



3326 Ponderosa Way

3326 Ponderosa Way, Las Vegas, Nevada 89118



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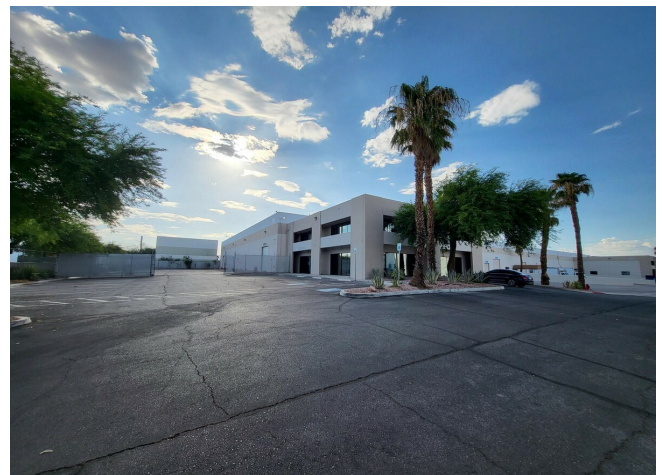


3326 Ponderosa Way

\$1.00 /SF/MO

3326 Ponderosa Way (Chadwell Supply): Consist of +/- 39,575 sq. ft. of warehouse space including (6) dock-hi and (3) grade level doors, evap. cooled. Plus +/-6,785 sq. ft. of climate controlled 2-story office space for a total of +/- 46,360 sq. ft. which also includes secured private yard space. All located on the South half of the building. 3325 W. Oquendo Rd. is located on the North half of the building which is occupied by two Tenants including Baker Distributing. The entire building consist of +/- 92,720 sq. ft. located on +/- 4.4 Acres of Land zoned Light Industrial (IL). The Landlord just spent \$500k on a new roof for the building and the premises are well kept and professionally managed. Chadwell Supply is vacating the space by the end of July 2026. Clear Hight between +/- 24'. Fire sprinklers upgraded to ESFR....

- +/- 39,575 sq. ft. of Warehouse plus +/- 6,785 Office for a total of +/- 46,360 sq. ft., located of +/- 4.4 Acres of Land zoned Light Industrial (IL).
- The Warehouse included (6) Dock-Hi and (3) over sized grade level doors.
- There is Secured Private Yard and plenty of parking.
- New Roof, Skylights and Gas Line. Clear Hight +/- 24'. Fire Sprinklers upgraded to ESFR.



Base Rent:	\$1.00 /SF/MO
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	+/- 92,720 SF
Year Built:	1997
CAM Fees:	\$0.19 /SF/MO

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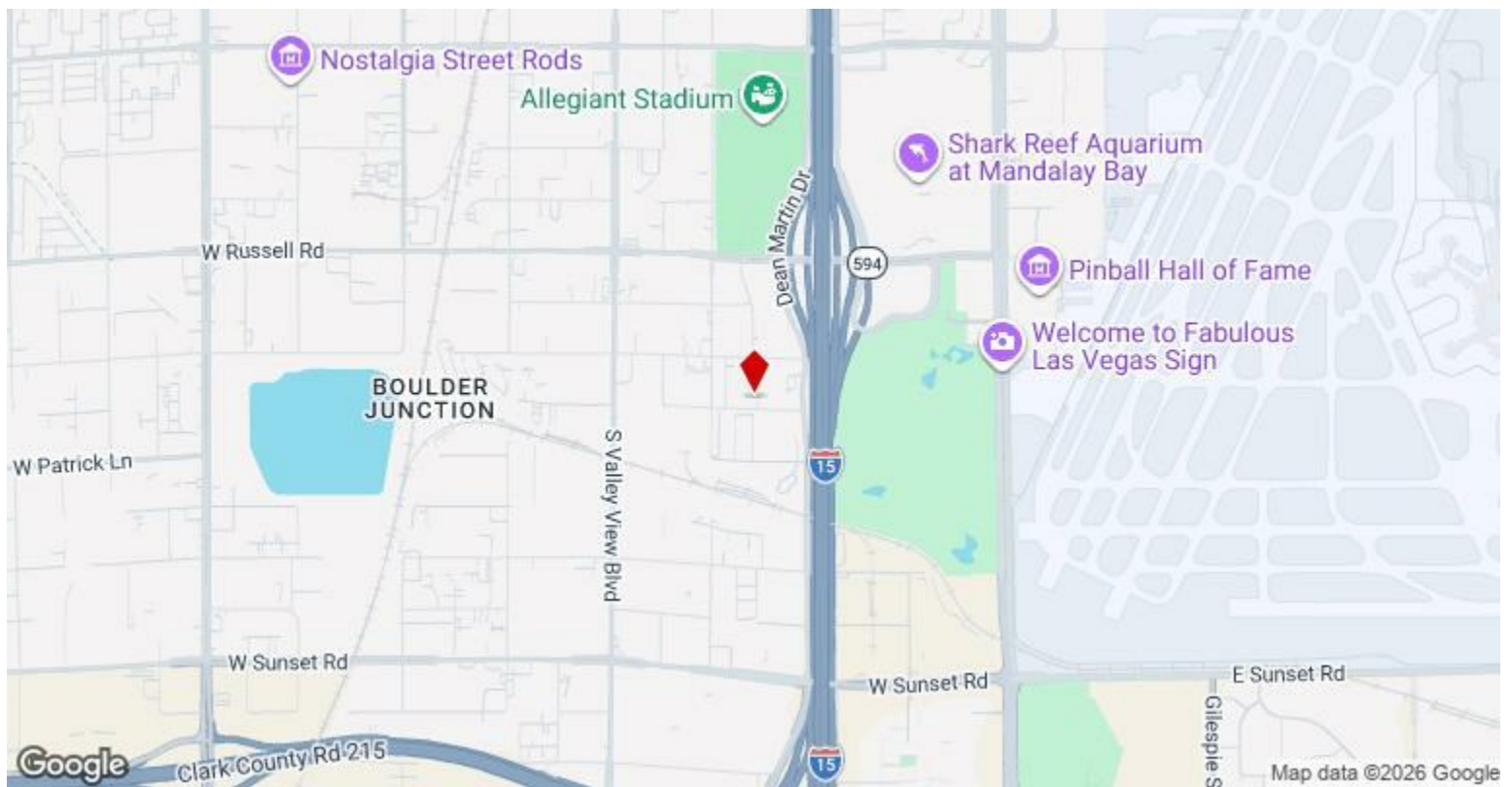
1st Floor Ste 3326-A

Space Available	+/- 46,360 SF
Base Rent	\$1.00 /SF/MO
Date Available	Now
NNN	.19 /SF/MO
Office Size	+/- 6,785 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

