

***SUBLEASE***

**+22,845 SF AVAILABLE**



***STEPHANIE COMMERCE CENTER***

**1300 WIGWAM PARKWAY, HENDERSON, NV 89074**



# PROPERTY HIGHLIGHTS

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

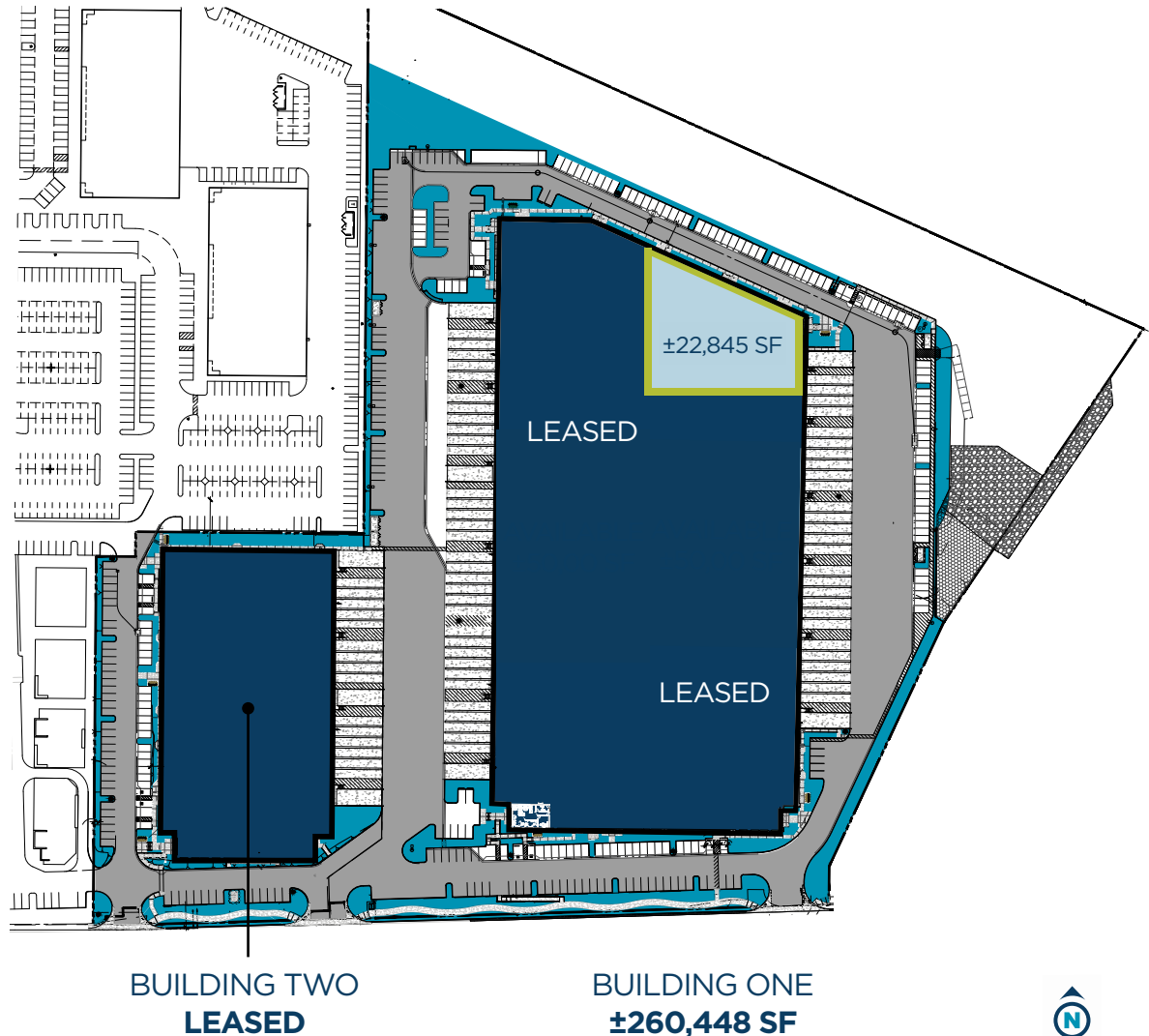
## LOCATION HIGHLIGHTS

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

## PROPERTY FEATURES

- + Building Size:  $\pm 260,448$  SF
- + Available:  $\pm 22,845$  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

