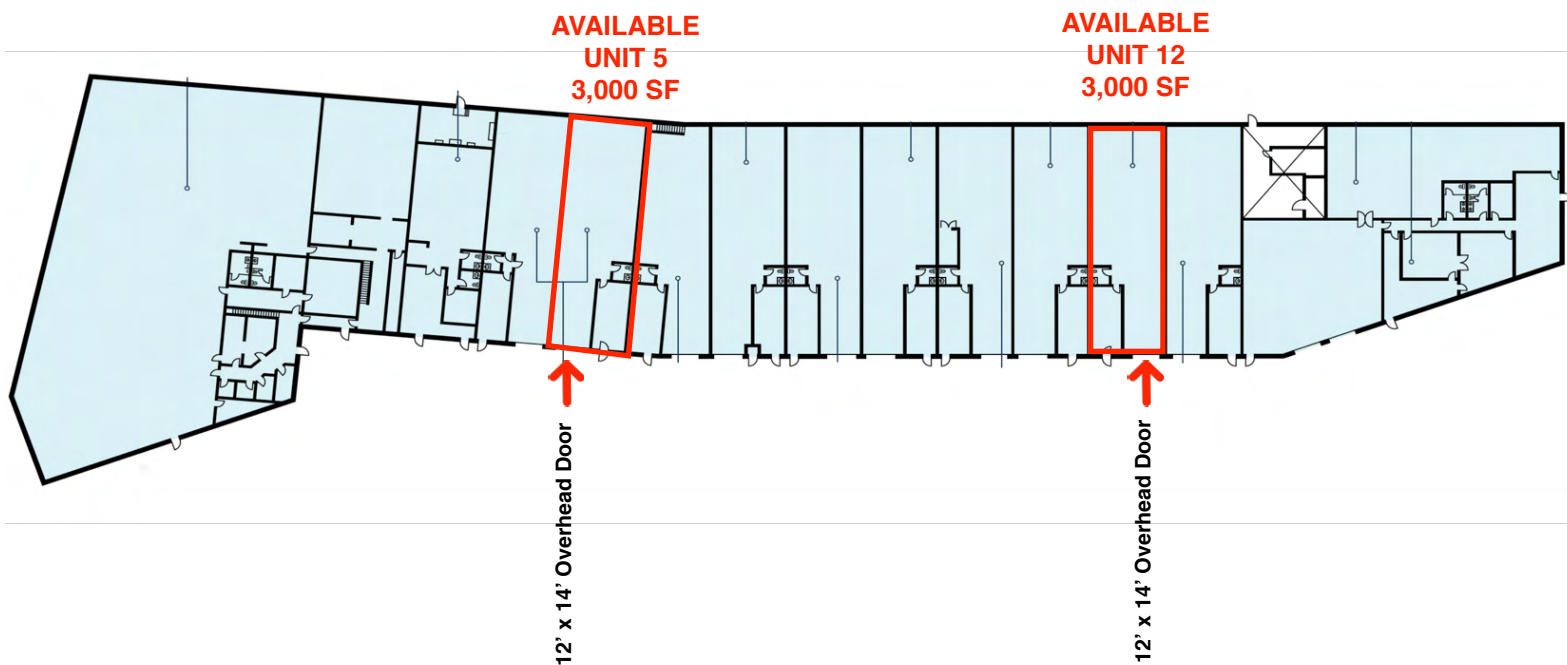


1000 Stephanie Pl, Henderson, NV 89014



**Arlan Adamsen
702-780-1111
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NV STEPHANIE, LLC



OFFERED AT \$4,350/mth NNN + CAM

- 3,000 SF Industrial space
- Small office build-out and private bathroom in each unit
- One 12' x 14' drive-in overhead door
- Warehouse space has 22' high ceilings
- HVAC in office and swamp cooler in warehouse
- Good on-street and off-street parking
- Located near new Cadence master planned community and other new developments
- Great visibility along I-515 (US-95) and Stephanie St.

CAM/SF

\$0.33

DOORS/unit

1 Drive-In

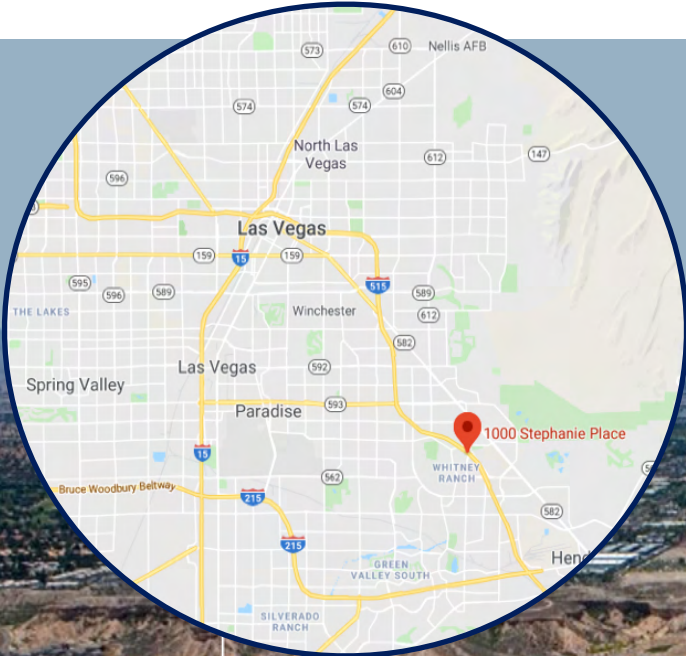
RENT/SF

\$1.45

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STEPHANIE, LLC

LOCATION



McCarran International Airport

Whitney Ranch Business Park

- Kids R Kids
- SUBWAY
- Shell
- PIZZA HUT
- 7-Eleven
- Wendy's
- FARMERS INSURANCE
- Sno-Ball
- Whitney Ranch Dental
- GamerZone
- A-1 Nails

Las Vegas Strip

Whitney Ranch

ExtraSpace Storage

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Whitney Ranch Business Center East

		European Racing Headers
Allan's Triple A Muffler		JD & AM Complete Auto Repair
Finni's Pool Supply		Precision Window Tint
Sansone's Automotive		Sign Guy

U-HAUL
Your Storage Place

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