

# SUBLEASE **±39,468 SF AVAILABLE**



## STEPHANIE COMMERCE CENTER

1300 WIGWAM PARKWAY, HENDERSON, NV 89074



# PROPERTY HIGHLIGHTS

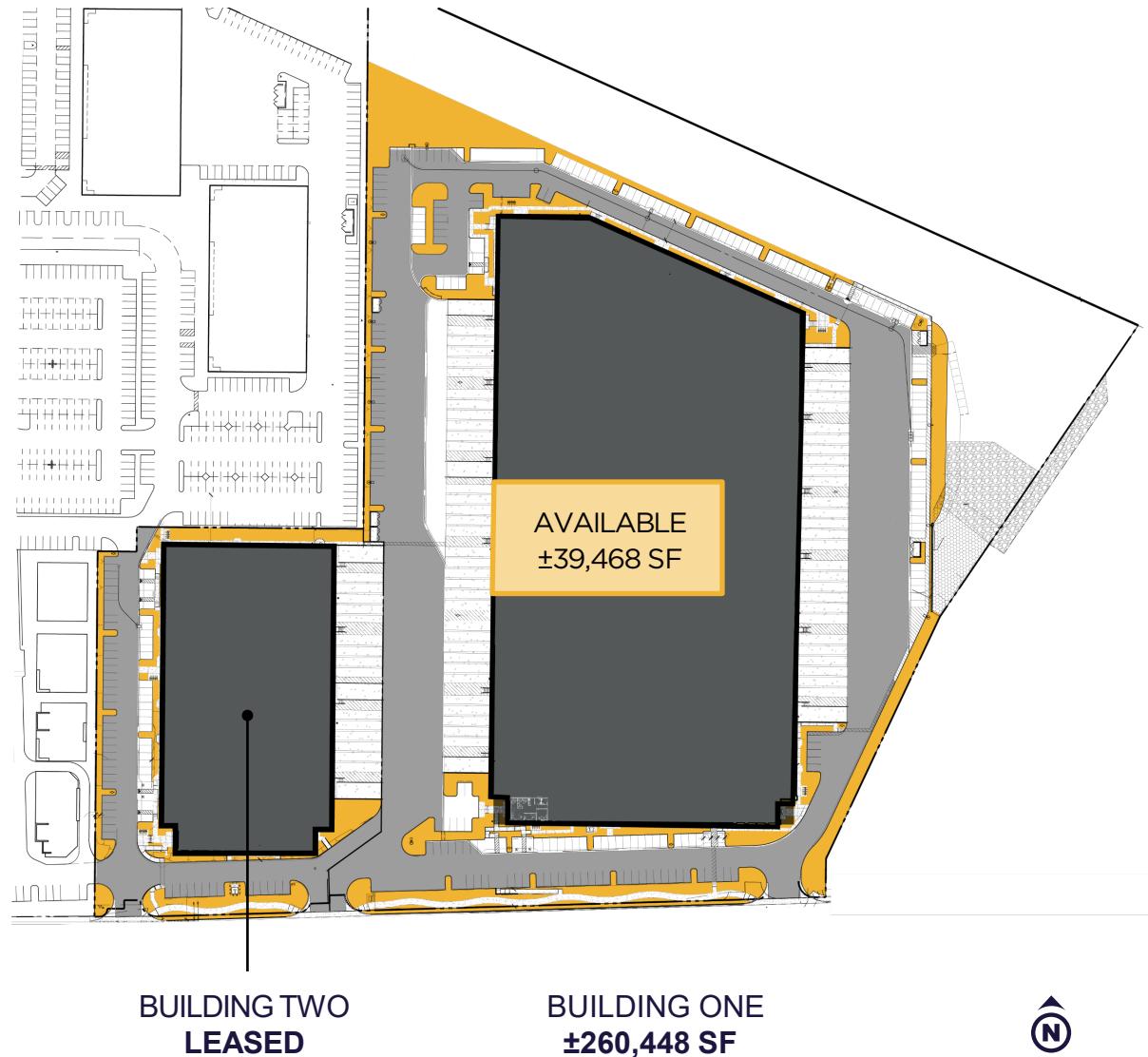
Stephanie Commerce Center is a Class A distribution building in Henderson, Nevada. The building is located minutes off the I-215 via Stephanie St.

