<u>SUBLEASE</u> +22,845 SF AVAILABLE



STEPHANIE COMMERCE CENTER

1300 WIGWAM PARKWAY, HENDERSON, NV 89074

PROPERTY HIGHLIGHTS

\$1.05 PSF NNN

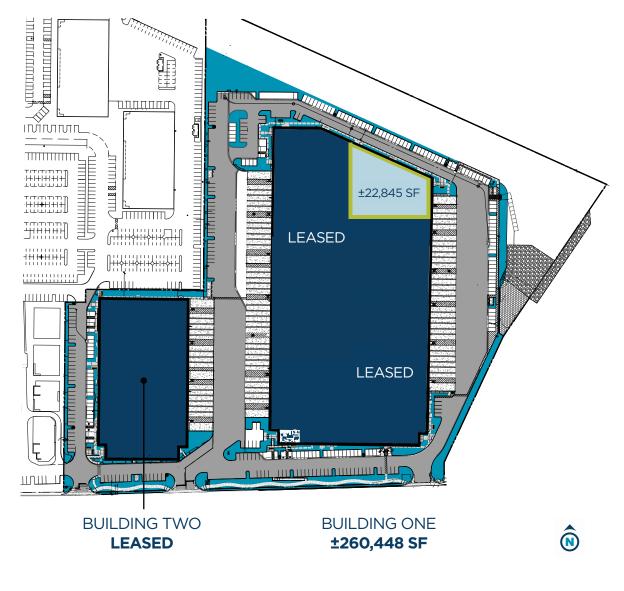
Stephanie Commerce Center is a Class A distribution building in Henderson, Nevada. The building is located minutes off the I-215 via Stephanie St.

LOCATION HIGHLIGHTS

- + 0.8 Miles to I-215 via Stephanie St.
- + Henderson Jurisdiction
- + Zoned: IP-MP Industrial Park Master Plan

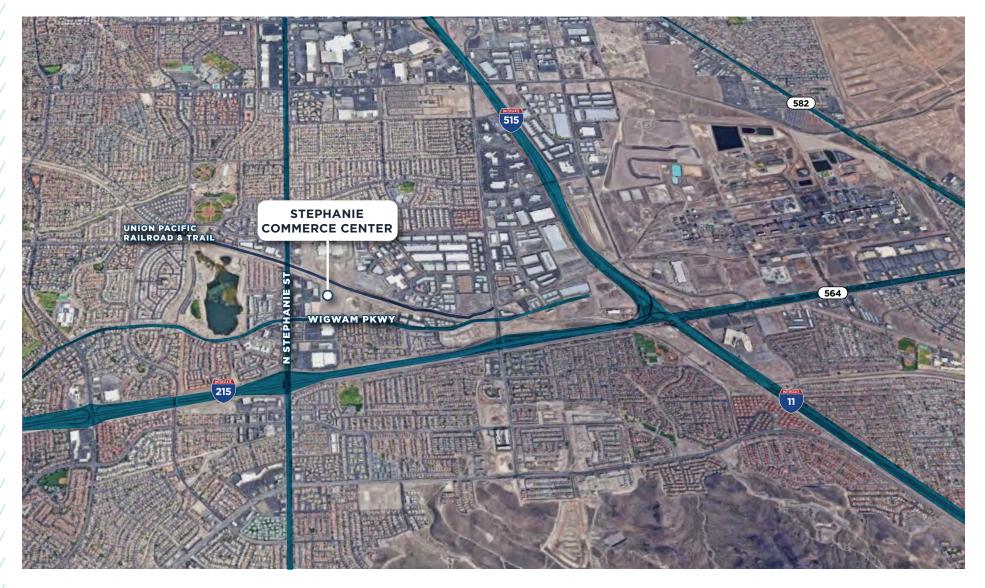
PROPERTY FEATURES

- + Building Size: +260,448 SF
- + Available: <u>+</u>22,845 SF
- + 32' Clear Height
- + 1 Dock High Door
- + 1 Drive In Door
- + 480/277V, 3-Ph power
- + ESFR fire suppression system
- + LED lighting
- Column spacing: 50'x52', with 52'x60' speed bay at docks
- + 60' concrete dock apron



AVAILABLE

PROPERTY LOCATION







CONTACT INFORMATION



Alma Cuevas, sior

Direct: +1 702 688 6931 Mobile: +1 702 303 4412 alma.cuevas@cushwake.com LIC #S.0180089.LLC



Jason Griffis

Direct: +1 702 688 6906 Mobile: +1 702 205 3861 jason.griffis@cushwake.com LIC #S.0178374



Michael Scher

Direct: +1 702 688 6893 Mobile: +1 615 319 9963 michael.scher@cushwake.com LIC #S.01189923

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