

SUBLEASE

+22,845 SF AVAILABLE



STEPHANIE COMMERCE CENTER

1300 WIGWAM PARKWAY, HENDERSON, NV 89074



**CUSHMAN &
WAKEFIELD**

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.

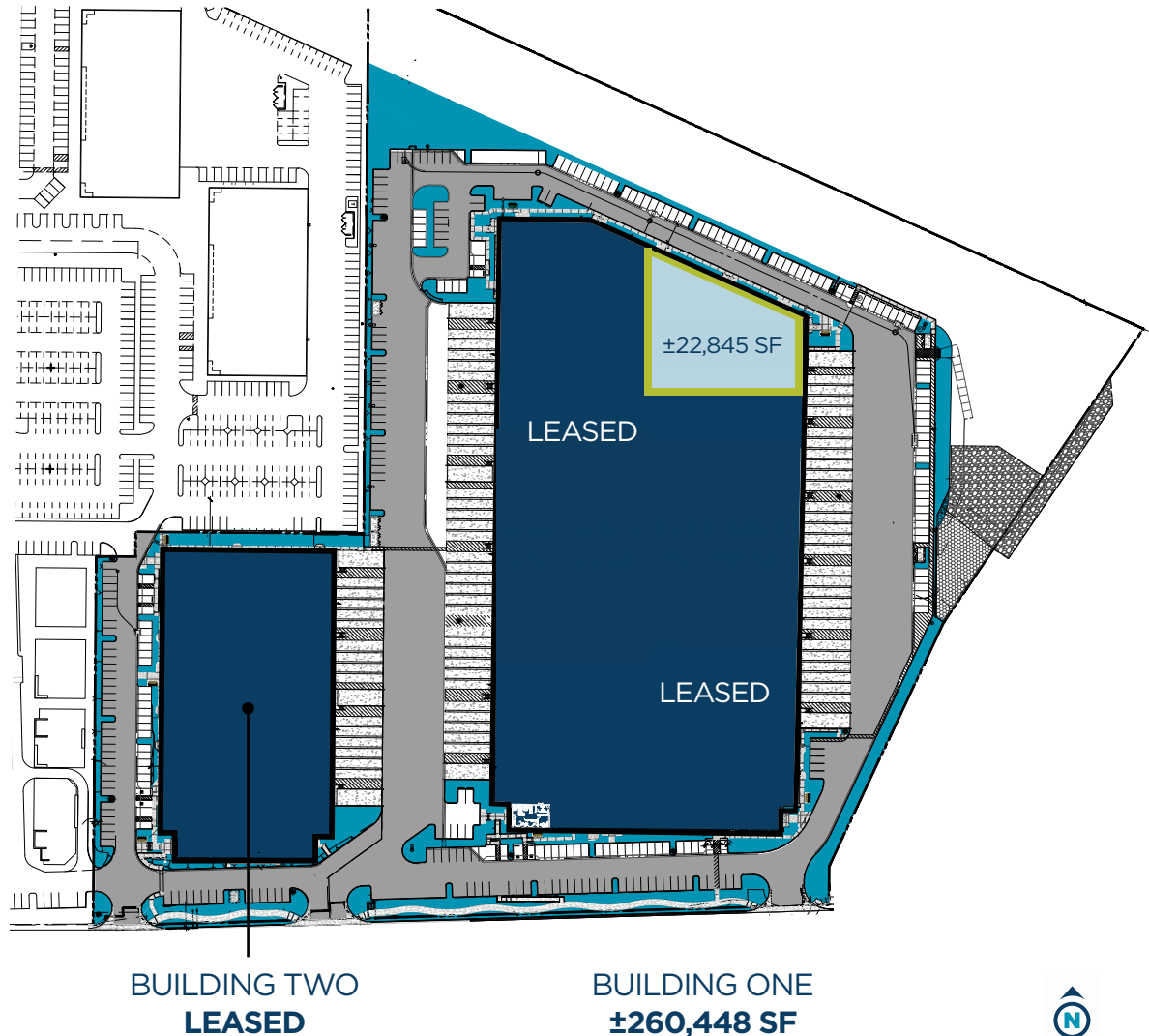
LOCATION HIGHLIGHTS

- + 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



Alma Cuevas, SIOR

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



Jason Griffis, SIOR

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