

TERM ENDS: 11/30/2028



±20,320 SF FREE STANDING INDUSTRIAL "ASSEMBLY" BUILDING

FOR SUBLEASE

3900 PONDEROSA WAY | LAS VEGAS, NV 89118

MIKE DE LEW,  SIO[®]

(702) 469-6496

MDelew@rcadvs.com

NV-RE License: S.0025952

PAUL HOYT,  SIO[®]

(702) 782-3306

PHoyt@rcadvs.com

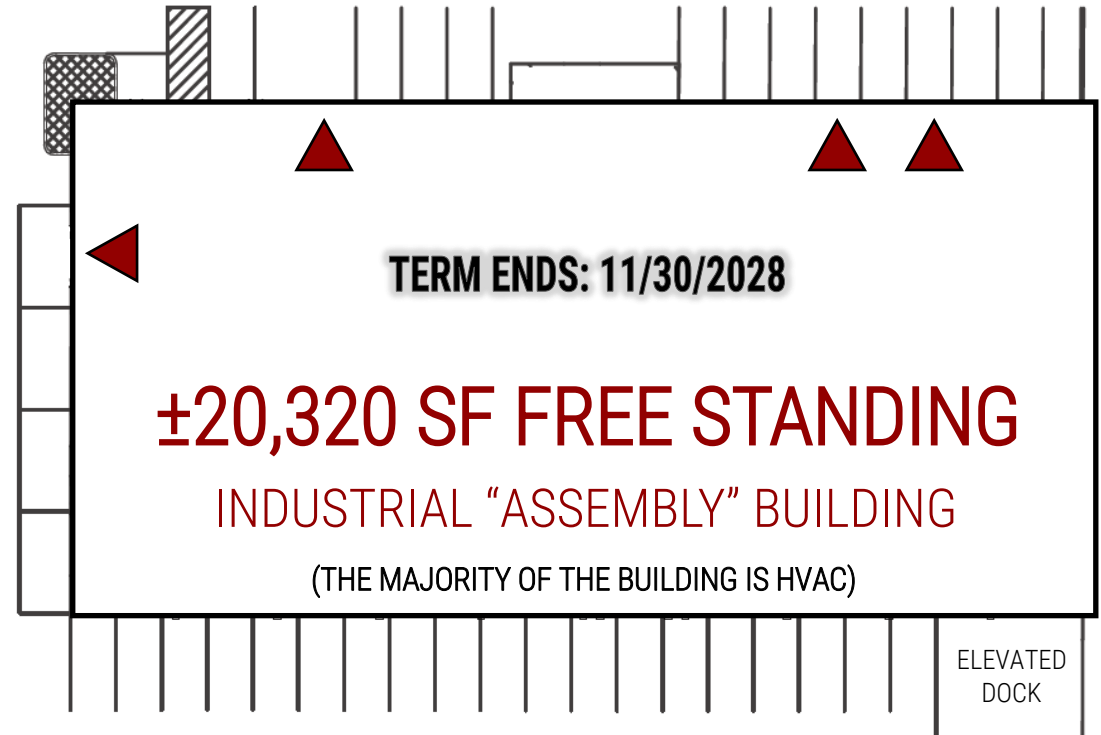
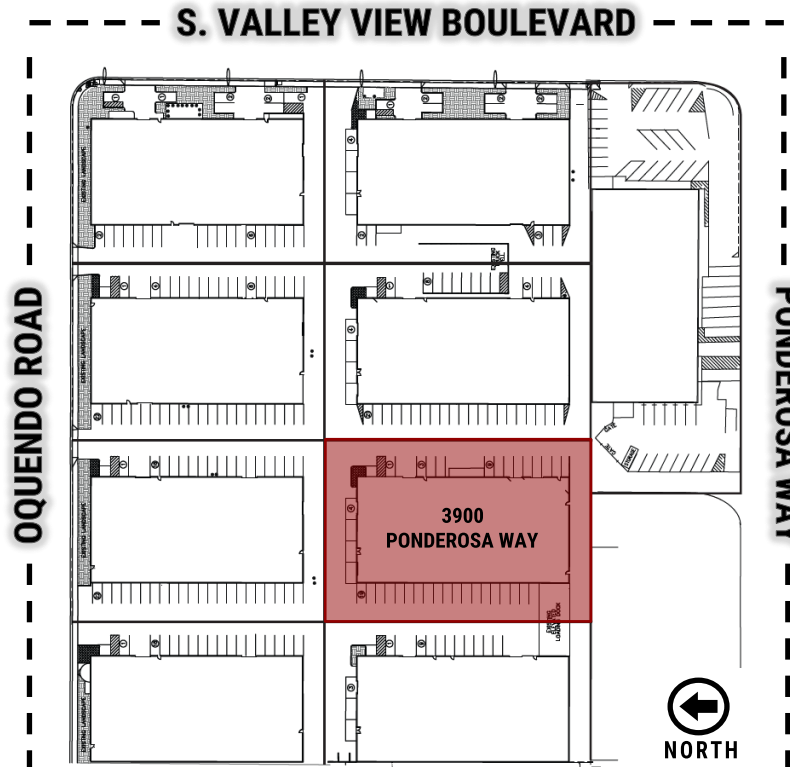
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- Four (4) - Grade Level Loading Doors
- 600 Amps, 277/480 Volt, 3-Phase Panel
- Monthly Base Rent: \$28,882.85
- ±17' 4" Clear Height
- 200 Amps, 120/208 Volt, 3-Phase Panel
- Monthly NNN Fee: \$1,697.93
- Fire Sprinklers & Warehouse Skylights
- Parking Ratio: 1.4 / ±1,000 SF
- Total Monthly: \$30,580.78

