

❖ NOW SUBLEASING

±12,155 SF



PROJECT COMPLETE

Stephanie

INDUSTRIAL PARK

5462 STEPHANIE STREET, LAS VEGAS, NV 89122

Stephanie

- INDUSTRIAL PARK

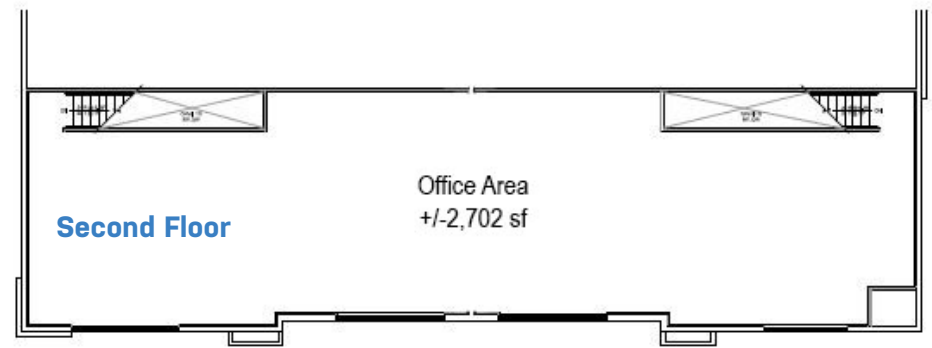
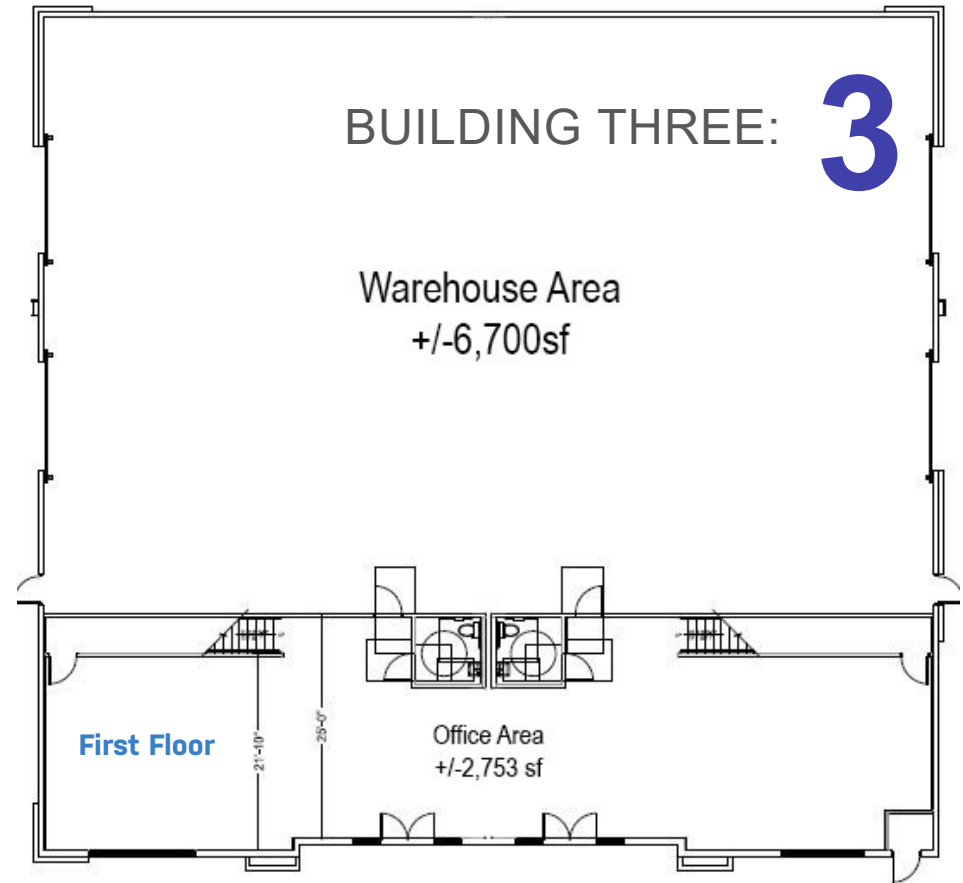
HIGHLIGHTS

- ±22' to ±24' Clear Height
- Two Restrooms
- LED lighting – *to be confirmed*
- 4 grade level loading doors (12' x 14')
- Zoned M1 (*light manufacturing*)
- Small yard included
- Suite is fully built out (office/warehouse)
- Power: ±400 amps, single-phase (*power upgrade available but 6 month timeline to complete upgrade per NV Energy*)



Lease Rate

\$1.35, NNN + \$0.18 CAMS



Stephanie

INDUSTRIAL PARK

5462 STEPHANIE STREET
LAS VEGAS, NEVADA 89122

- Submarket: East Las Vegas - Industrial
- Access: Near US-95, Russell Road, and Stephanie Street
- Airport Proximity: ±15 minutes to Harry Reid Int'l Airport

Ideal Uses Project can accommodate:

- Light Manufacturing
- Assembly & fabrication
- Contractor or service industrial
- Tech hardware, electronics or R&D support space

■ = AVAILABLE

BUILDING

TOTAL SF

BUILDING 3

± 12,155 TOTAL SF



For Illustration Purposes Only, Not To Scale.

5462-5470 STEPHANIE STREET, LAS VEGAS, NEVADA 89122

ERIC A. MOLFETTA, SIOR

Industrial | Land | Investment |
Development

☎ 702 296 4848
✉ eric@northcap.com

License #: NV BS.1002310

AMANDA IRVING

Industrial | Land | Investment |
Development

☎ 303 204 0952
✉ amanda@northcap.com

License #: NV S.0177576

NORTHCAP 
COMMERCIAL



Stephanie

• INDUSTRIAL PARK