3326 Ponderosa Way Consist of +/- 6,785 sq. ft. of 2-story office space plus +/- 39,575 sq. ft. of warehouse space for a total of +/- 46,360 sq. ft. The warehouse includes (6) dock-highs and (3) oversized grade level doors. The total building consist of +/- 92,720 sq. ft. located of +/- 4.4 acres of land zoned (IL) Light Industrial.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Baker Distributing Co	-	July 2032
Chadwell Supply	-	Just Vacated
HT Foods	-	March 2029
	-	



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Property Photos



Property Photos



(6) Dock-highs



1 of 3 Large Grade Doors

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

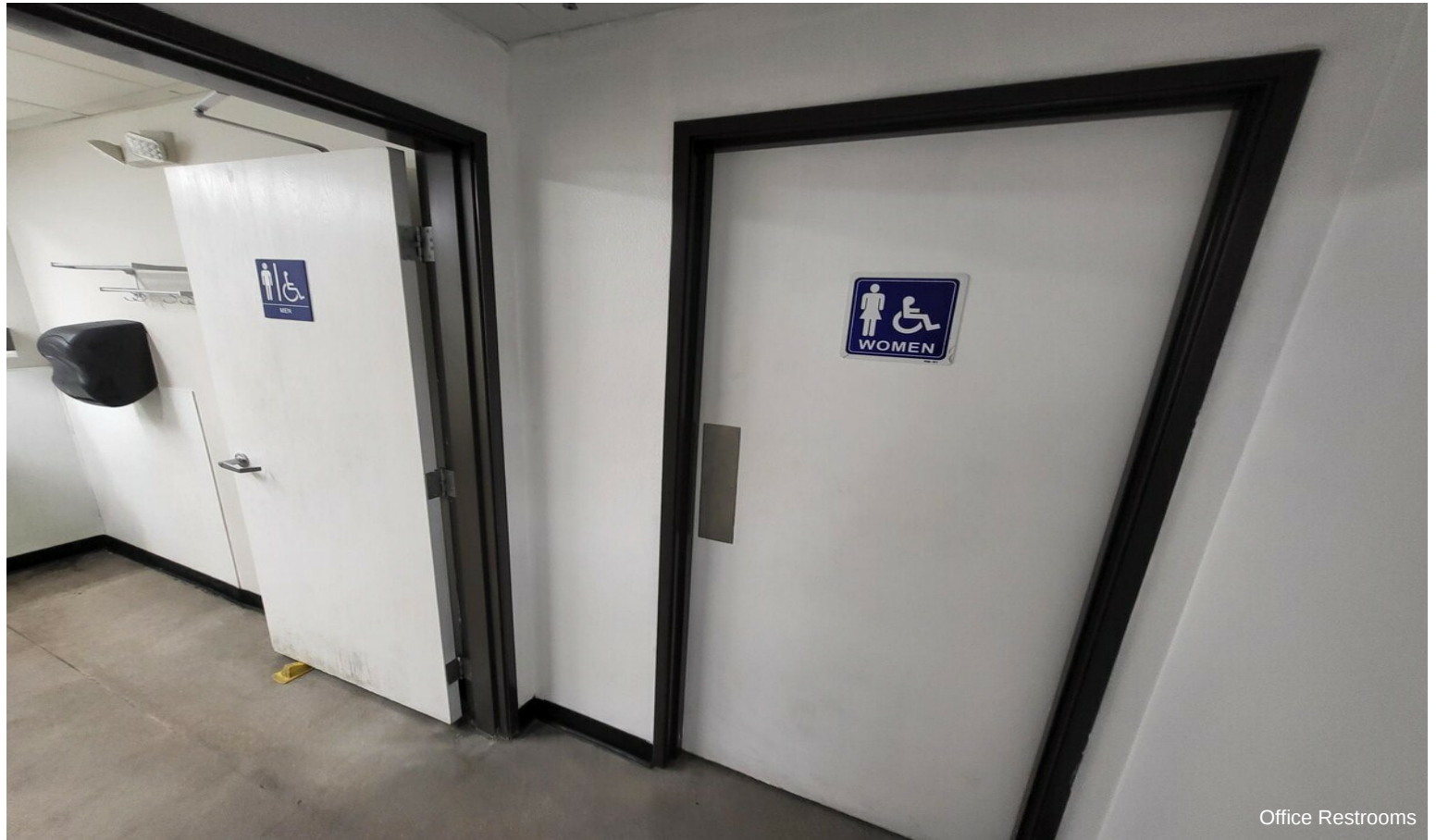


Breakroom

