

# STEPHANIE INDUSTRIAL PARK

OFFICE/WAREHOUSE SPACE • BLDG 6A



**±6,378 SF FOR SUBLEASE**

## AMANDA IRVING

Industrial | Land | Investment | Development

 303 204 0952

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License #: NV S.0177576

## ERIC A. MOLFETTA, SIOR

Industrial | Land | Investment | Development

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**NORTHCAP**   
COMMERCIAL

Symphony Park

575 W. Symphony Park Ave Ste 100

Las Vegas, NV 89106

[www.northcapcommercial.com](http://www.northcapcommercial.com)

HIGHLIGHTS

BUILDING 6 TOTAL SF:

± 12,759 SF

SUITE A

± 6,378 SF

BASE RENT:

\$1.33 PSF

ESTIMATED CAMs:

\$0.18 PSF

YEAR BUILT:

2023

CLEAR HEIGHT:

±22' to ±24'

LOT SIZE:

0.64 AC

PARCEL ID:

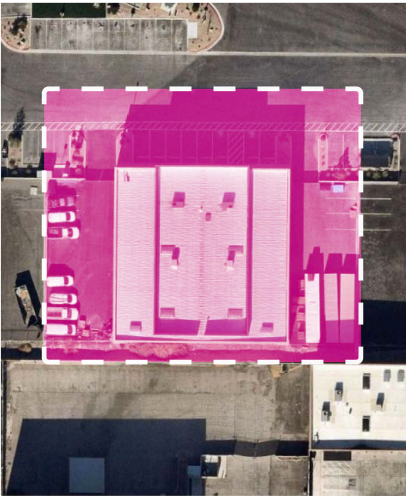
161-27-314-008

ZONING:

M-1 (Light Manufacturing)

# STEPHANIE INDUSTRIAL PARK BUILDING #6, SUITE A

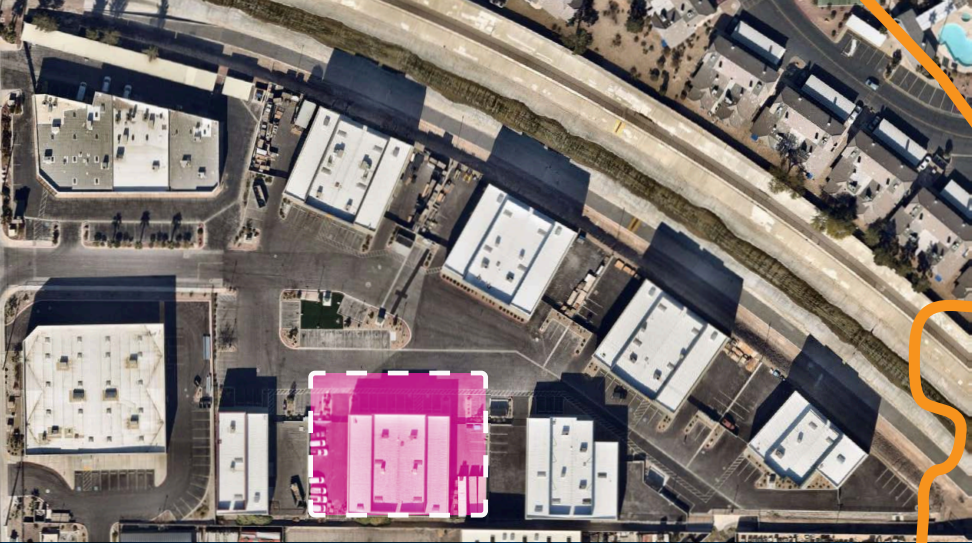
5470 N Stephanie St, Las Vegas, NV 89122



## OVERVIEW

*Stephanie Industrial Park* is a well-located industrial asset in the East Las Vegas submarket, offering convenient access to US-95, Russell Road, and Stephanie Street, and positioned approximately 15 minutes from Harry Reid International Airport. Zoned M1 (light manufacturing), the property is well-suited for a range of industrial users including light manufacturing, assembly and fabrication, contractor services, and tech or R&D support space. **Suite A - Building 6 is currently available, offering ±6,378 square feet,** with a small yard area that enhances operational flexibility and supports a variety of industrial applications.



