

SUBLEASE

±35,880 – 75,348 SF AVAILABLE



STEPHANIE COMMERCE CENTER

1300 WIGWAM PARKWAY, HENDERSON, NV 89074



PROPERTY HIGHLIGHTS

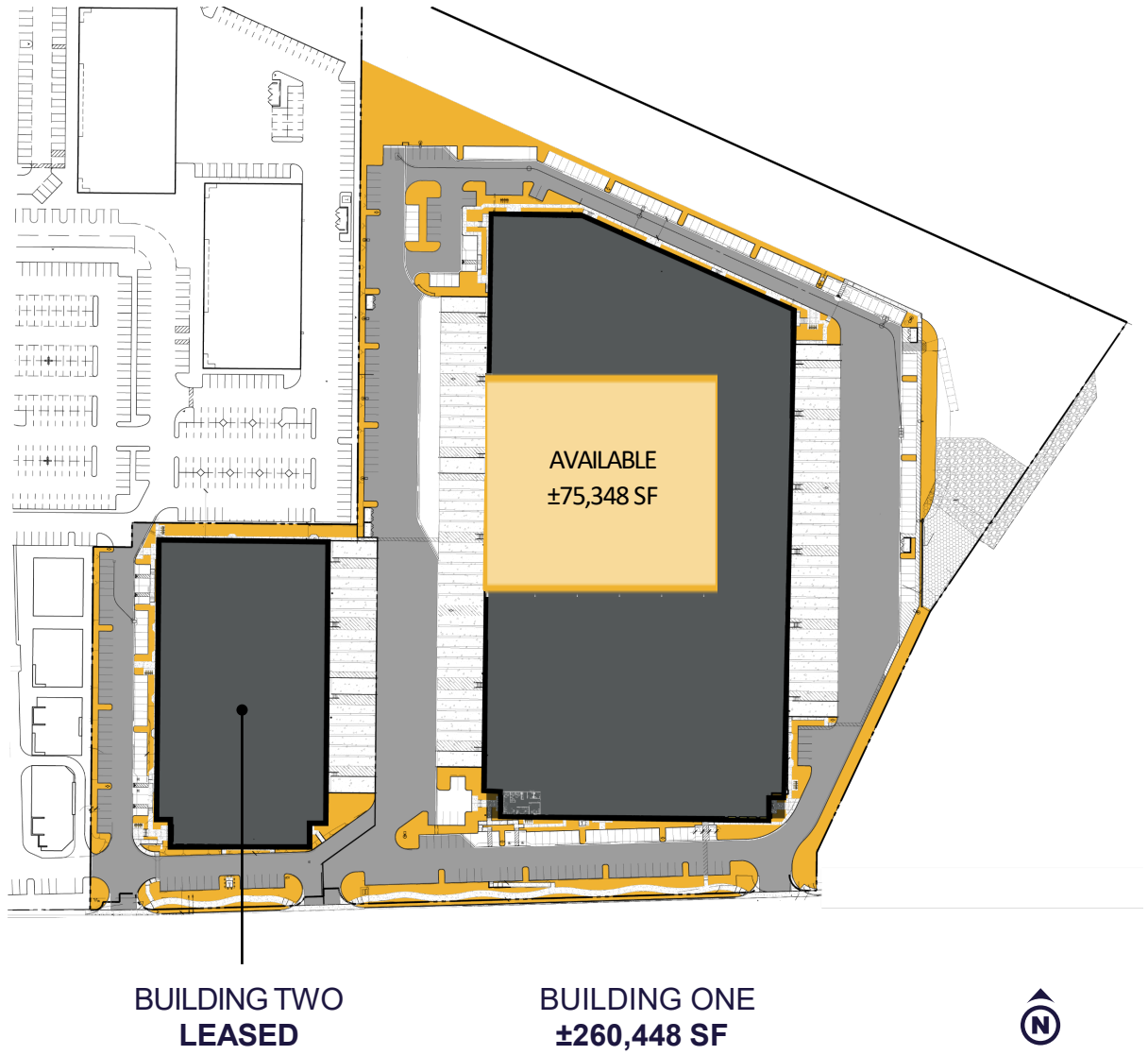
Stephanie Commerce Center is a Class A distribution building in Henderson, Nevada. The building is located minutes off the I-215 via Stephanie St.

