

For Sublease

Industrial Distribution Facility



1215 Alexandria Ct., McCarran, NV 89437



\$1.00 PSF

Sublease Rate



± 19,451 SF

Total Square Footage



\$0.23 PSF

OPEX



7.31.2027

Sublease Term

Property Highlights

- **Clear height:** 24'
- **Dock doors:** Three (3)
- **Grade doors:** One (1)
- **Construction type:** Concrete tilt-up
- **Office space:** ± 1,400 SF
- **Column spacing:** 44'x44'
- **Power:** 800 Amp, 480 V, 3-phase*
- **Sprinkler Rating:** .33/3,000
- **Car parking spaces:** Fourteen (14)
- **Zoning:** Industrial (I)
- **Available now**

**Power specifications are based on existing electrical infrastructure and/or labeled equipment and have not been independently verified. Actual available utility capacity and service levels subject to Tenant/Buyer verification.*

Casey Prostinak, SIOR

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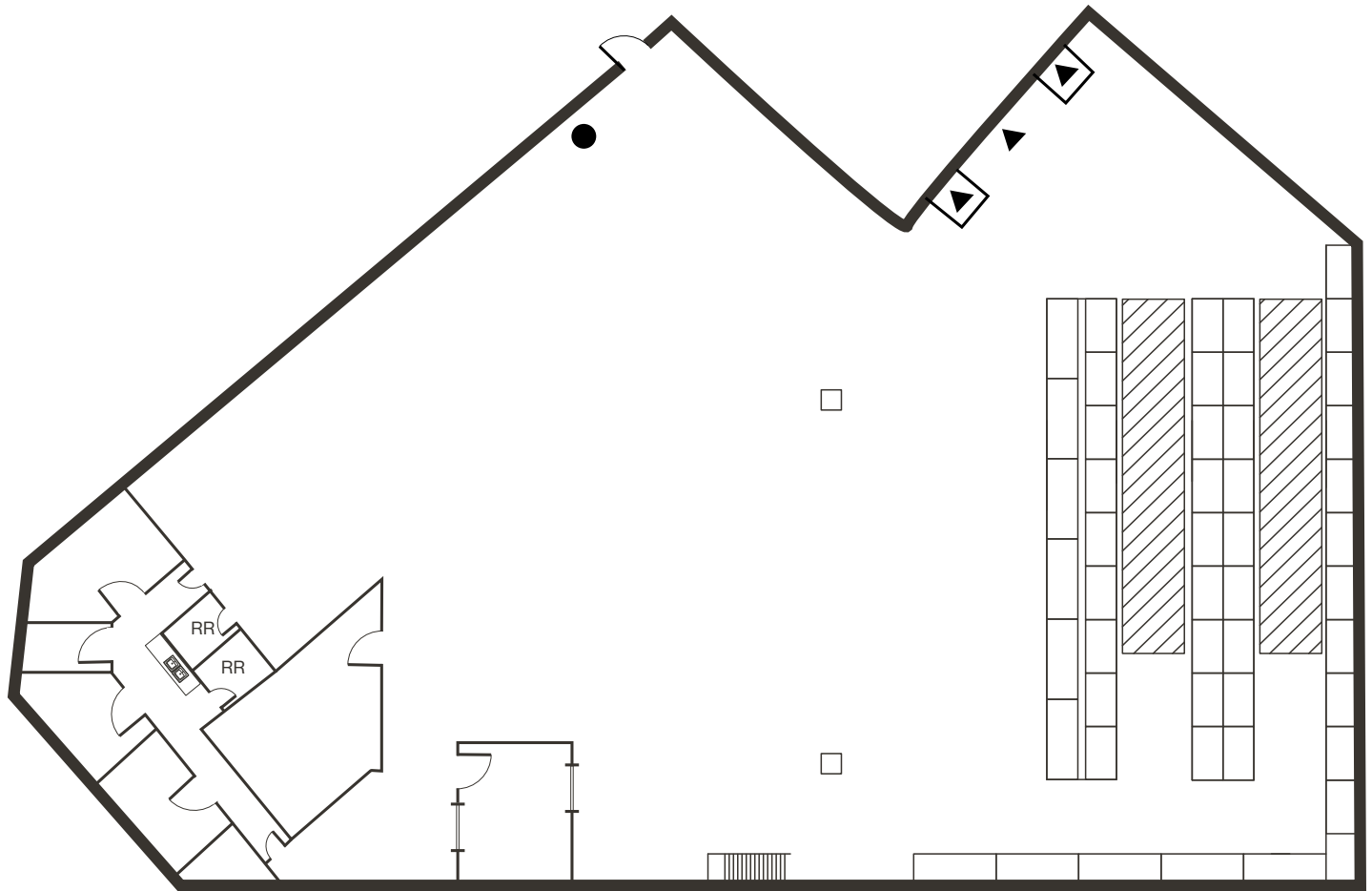
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The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

