

FOR LEASE

COPPER ACRES INDUSTRIAL PARK



REALCOMM
ADVISORS



PALISADES
PROPERTY
TRUST

±9,000 SF OFFICE / WAREHOUSE SUITE W / OVERSIZED GRADE LOADING

5050 & 5220 STEPTOE STREET

LAS VEGAS, NV 89122

JENNIFER LEVINE, CCIM

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ELIZABETH MOORE

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

LISTING LEAD

5050 & 5220 STEPTOE STREET | LAS VEGAS, NV 89122

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Information is subject to change at any time. The information provided 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 & completeness. 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.

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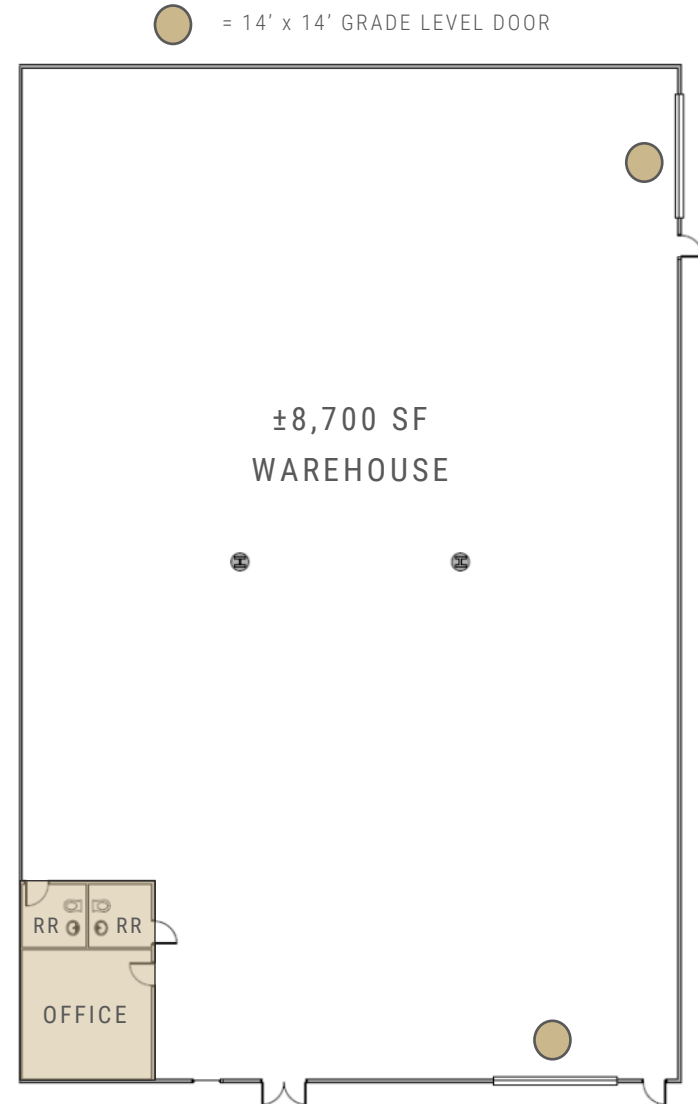


5050 STEPTOE STREET SUITE B-2

- ±9,000 SF Total
 - ◇ ±8,700 SF Evaporative Cooled Warehouse
 - ◇ ±300 SF HVAC Office
- 200 Amps, 120/240 Volt, 3-Phase Power Panel
- ±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 (Industrial Park - Clark County)



- **TOTAL MONTHLY:** **\$11,700**
 - ◇ **MONTHLY BASE RENT:** **\$1.05/SF**
 - ◇ **MONTHLY NNN FEE:** **\$0.25/SF**



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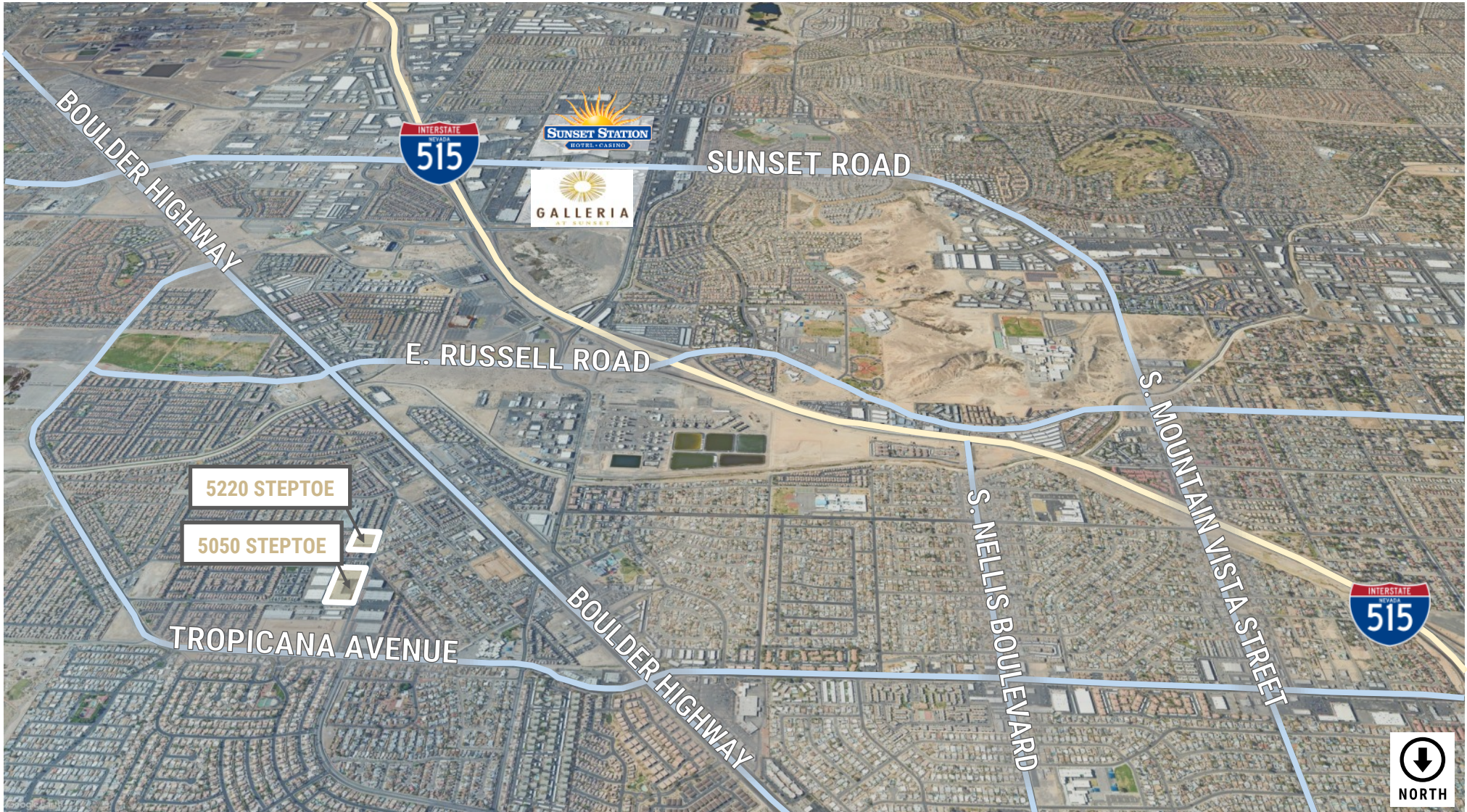
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