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REALCOMM ADVISORS

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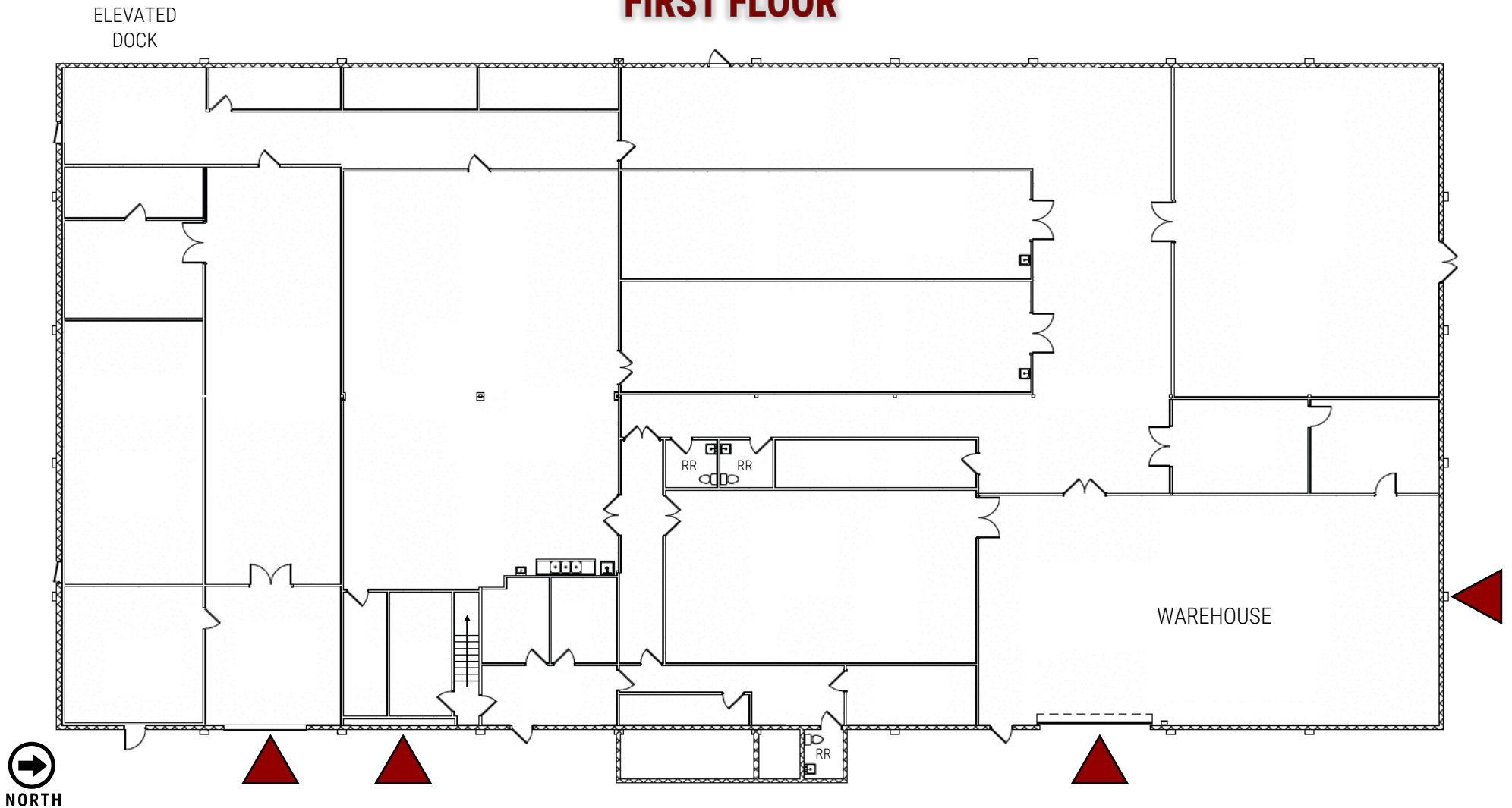