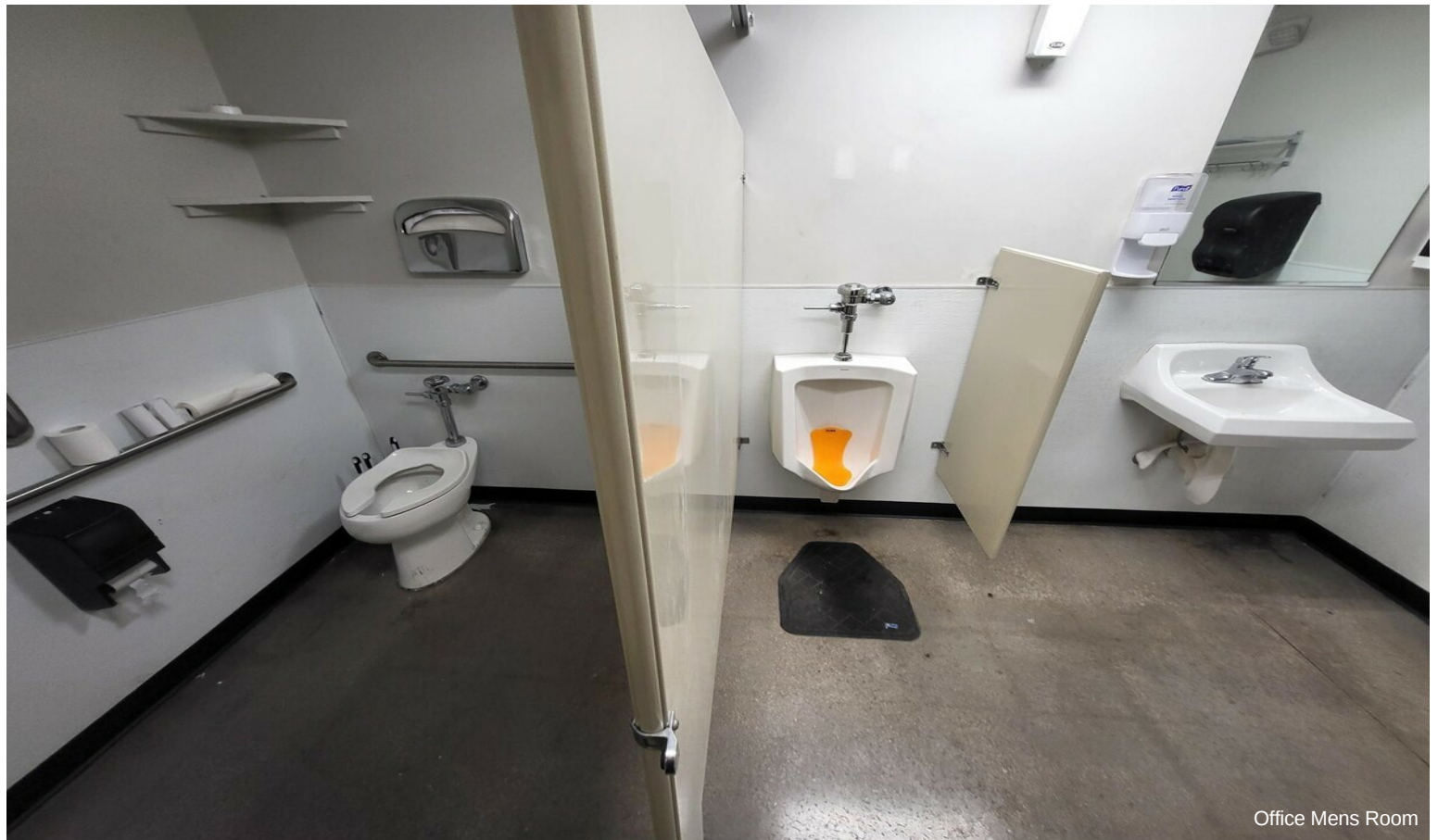


Office

Property Photos



Office Restrooms



Office Mens Room

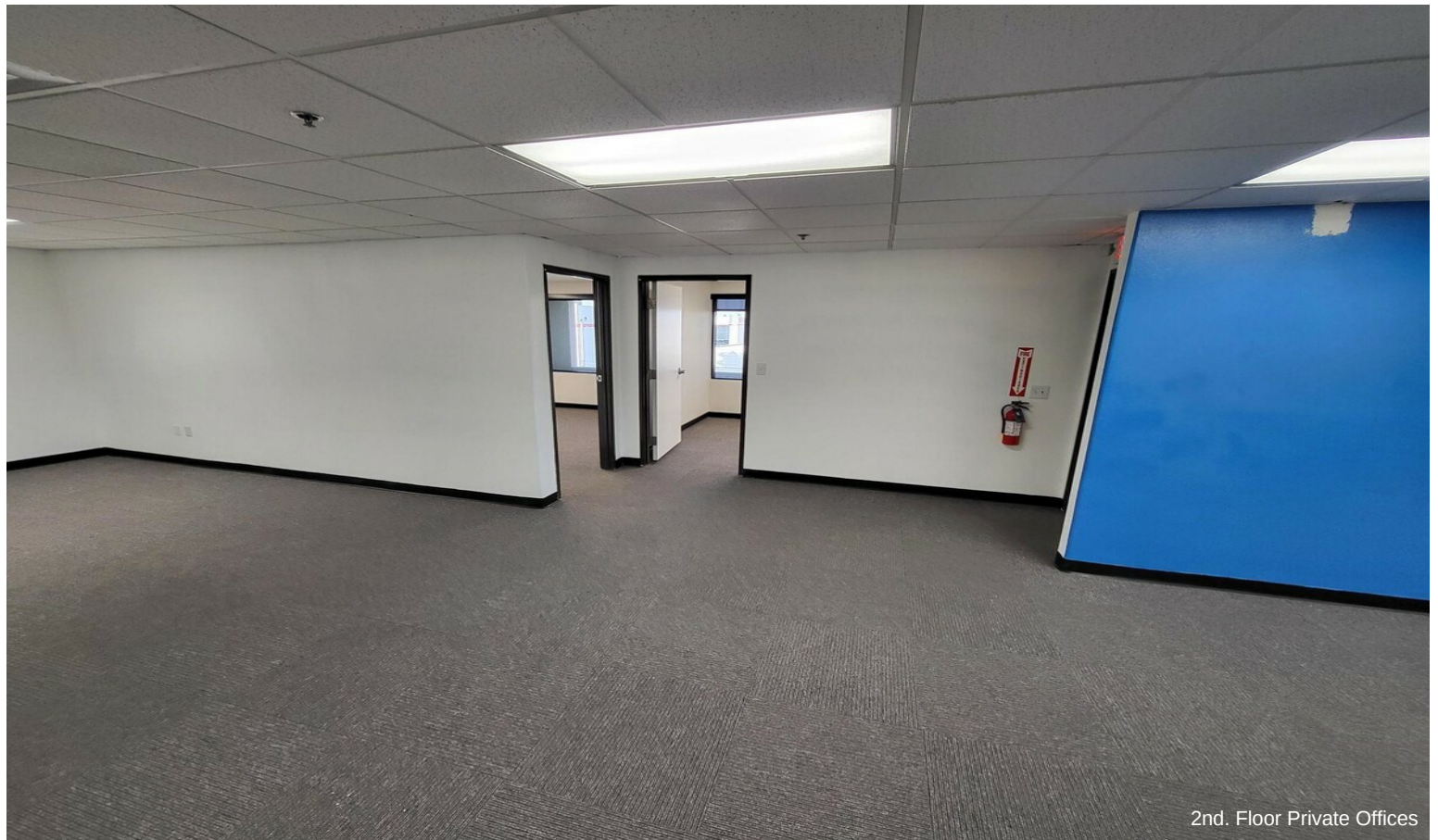
Property Photos



Property Photos



To Second Floor Office



2nd. Floor Private Offices

Property Photos



Property Photos

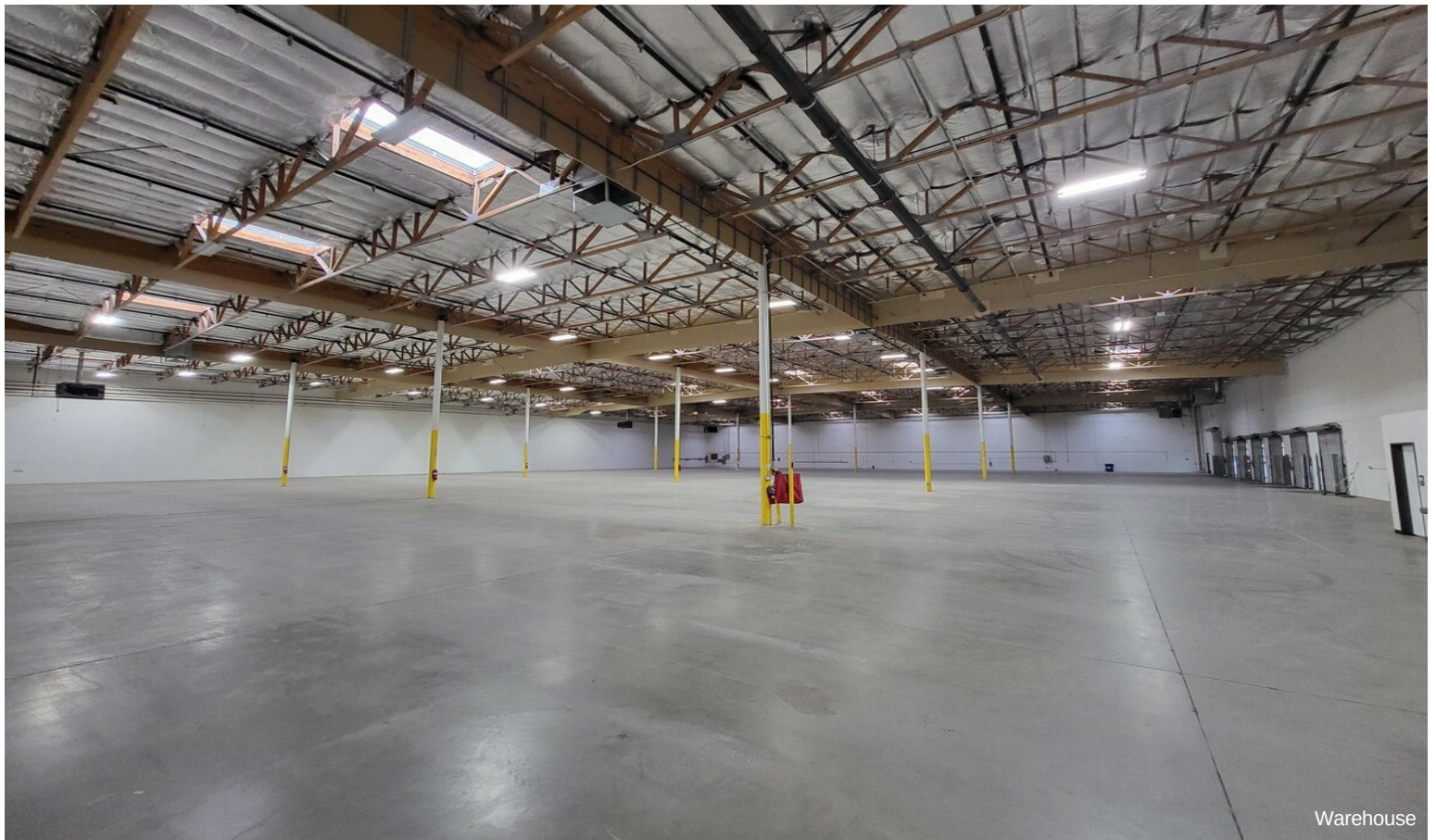
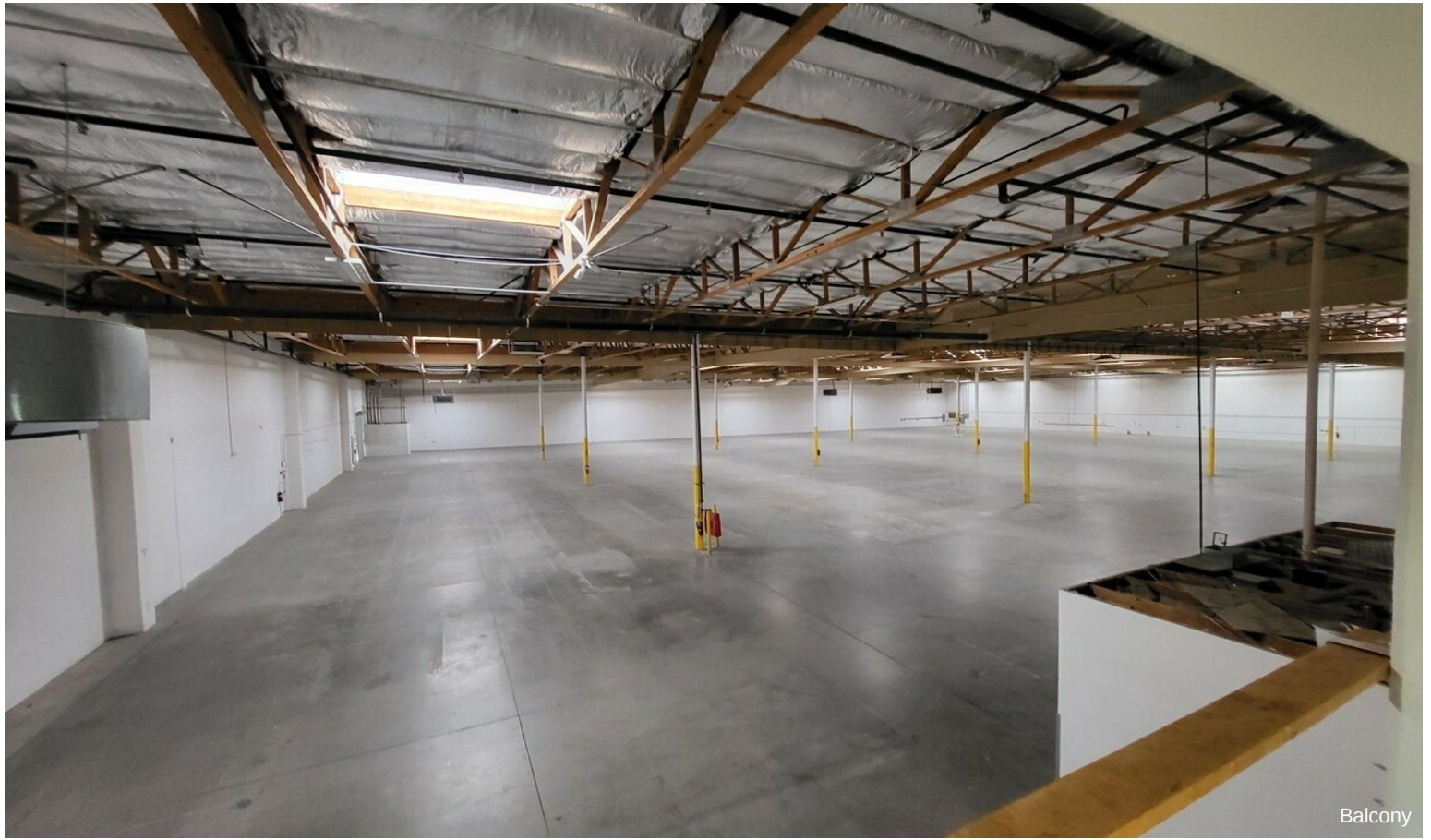


