


# FOR LEASE

COPPER ACRES INDUSTRIAL PARK

**5050 & 5220 STEPTOE STREET**

LAS VEGAS, NV 89122



**\$50**  
**GIFT CARD**  
CO-OP BROKERS - TOUR THE PROPERTY  
W/ YOUR CLIENT & GET A GIFT CARD



**Winter Special**  
**\$1.05/SF\***  
\*Starting Rate for  
3-5 Year Leases

Palisades  
Property  
Trust

**±9,000 SF UP TO ±12,500 SF W/ OVERSIZED GRADE DOORS (DOCK PLATFORMS AT 12,500 SF UNIT)**

**JENNIFER LEVINE, CCIM**  
(702) 318-1400  
jlevine@rcadv.com  
NV-RE License BS.0145723

**ELIZABETH MOORE**  
(702) 506-2586  
emoore@rcadv.com  
NV-RE License S.0062500

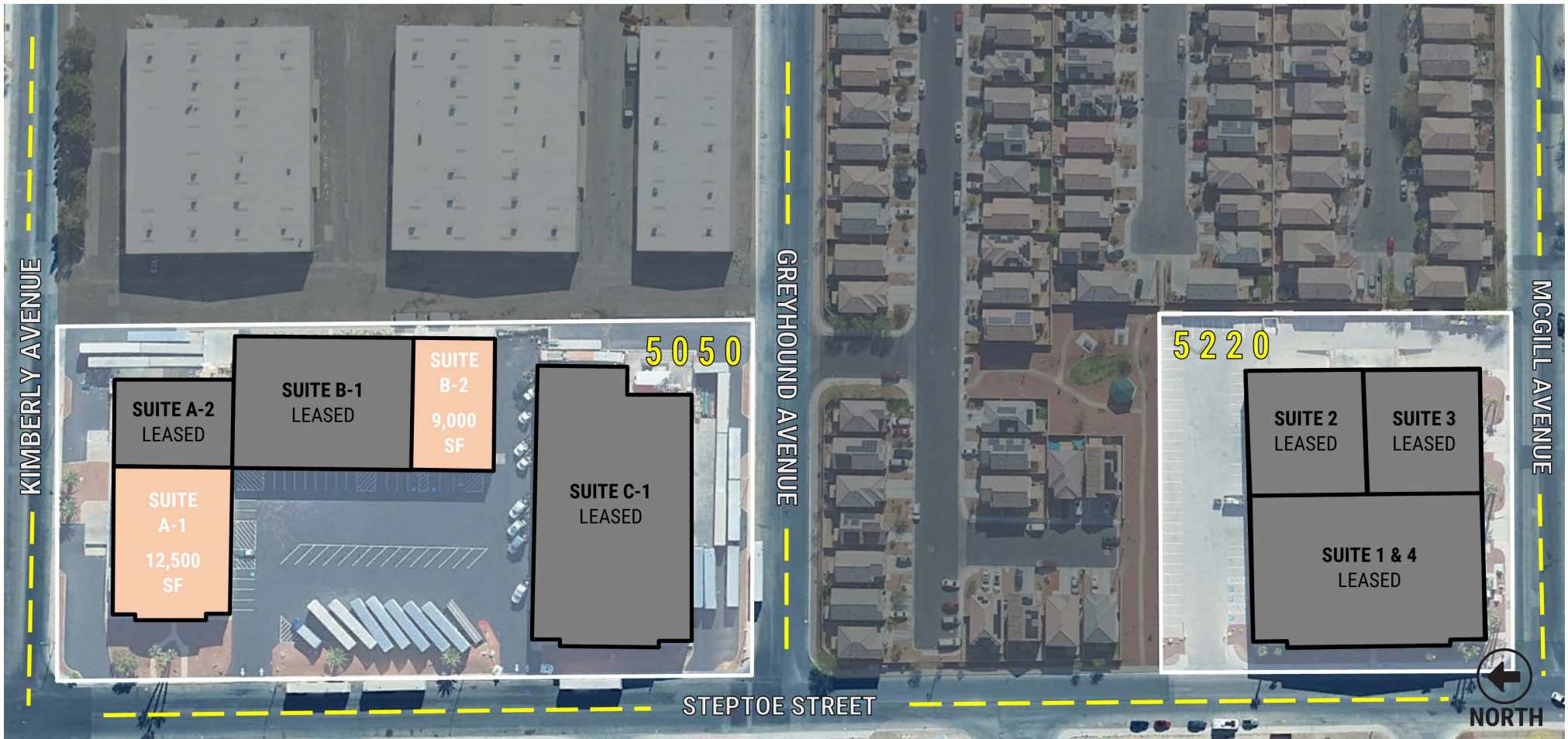
**REALCOMM ADVISORS**  
770 E. Warm Springs Road, Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
www.realcommadvisors.com



