

FOR SUBLEASE OR LEASE



4285 Wagon Trail Avenue

Las Vegas, NV 89118

Industrial - Available for Sublease/Lease

+/- 13,390 SF

SANSONE
INVESTMENTS

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Property Details

Total SF: +/- 13,390 SF

Warehouse SF: +/- 10,685 SF (EVAP cooled)

Office SF: +/- 2,705 SF (HVAC cooled)

Lease Price: \$1.44/SF NNN

CAMs: \$0.16/SF

Lot Size: +/- 0.75 Acres

Zoning: Industrial Light (IL)

APN: 177-06-513-009

Industrial Property

Property Highlights

- Rare freestanding industrial building with fully fenced/paved yard
- Southwest Submarket of Las Vegas
- Close proximity to Resort Corridor, Harry Reid Int'l Airport, I-15/215 Interchange & Allegiant Stadium
- One (1) Dock-Hi Loading Door
- Two (2) Drive-In Loading Doors
- +/- 22' Clear Height
- Paved & Secured Yard
- Built in 2004 Concrete Tilt Up
- 8,058.60 SQFT Yard Space



4285 Wagon Trail Ave

- Southwest Submarket of Las Vegas
- Close to Resort Corridor & Las Vegas Strip
- Near Harry Reid International Airport
- I-15 / I-215 Interchange Access
- Near Allegiant Stadium & UNLV

SITE

**HARRY REID
INTERNATIONAL
LAS VEGAS**

**TOWN SQUARE
LAS VEGAS**

Property Photos





DEMOGRAPHICS

POPULATION	2-mile	5-mile	10-mile
2025 Population	20,637	369,580	1,442,482
HOUSEHOLDS	2-mile	5-mile	10-mile
2025 Households	7,585	150,285	560,732
INCOME	2-mile	5-mile	10-mile
2025 Avg HH Income	\$101,225	\$92,198	\$96,110



Contact us for more information.

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