## LOCATION HIGHLIGHTS

- + 0.8 Miles to I-215 via Stephanie St.
- + Henderson Jurisdiction
- + Zoned: IP-MP Industrial Park Master Plan

## PROPERTY FEATURES

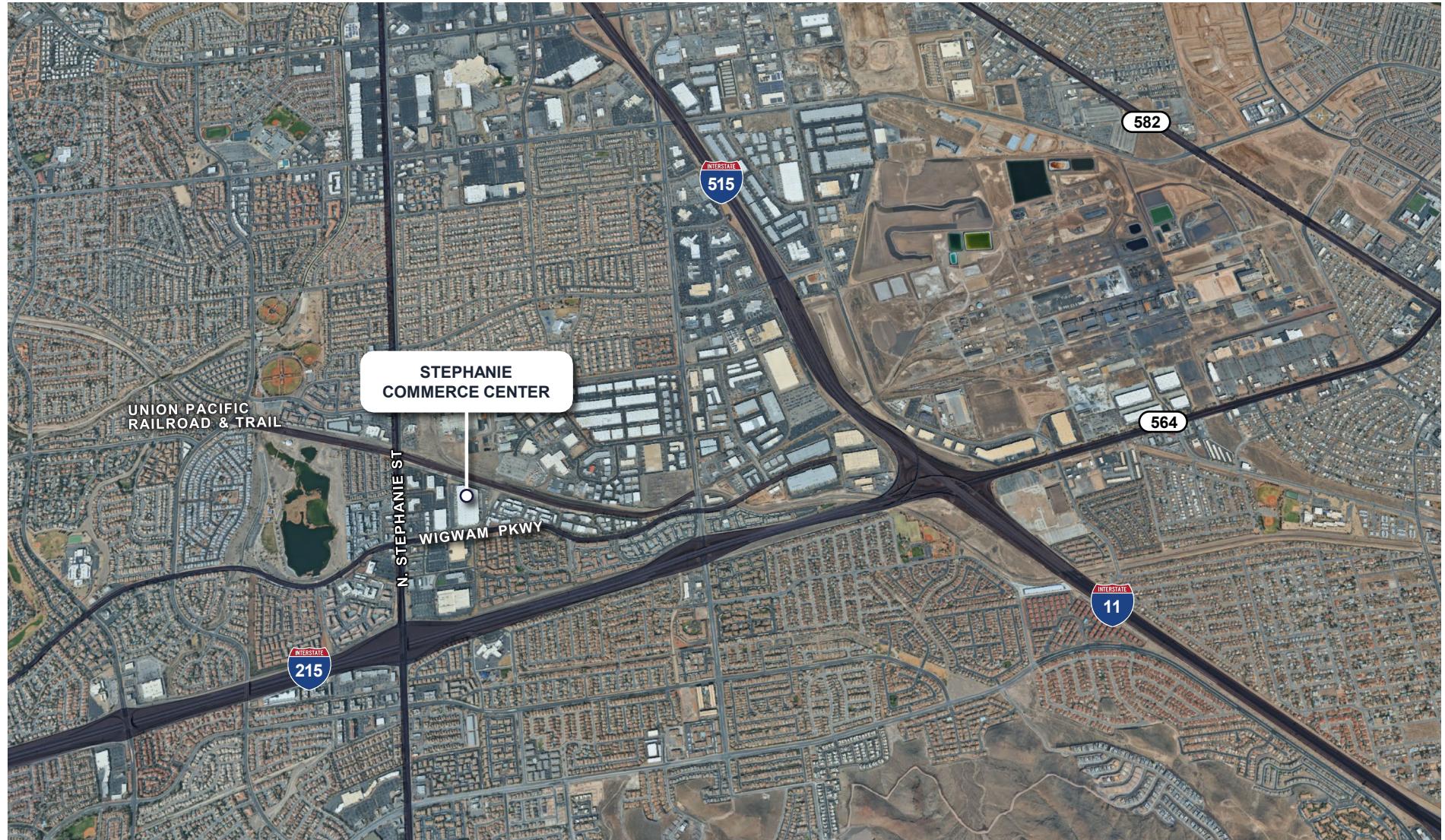
- + Building Size:  $\pm 260,448$  SF
- + Available:  $\pm 39,468$  SF
- + 32' Clear Height
- + XX Dock High Doors
- + XX Drive In Doors
- + 480/277 V, 3-Ph power
- + ESFR fire suppression system
- + LED lighting
- + Column spacing: 50'x52', with 52'x60' speed bay at docks
- + 60' concrete dock apron
- + Sublease Expires: September 30, 2027



For Illustration Purposes Only. Not To Scale.

LEASED AVAILABLE

# PROPERTY LOCATION





# CONTACT INFORMATION



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