2nd. Floor Open Office



2nd. Floor Open Office

Property Photos



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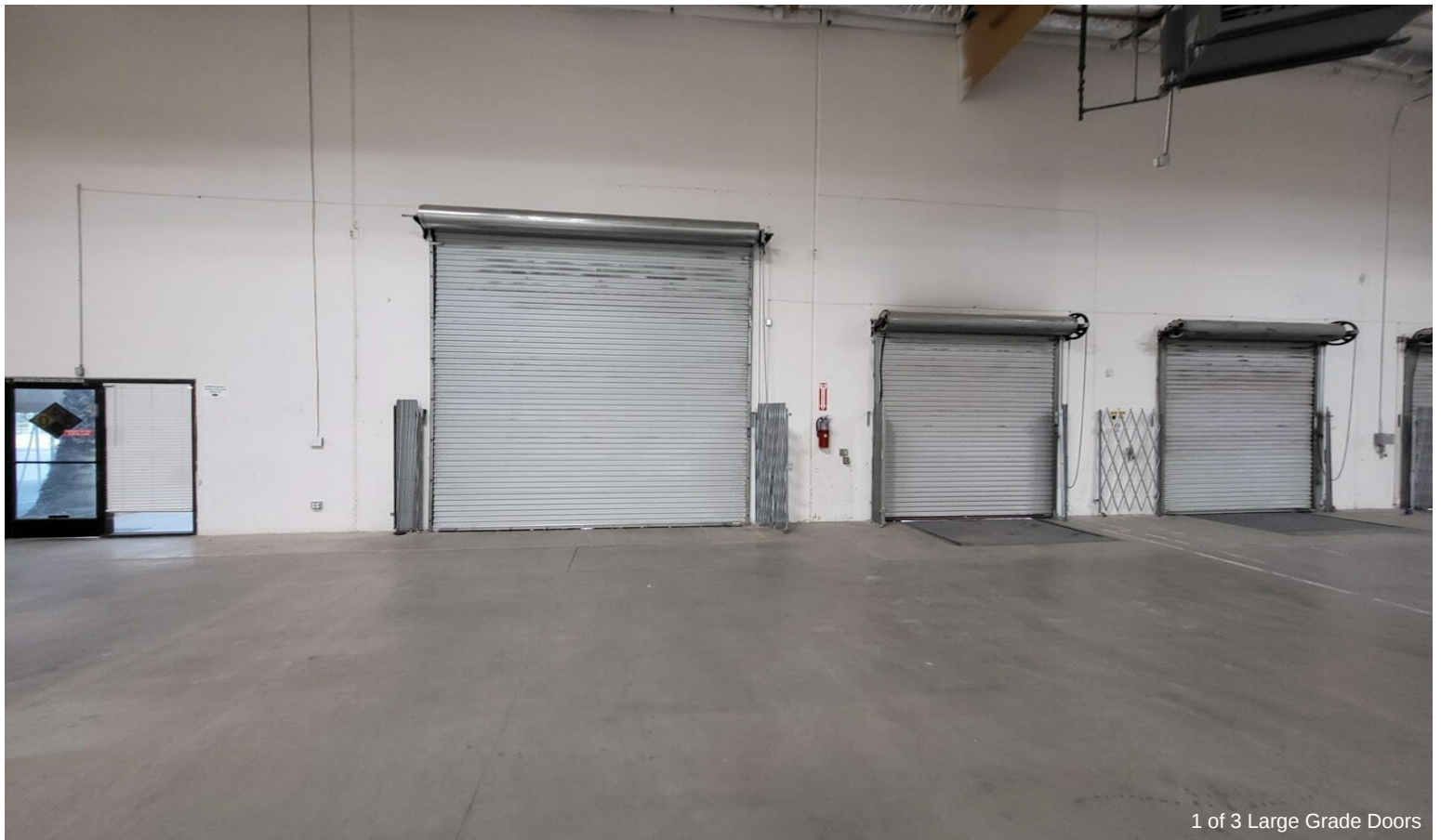


