

**FOR SALE - FREE STANDING INDUSTRIAL BUILDING WITH LARGE FENCED YARD**  
**5520 STEPHANIE STREET, LAS VEGAS**

» ±36,019 SF OFFICE/WAREHOUSE/DISTRIBUTION, LAS VEGAS, NV 89122



**DEAN WILLMORE, SIOR**  
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3960 Howard Hughes Parkway, Suite 150  
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[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)



# PROPERTY LOCATION



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# PROPERTY HIGHLIGHTS

- Located near the I-95 Freeway and Russell Road with ±340 feet of frontage on Stephanie Street
- ±36,019 SF free-standing building on ±2.06 acres
- Fully fenced and paved yard
- ±16,396 SF of air-conditioned space
- Evaporative cooled and gas heated warehouse
- 24' minimum clear height
- Four (4) restrooms
- Fire sprinklered building
- 800 Amps of 277/480v, 3-phase power
- Four (4) grade level truck doors; (2) 12'x12', (1) 15'x12', (1) 12'x16'
- 51 parking spaces
- M-1 Industrial Zoning (Clark County)
- Skylights in warehouse
- Fluorescent warehouse lighting
- Concrete tilt-up construction
- Built in 1998
- APN: 161-27-410-006
- Seller owns additional ±4.74 acres of adjacent industrial land which is also available for purchase
- **For Sale: \$4,400,000.00**



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# AERIAL PHOTO

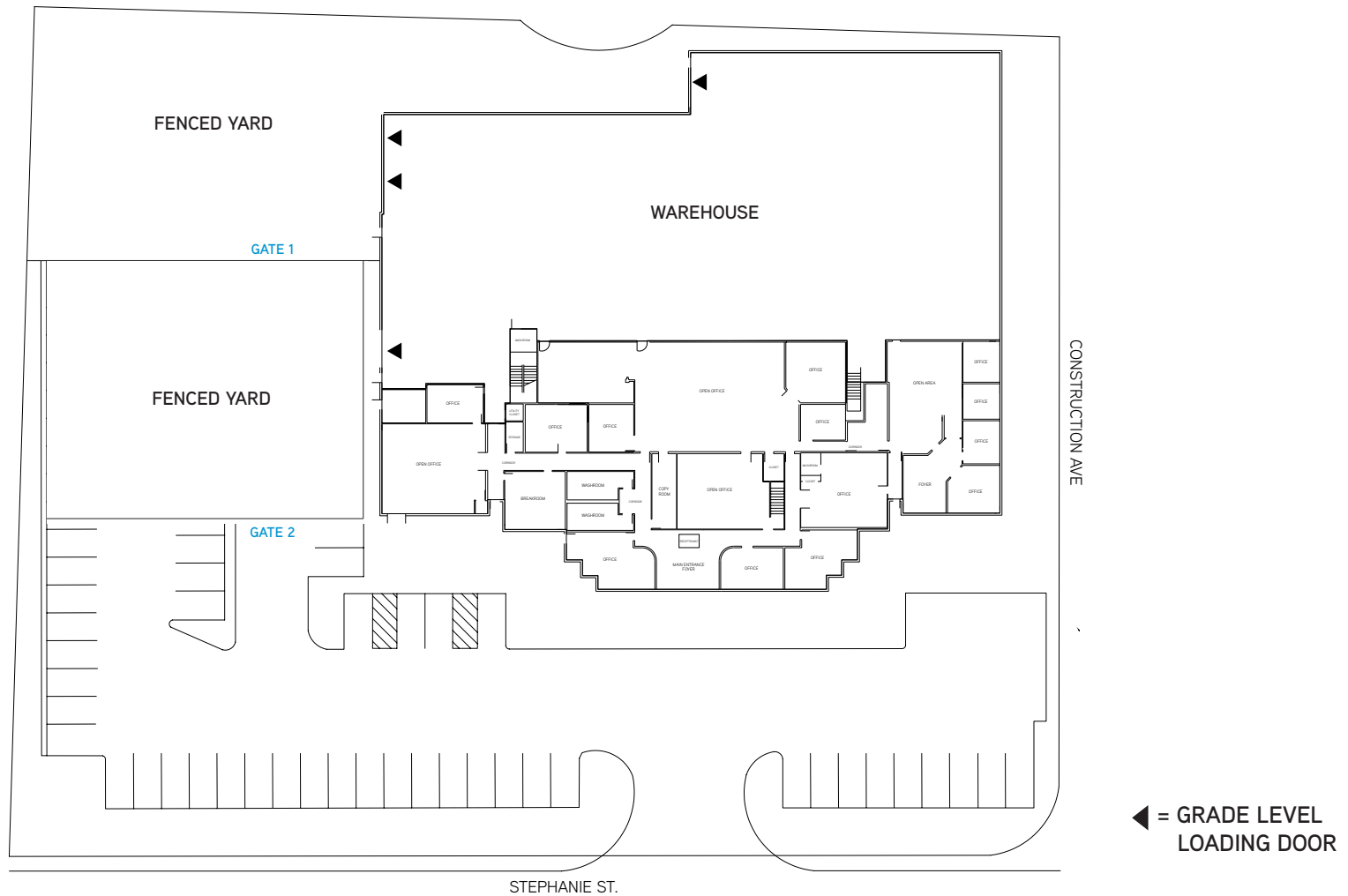


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# SITE PLAN



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# 5450 STEPHANIE STREET LAND - ALSO AVAILABLE FOR SALE



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