**\$1.05 PSF NNN**

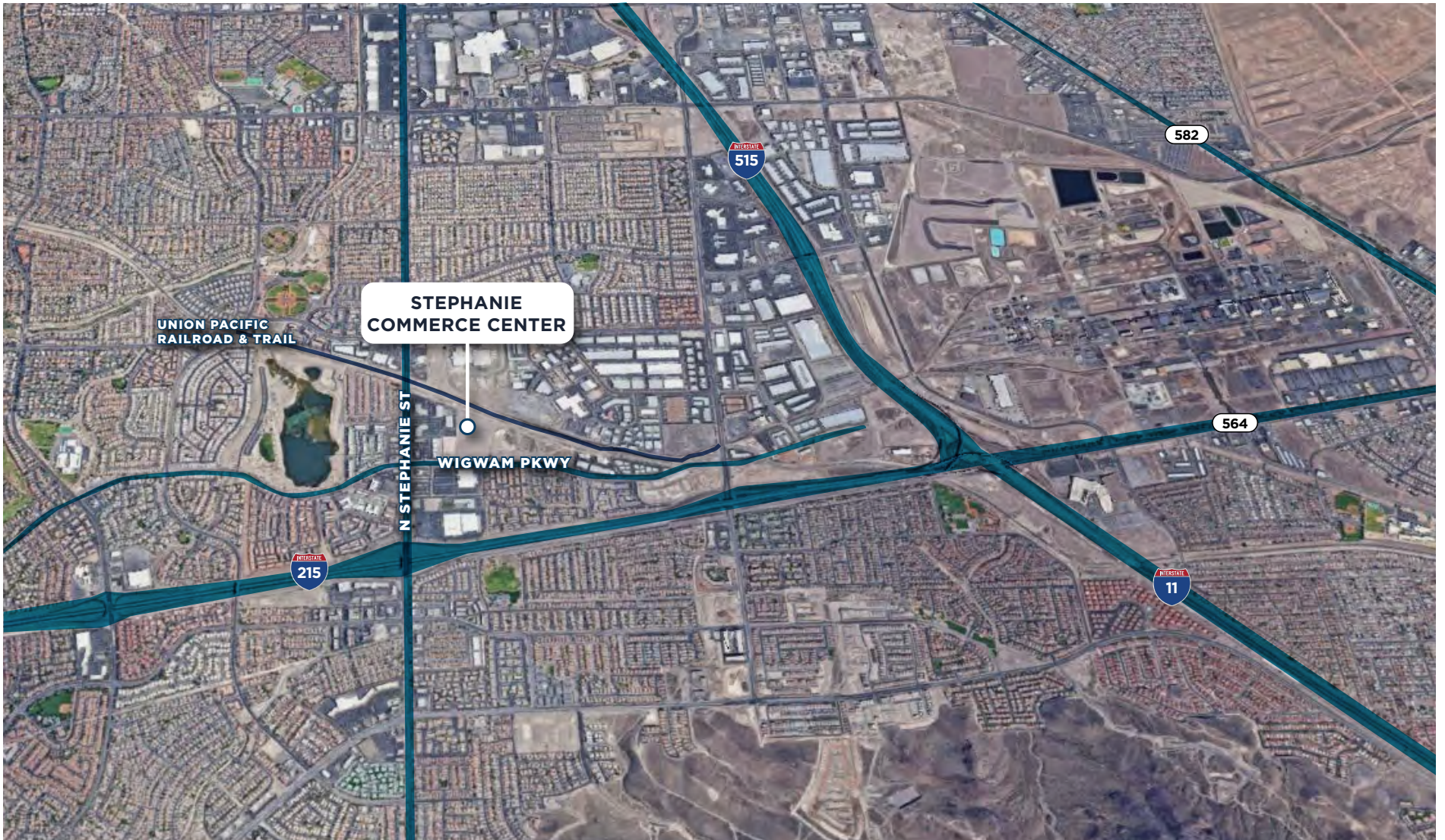


*For Illustration Purposes Only. Not To Scale.*

■ LEASED ■ AVAILABLE



# PROPERTY LOCATION







# CONTACT INFORMATION



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