LOCATION HIGHLIGHTS

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

PROPERTY FEATURES

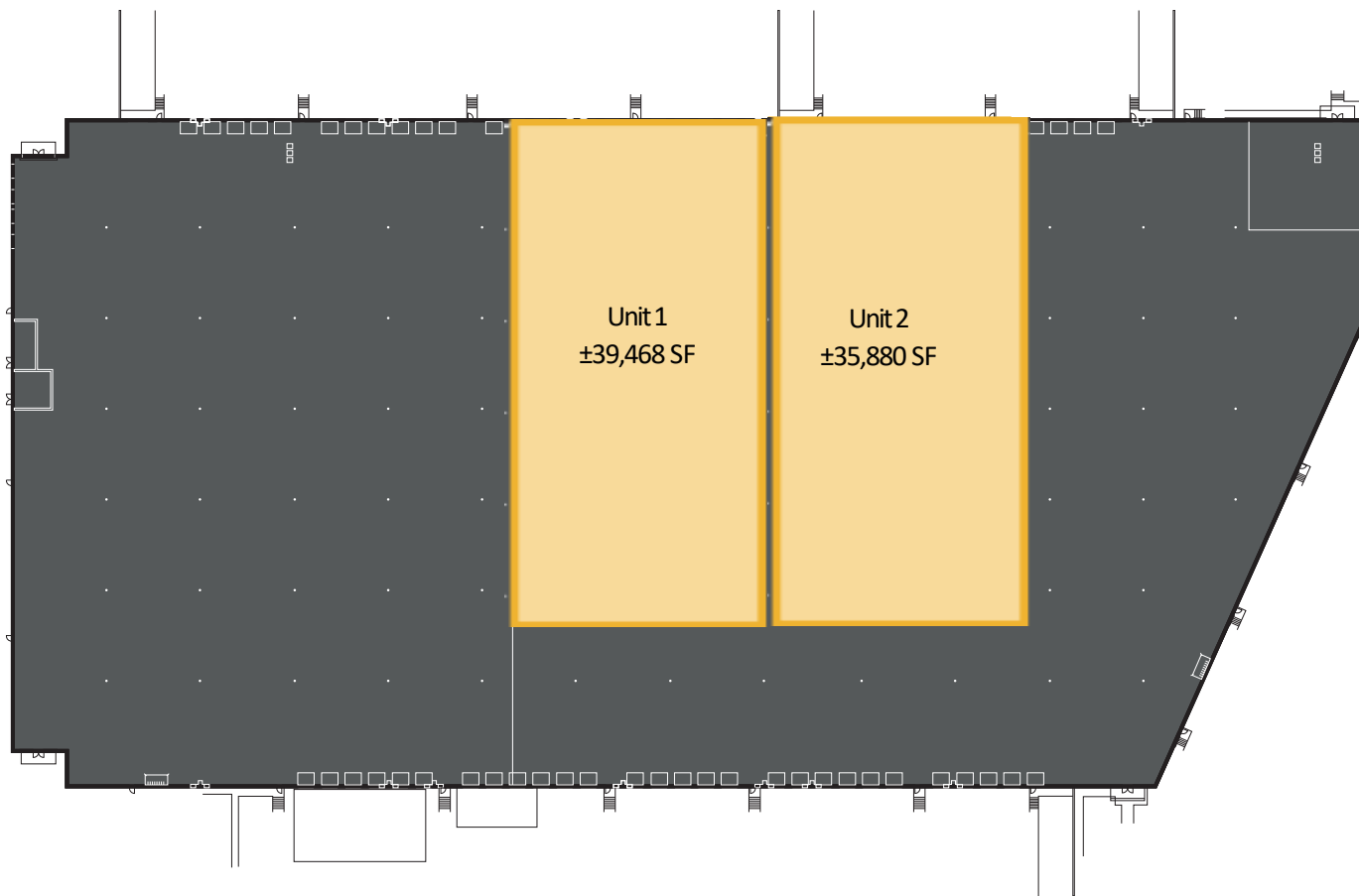
- + Building Size: $\pm 260,448$ SF
- + Available: $\pm 35,880 - 75,348$ SF
- + 32' Clear Height
- + Up to 16 Dock High Doors
- + 1 Drive Up Ramp
- + 480/277 V, 3-Ph power
- + ESFR fire suppression system
- + LED lighting
- + Column spacing: 50' x 52', with 52' x 60' speed bay at docks
- + 60' concrete dock apron
- + **Sublease Expires: September 30, 2027**



For Illustration Purposes Only. Not To Scale.