(2) Warehouse Restrooms



Warehouse Restroom

Property Photos



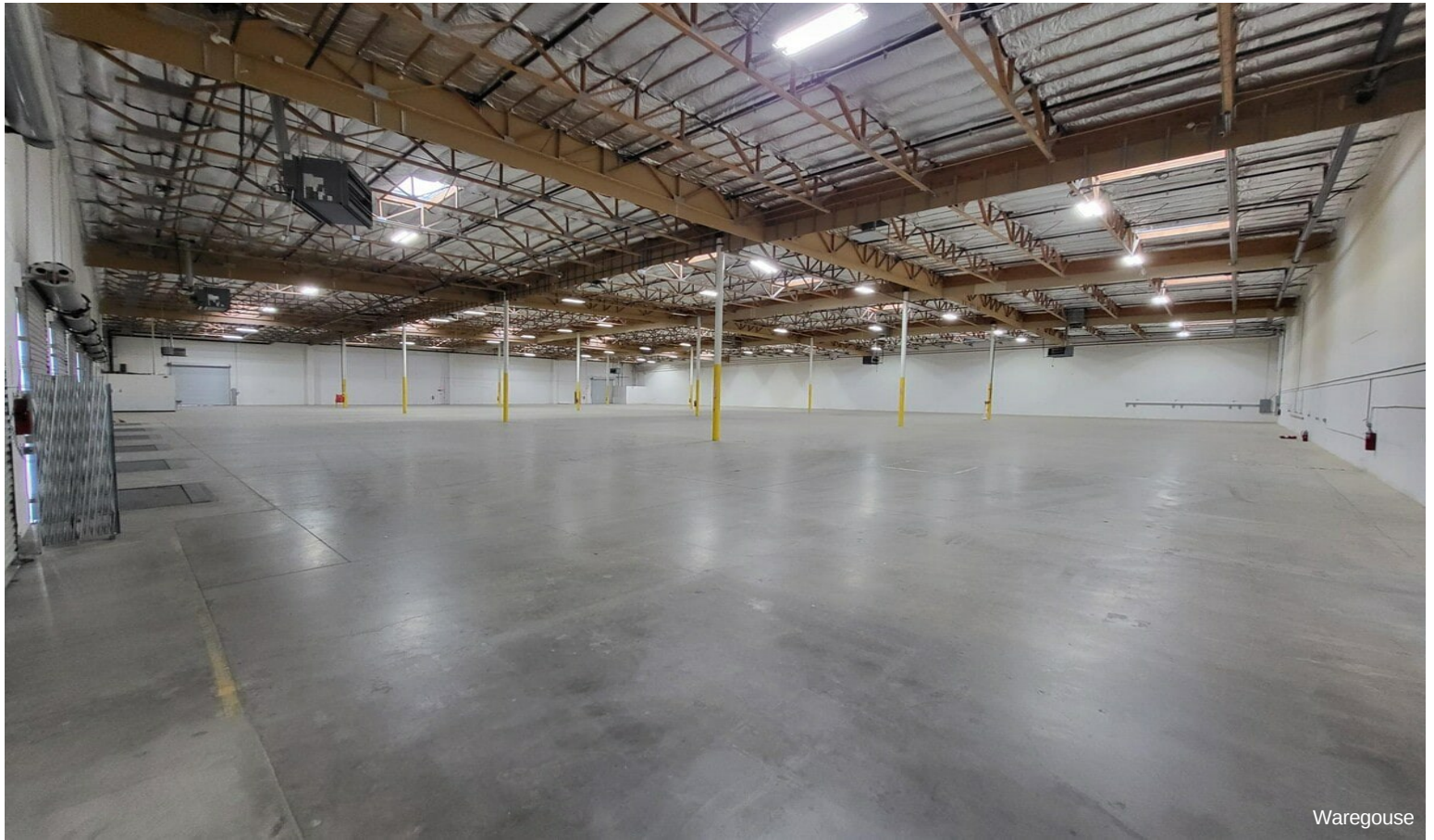
Property Photos



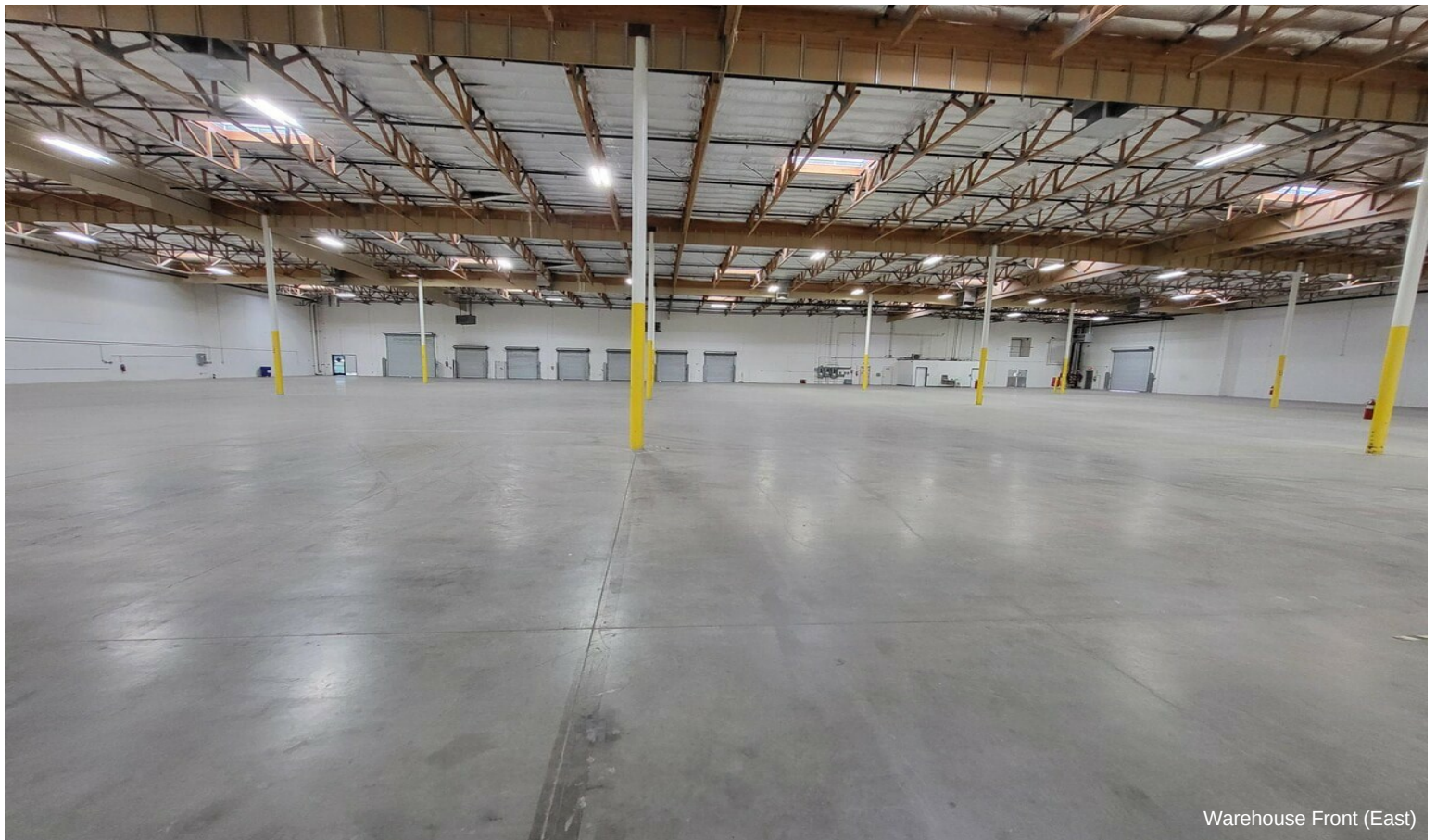