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FIRST FLOOR



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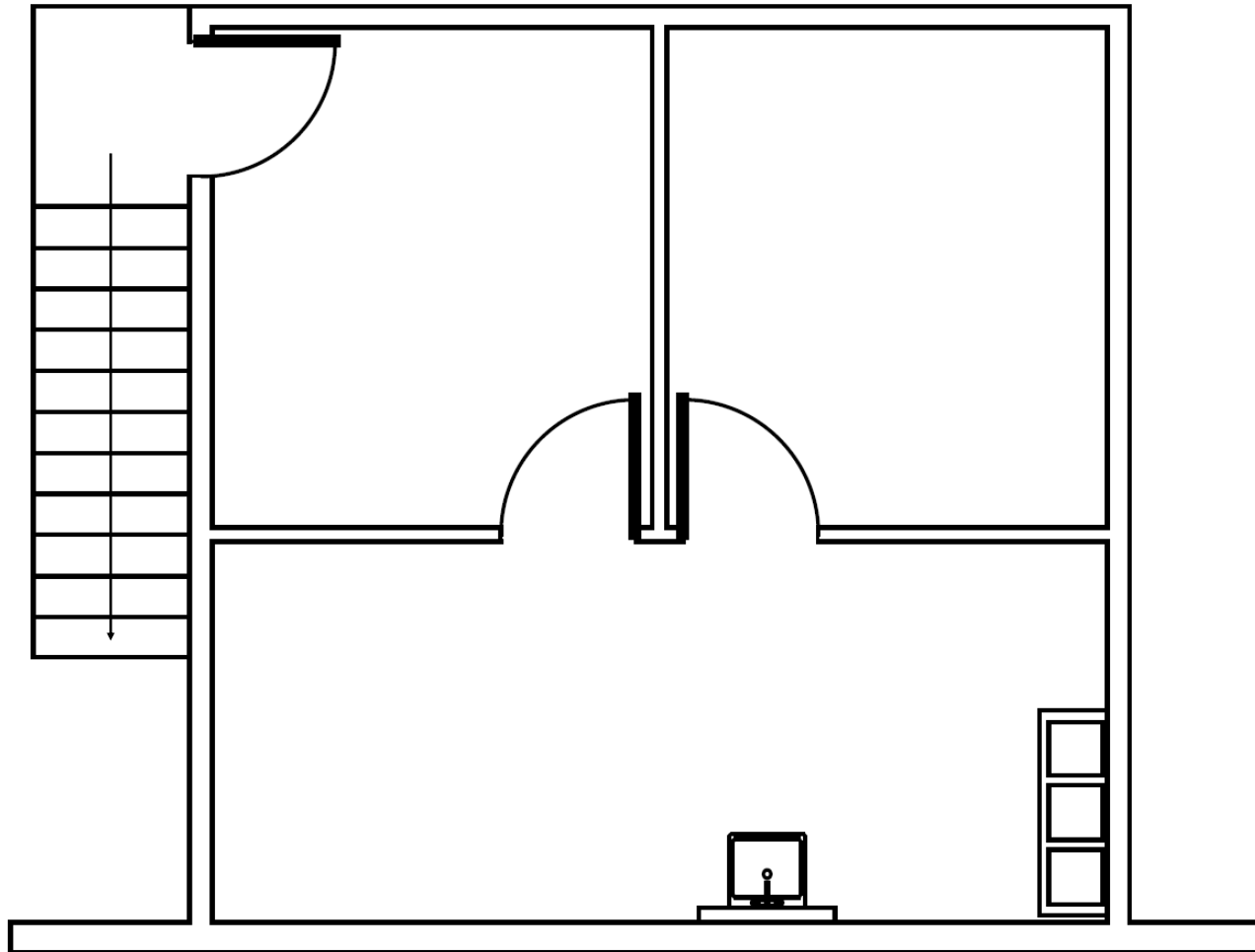


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FOR SUBLEASE

SECOND FLOOR



MIKE DE LEW, SIO[®]

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