# COPPER ACRES INDUSTRIAL PARK

5050 & 5220 STEPTOE STREET | LAS VEGAS, NV 89122

# FOR LEASE



Drawing not to scale & may contain errors. Tenant to verify actual floor plan & all measurements.

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**JENNIFER LEVINE, CCIM**

(702) 318-1400

jlevine@rcadvs.com

NV-RE License BS.0145723

**ELIZABETH MOORE**

(702) 506-2586

emoore@rcadvs.com

NV-RE License S.0062500

**REALCOMM ADVISORS**

770 E. Warm Springs Road, Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.realcommadvisors.com



# COPPER ACRES INDUSTRIAL PARK

5050 & 5220 STEPTOE STREET | LAS VEGAS, NV 89122

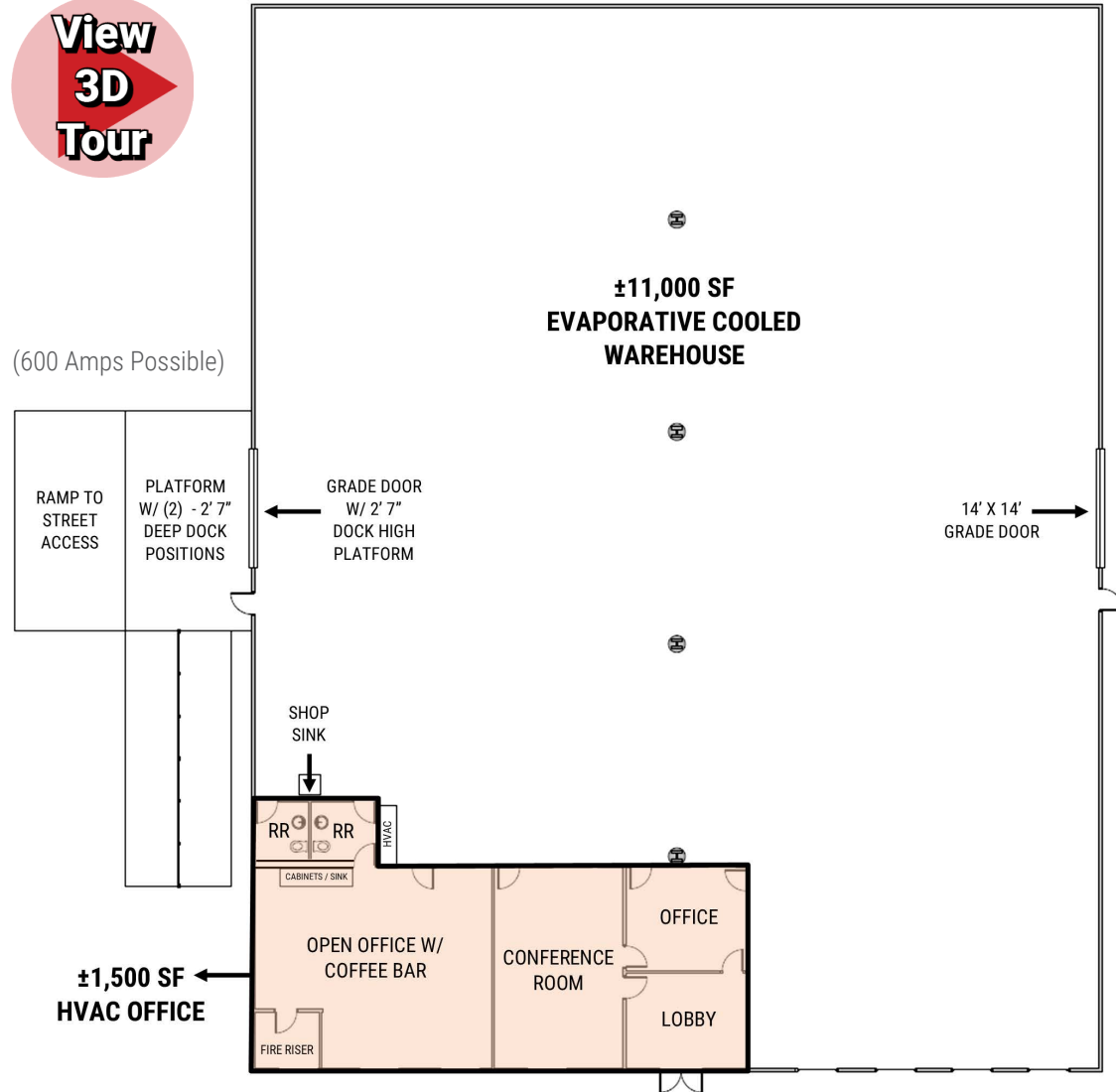
# FOR LEASE

## 5050 STEPTOE STREET, SUITE A-1

### • 12,500 SF TOTAL

- ±11,000 SF Evaporative Cooled Warehouse
- ±1,500 SF HVAC Office
- 400 Amps, 120/240 Volt, 3-Phase - Two -200 Amp Panels (600 Amps Possible)
- 17' - 21' Clear Height
- Two (2) - 14' x 14' Grade Level Doors
- Exterior Platform w/ Two (2) Dock Positions (2' 7" Deep)
- Fire Sprinklers (0.19/2,000 SF)
- Skylights
- Approximately 25' x 50' Column Spacing
- Zoned IP (Clark County)

- **TOTAL MONTHLY:      \$17,375      \$14,875**
  - Monthly Base Rent: ~~\$1.25/SF\*~~      \$1.05/SF (NNN)
  - Monthly NNN/CAM: \$0.14/SF