Large Grade Level Door



Property Photos

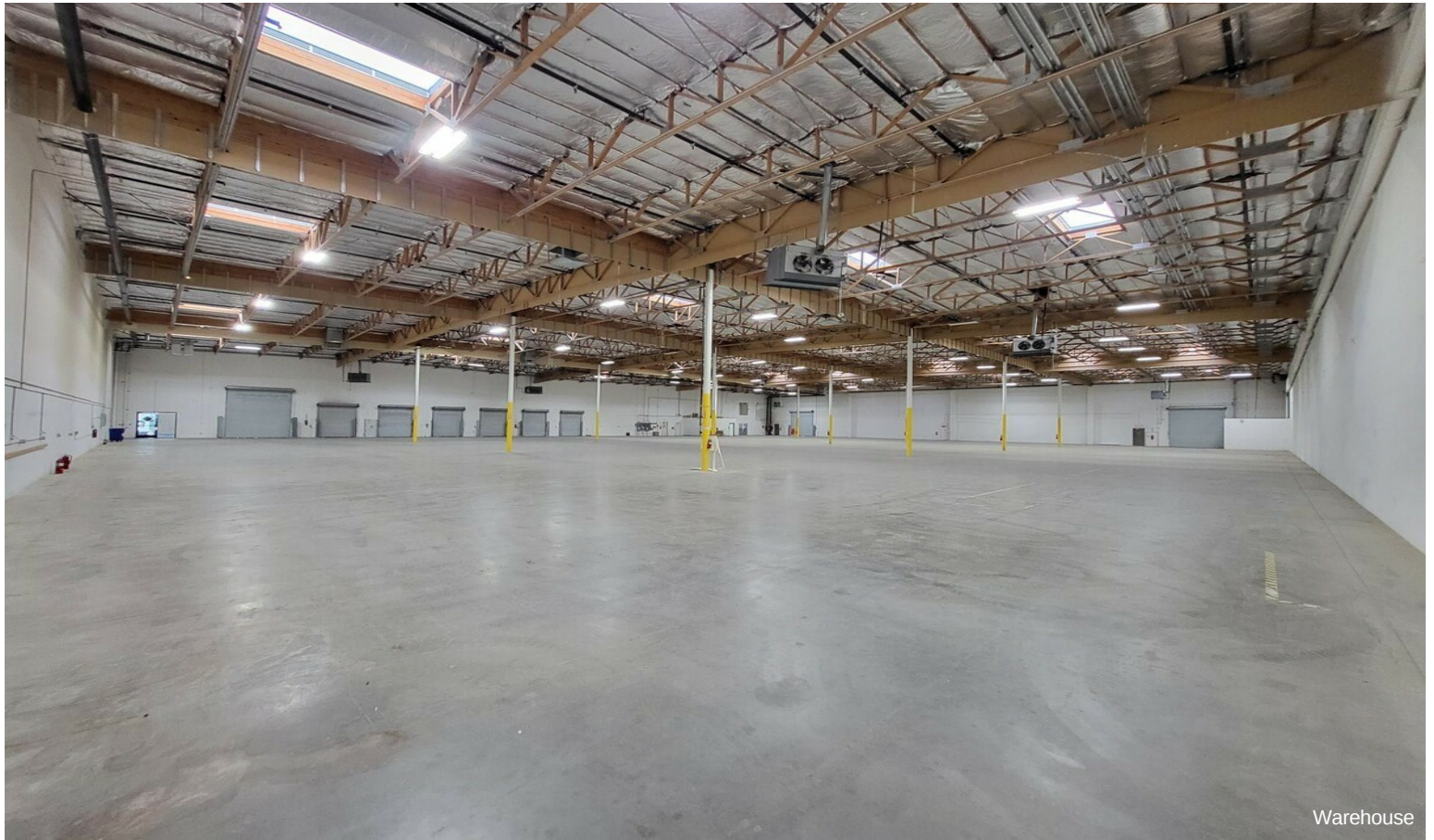


Waregouse

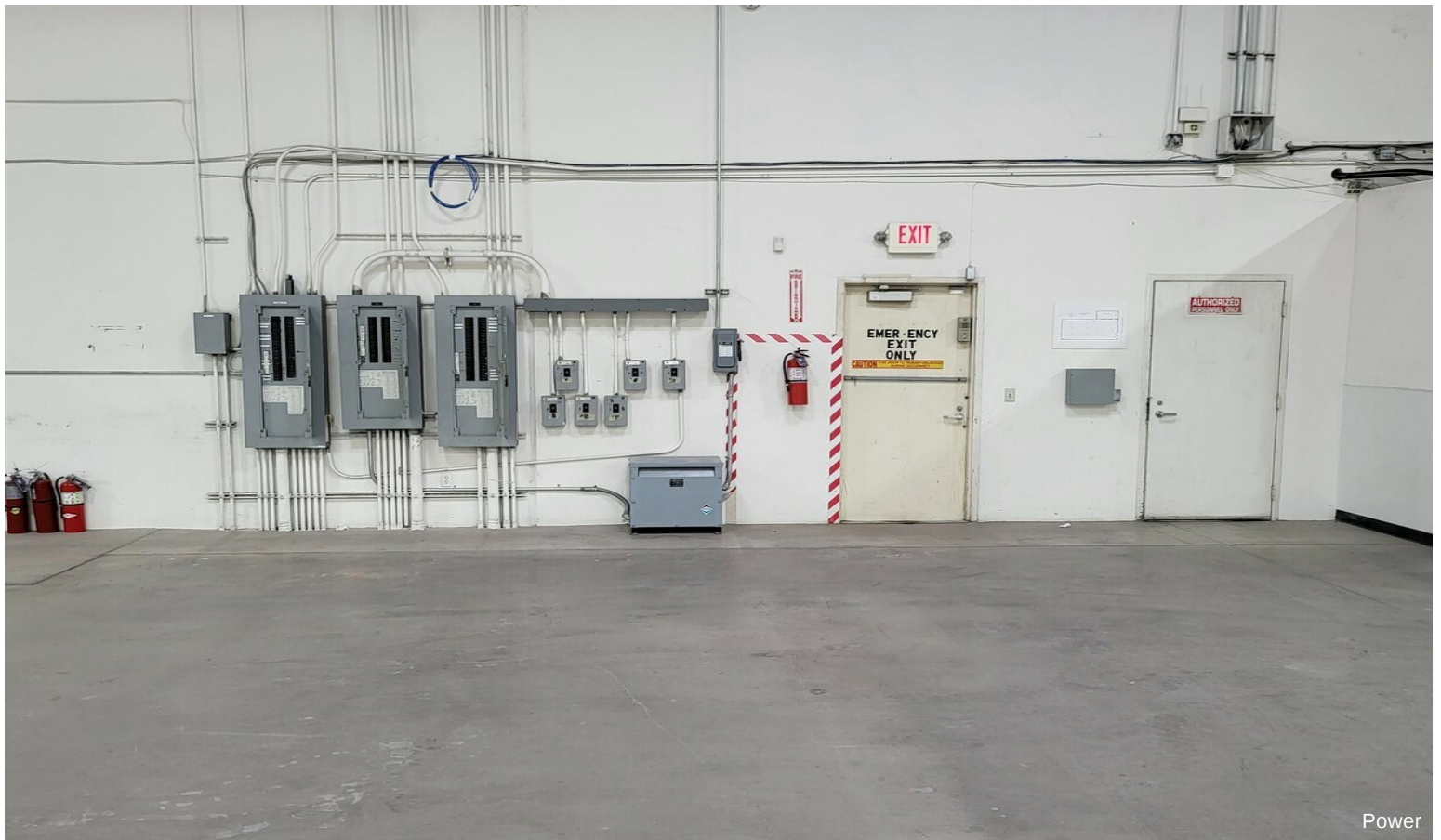


Warehouse Front (East)