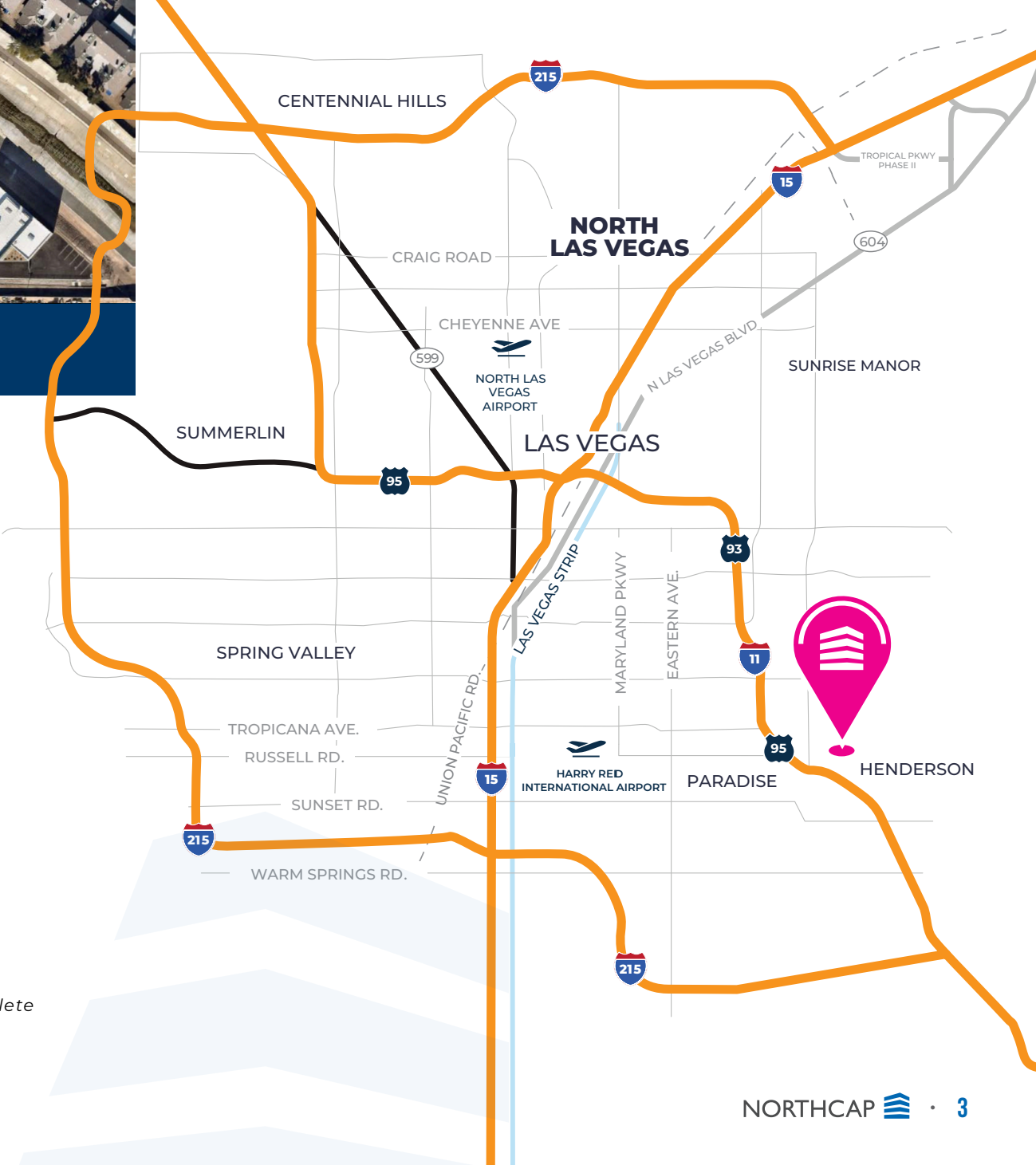


# STEPHANIE INDUSTRIAL PARK

## SUITE HIGHLIGHTS

- ≡ ±22' to ±24' Clear Height
- ≡ One Restroom delivered within the suite
- ≡ LED lighting – to be confirmed
- ≡ 2 grade level loading doors
- ≡ Zoned M1 (light manufacturing)
- ≡ Small yard included
- ≡ Power: ±200 amps, single-phase

*(power upgrade available but 6 month timeline to complete upgrade per NV Energy)*





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