**JENNIFER LEVINE, CCIM**

(702) 318-1400

jlevine@rcadvs.com

NV-RE License BS.0145723

**ELIZABETH MOORE**

(702) 506-2586

emoore@rcadvs.com

NV-RE License S.0062500

**REALCOMM ADVISORS**

770 E. Warm Springs Road, Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.realcommadvisors.com



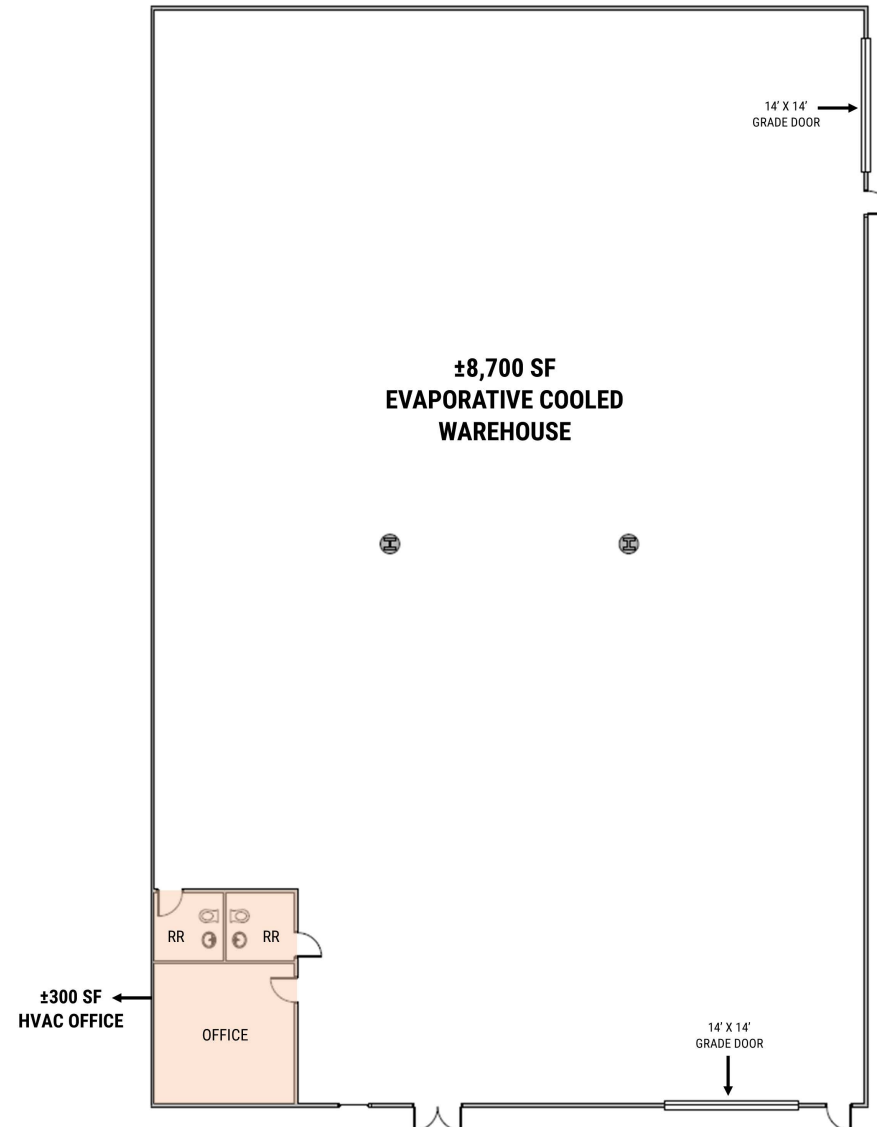
# COPPER ACRES INDUSTRIAL PARK

5050 & 5220 STEPTOE STREET | LAS VEGAS, NV 89122

# FOR LEASE

## 5050 STEPTOE STREET, SUITE B-2

- **9,000 SF TOTAL**
  - ±8,700 SF Evaporative Cooled Warehouse
  - ±300 SF HVAC Office
- 200 Amps, 120/240 Volt, 3-Phase (400 Amps Possible)
- 17' Clear Height
- Two (2) - 14' x 14' Grade Level Doors
- Fire Sprinklers (0.19/2,000 SF)
- Skylights
- Approximately 25' x 50' Column Spacing
- Zoned IP (Clark County)
- **TOTAL MONTHLY:      \$12,510      \$10,710**
  - Monthly Base Rent: ~~\$1.25/SF\*~~ \$1.05/SF (NNN)
  - Monthly NNN/CAM: \$0.14/SF



