

**FOR LEASE
3,000 SF**

Industrial/Retail Unit



1000 Stephanie Pl, Henderson, NV 89014



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NV STEPHANIE, LLC



OFFERED AT \$4,350/mth NNN + CAM

- 3,000 SF Industrial space
- Small office build-out and private bathroom
- One 12' x 12' drive-in overhead door
- Warehouse space has 22' high ceilings
- HVAC in office and swamp cooler in warehouse
- Good on-street and off-street parking
- Located near new Cadence master planned community and other new developments
- Great visibility along I-11 (US-95) and Stephanie St.

CAM/SF

\$0.33

DOORS/unit

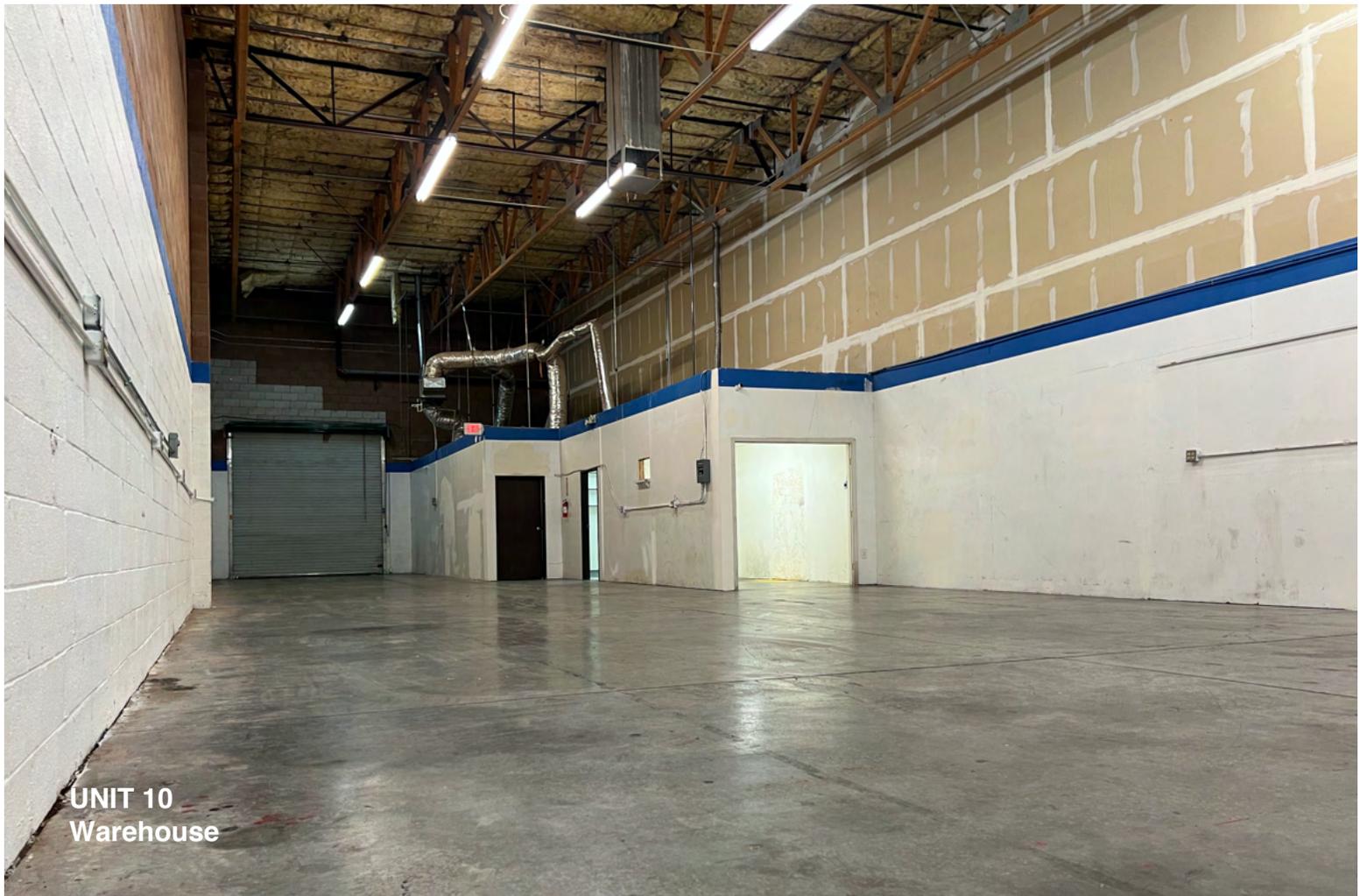
1 Drive-In

RENT/SF

\$1.45

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

STEPHANIE, LLC



UNIT 10
Warehouse

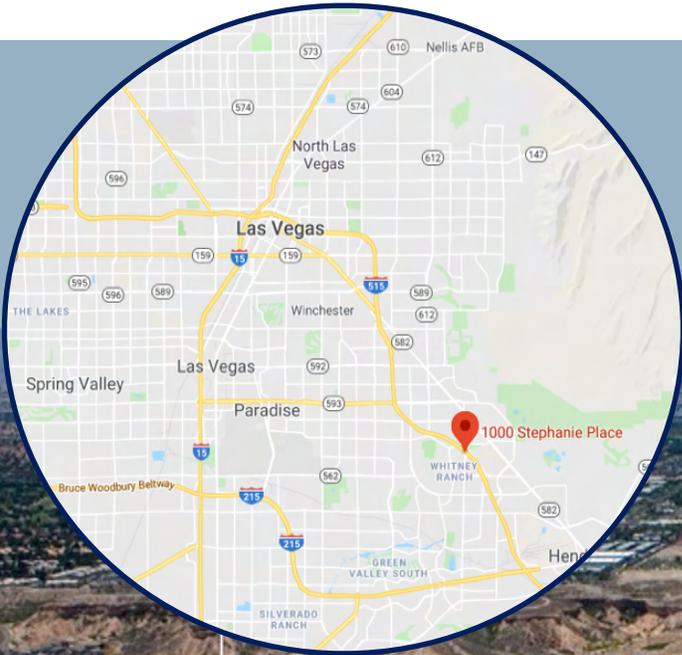


UNIT 10
Office



UNIT 10
Office/Reception

LOCATION



McCarran International Airport

Whitney Ranch Business Park

Whitney Ranch Dental
GamerZone A-1 Nails

Las Vegas Strip

Whitney Ranch

ExtraSpace Storage

1000 Stephanie Pl
Henderson, NV 89014

Whitney Ranch Business Center East

		European Racing Headers
Allan's Triple A Muffler		JD & AM Complete Auto Repair
Finni's Pool Supply		Precision Window Tint
Sansone's Automotive		Sign Guy

U-HAUL
Your Storage Place