■ LEASED ■ AVAILABLE

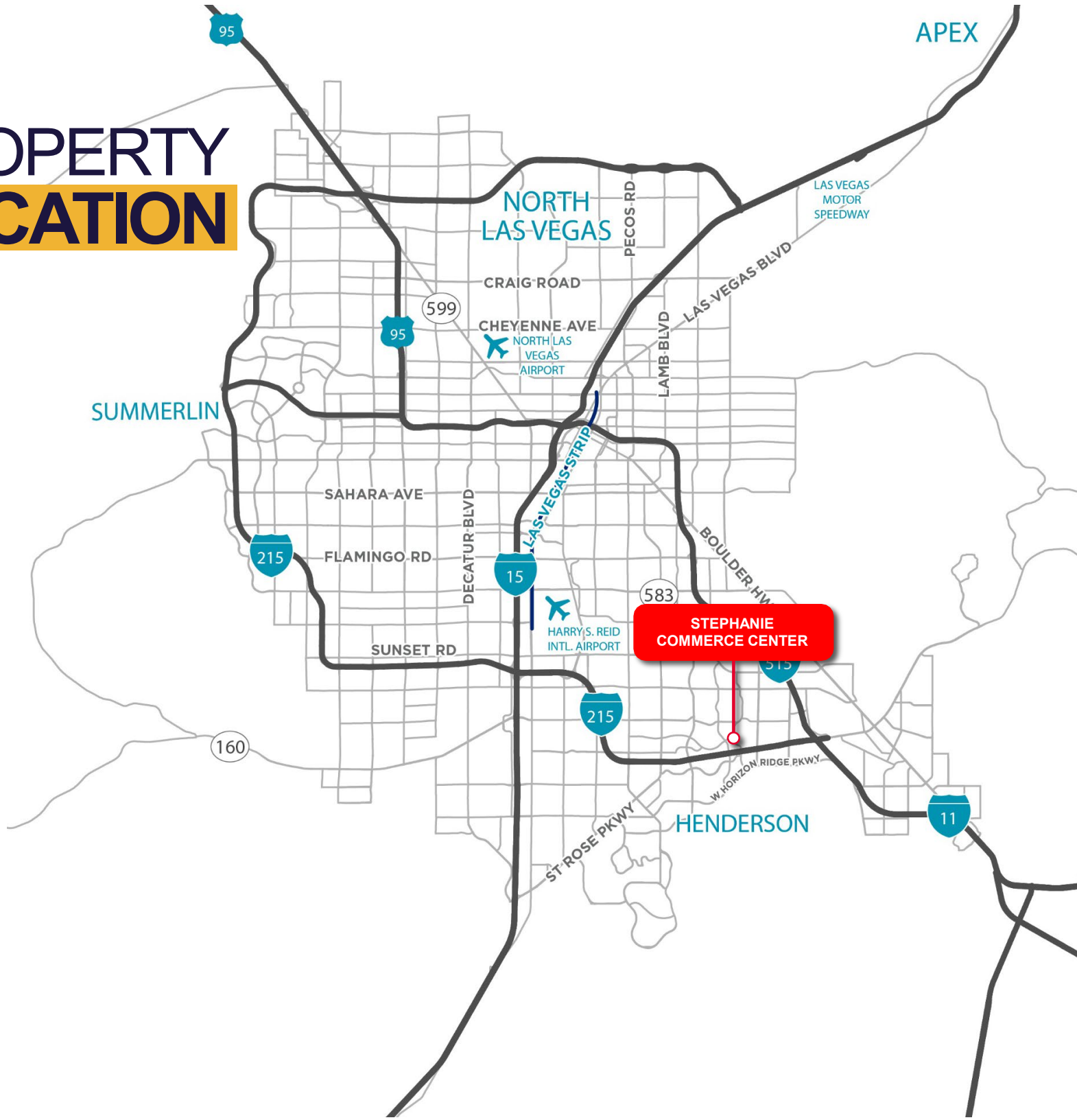
SITE PLAN



LEASED

AVAILABLE

PROPERTY LOCATION





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