

Newly Built Industrial Building for Sublease



- Total Building Size: 397,440 RSF
- Available Space Size: 198,720 SF
- Short Term up to August 31, 2026
- Sublease rate: \$0.90 PSF NNN
- NNN Rate: \$0.16 PSF



Conveniently located to the I-15 via Cheyenne Ave. or to US-95 via Rancho Dr.



Close proximity to an abundance of amenities.



Newly built state-of-the-art logistics facility

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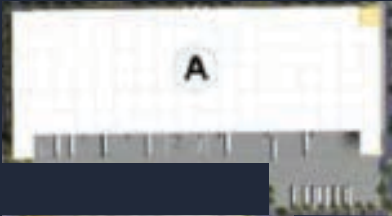
James Griffis, SIOR

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Site Plan

Evans Ave.



Carey Ave.

Simmons St.

Clayton St.

Unit Details

Available Space Size: 198,720 SF

Clear Height: 36'

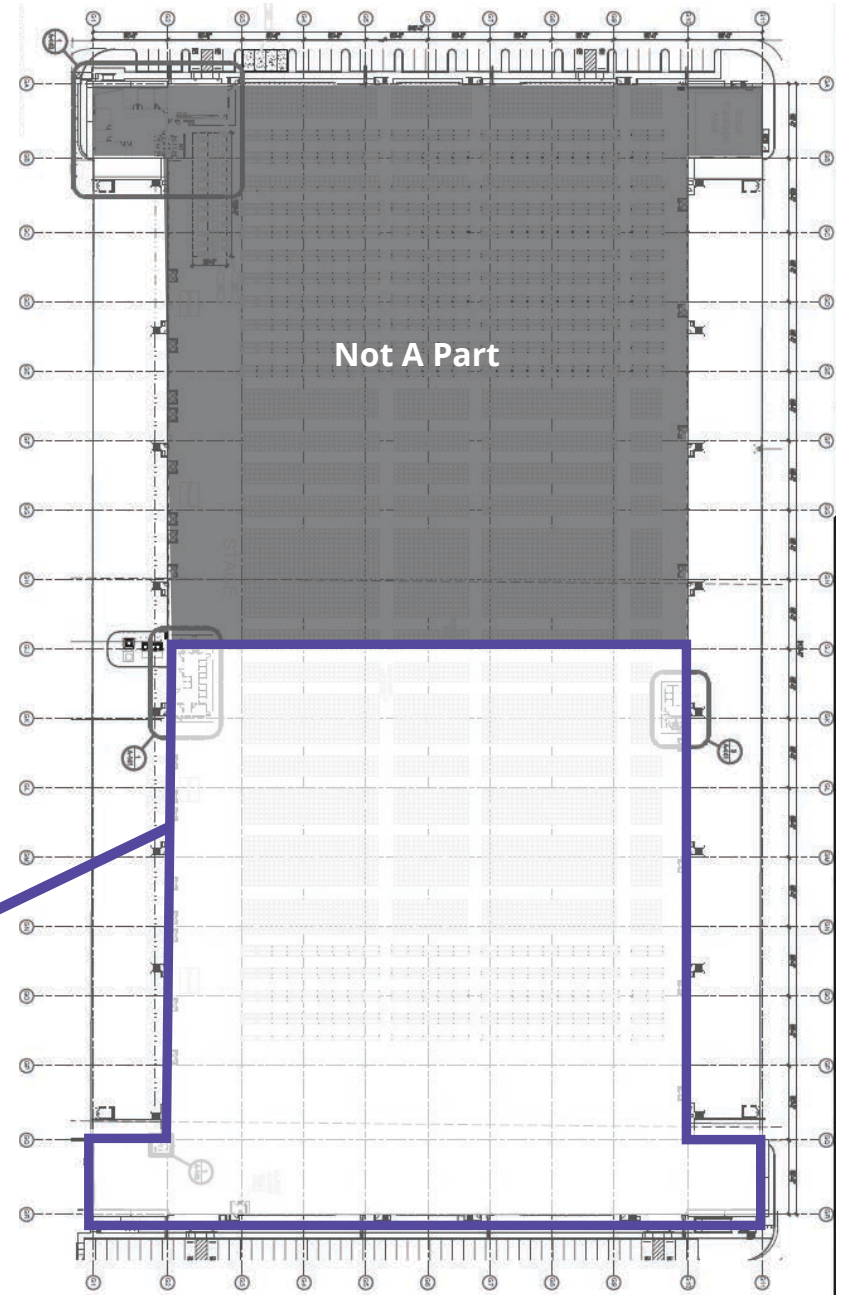
Power: 4,000A, 480/277 V, 3-Phase

Loading: Cross Dock

Doors: 45 Dock High

2 Drive In

Small Office, Private Restroom



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