**JENNIFER LEVINE, CCIM**

(702) 318-1400

jlevine@rcadvs.com

NV-RE License BS.0145723

**ELIZABETH MOORE**

(702) 506-2586

emoore@rcadvs.com

NV-RE License S.0062500

**REALCOMM ADVISORS**

770 E. Warm Springs Road, Suite 120

Las Vegas, NV 89119

(702) 515-1010

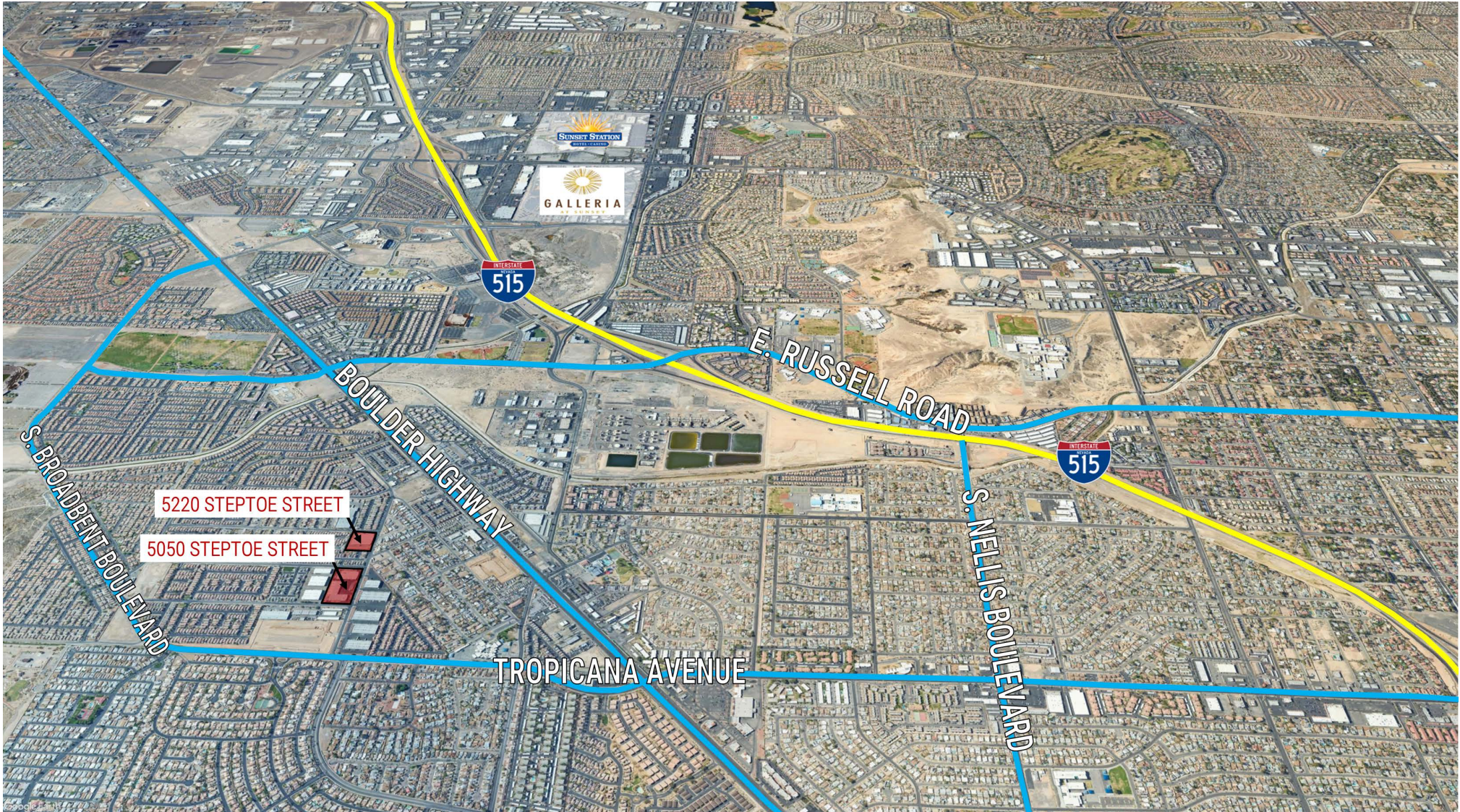
www.realcommadvisors.com



# COPPER ACRES INDUSTRIAL PARK

5050 & 5220 STEPTOE STREET | LAS VEGAS, NV 89122

# FOR LEASE



**JENNIFER LEVINE, CCIM**

(702) 318-1400

[jlevine@rcadvs.com](mailto:jlevine@rcadvs.com)

NV-RE License BS.0145723

**ELIZABETH MOORE**

(702) 506-2586

[emoore@rcadvs.com](mailto:emoore@rcadvs.com)

NV-RE License S.0062500

**REALCOMM ADVISORS**

770 E. Warm Springs Road, Suite 120

Las Vegas, NV 89119

(702) 515-1010

[www.realcommadvisors.com](http://www.realcommadvisors.com)

