



Colliers

McCarran, NV 89434

# 425 E Sydney Dr For Sublease

For more leasing information, contact:

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\$0.58

NNN Sublease Rate

Master Lease Expiration  
February 28, 2027

±274,560

Square Feet Available

±2,506

Square Feet Office

36'

Clear Height

28

Dock  
Doors

2

Drive-In  
Doors

# Property Highlights

- \$0.58/SF/MO NNN
- Master Lease Expiration: February 28, 2027
- ±274,560 SF available
- ±2,506 SF office
- 28 dock doors
- 2 drive-in doors
- 36 clear height
- 52' x 50 column
- ESFR Sprinklers
- Built in 2019
- 127,000 SF of racking can be included