Property Photos

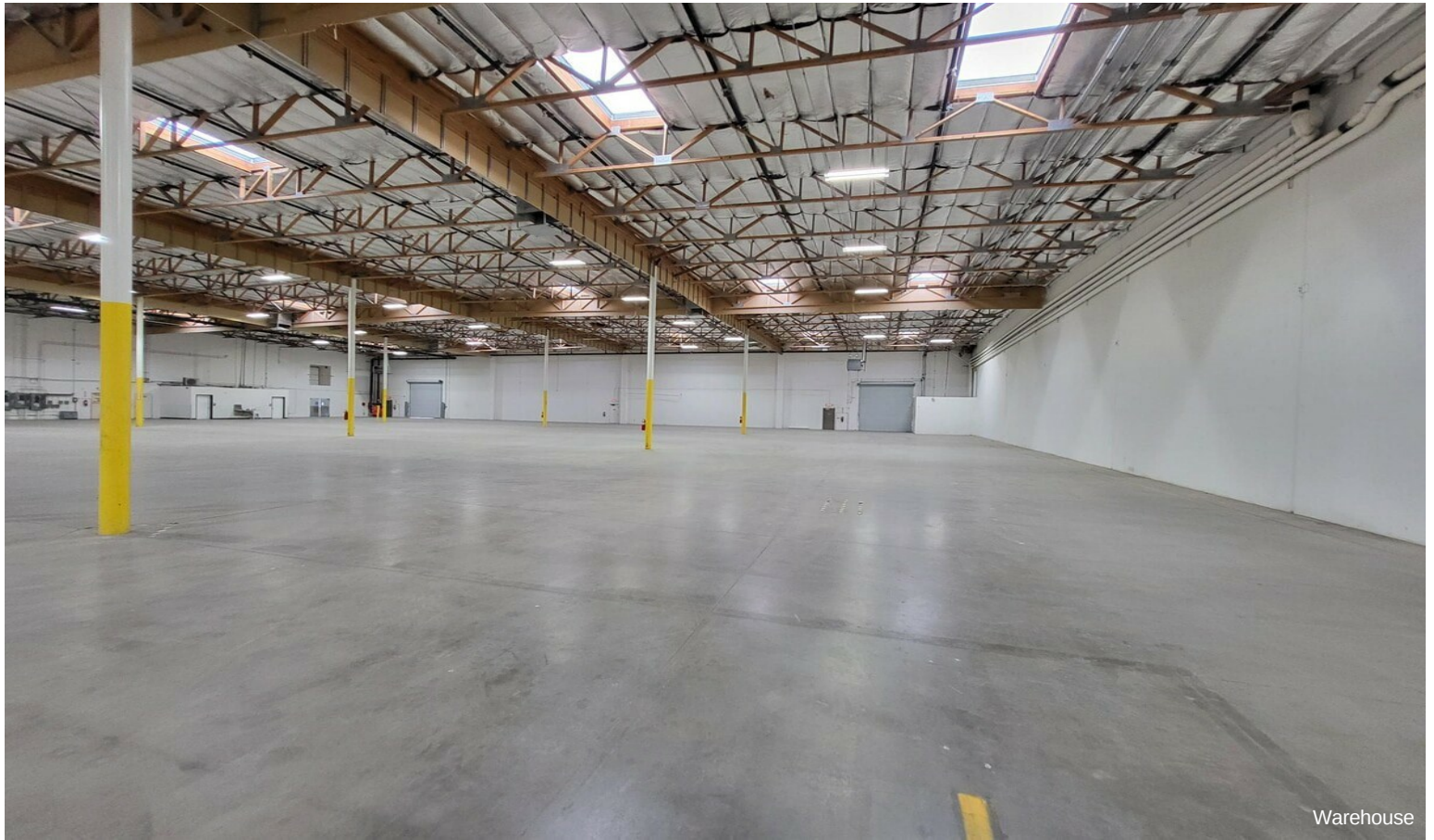


Warehouse

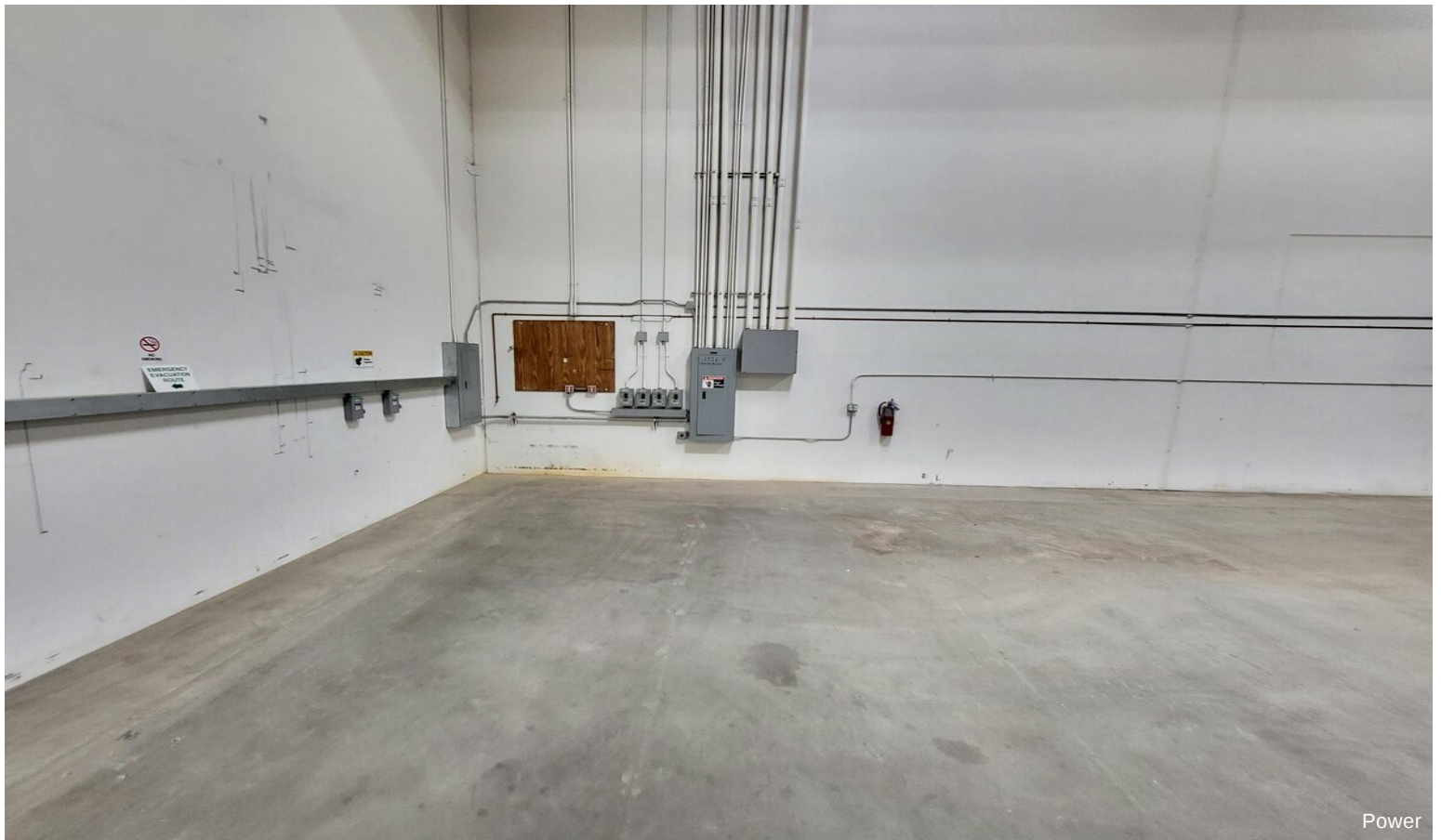


Power

Property Photos



Warehouse



Power

Property Photos



Charging Stations