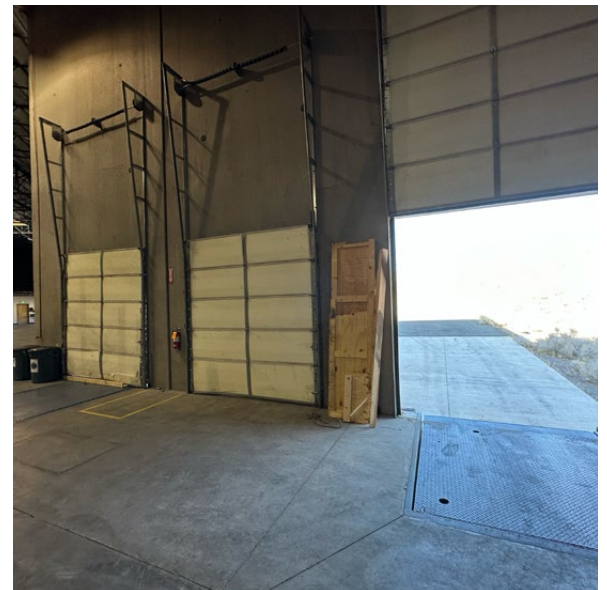
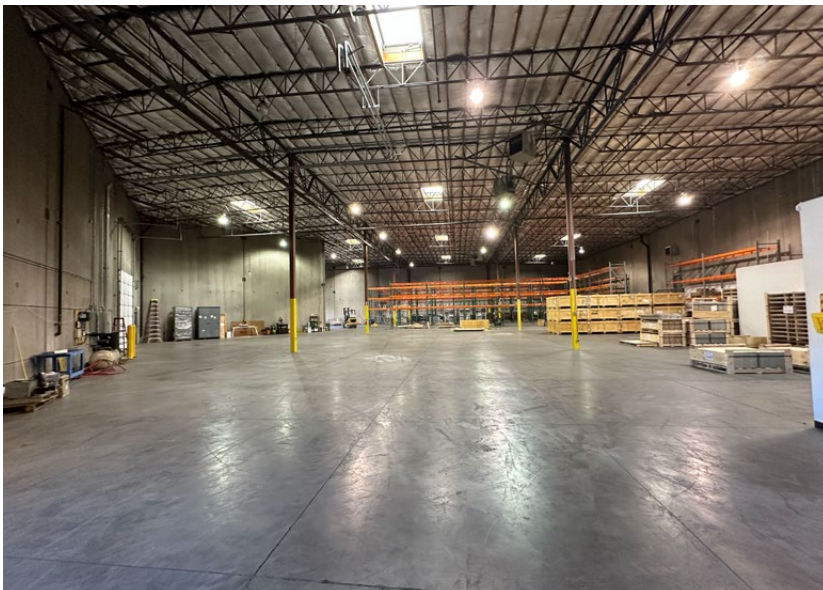


Floor Plan

● Grade Level Door ▲ Dock Door ◻ Dock with Pit



Property Photos



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