

**FOR LEASE**  
**3,000 SF**

**1 Industrial/Retail Units**



**1000 Stephanie Pl, Henderson, NV 89014**



**Arlan Adamsen**  
**702-780-1111**  
**Arlan@KCommercial.com**

**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-515 (US-95) and Stephanie St.

**CAM/SF**

**\$0.33**

**DOORS/unit**

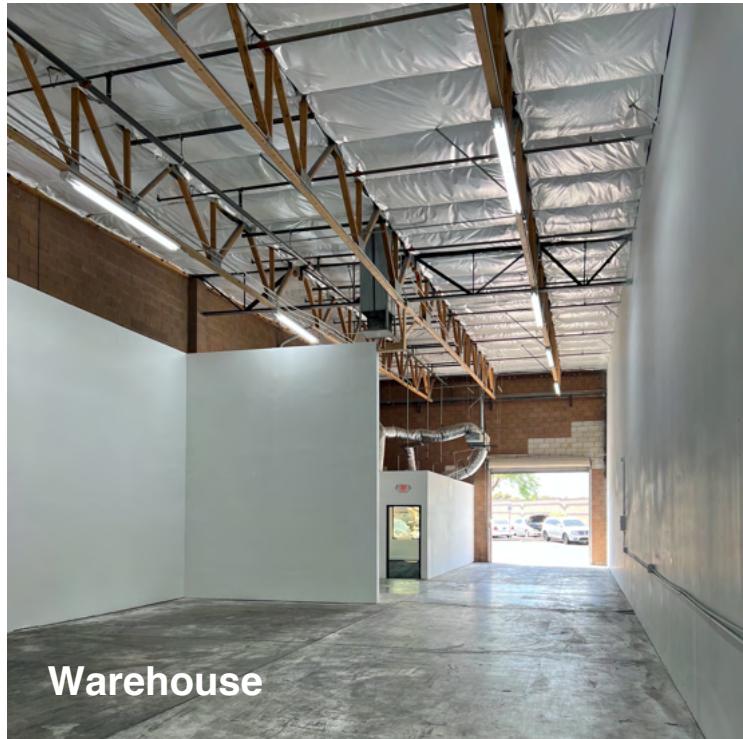
**1 Drive-In**

**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 The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice.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.

**M/STEPHANIE, LLC**



Warehouse



Office/Reception



# LOCATION



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