



WESTERN REALCO

# STEPHANIE COMMERCE CENTER



LAS VEGAS STRIP

Building Two  
LEASED

Building One  
±260,448 SF AVAILABLE

1300 & 1350 WIGWAM PARKWAY, HENDERSON, NV 89074

±57,600 SF — ±260,448 SF AVAILABLE

FOR LEASE

# STEPHANIE COMMERCE CENTER



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**BUILDING ONE** 1300 Wigwam Parkway, Henderson, NV 89074

**±260,448 SF DIVISIBLE TO ±57,600 SF**

- Sixty (60) ±9' x ±10' dock high doors
- Five (5) ±12' x ±14' grade level doors
- ±32' clear height
- 3,000 amp, 277/480 volt, 3-phase, 4-wire service
- ±1,432 SF spec office

## PROPERTY HIGHLIGHTS

- Two concrete tilt up buildings on 19.92 Acres
- Zoned: IP-MP Industrial Park Master Plan
- ESFR fire sprinkler system
- Parking: 1.04:1,000
- Column spacing: 50'x 52', with 52' x 60' speed bay at docks
- Dock apron: 60' concrete



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## BUILDING ONE 1300 Wigwam Parkway, Henderson, NV 89074

### 1A- ±57,600 SF\*

±1,432 SF spec office  
Fifteen (15) ±9' x ±10' dock high doors  
Two (2) grade level doors

### 1B- ±60,848 SF\*

Eighteen (18) ±9' x ±10' dock high doors  
One (1) grade level door

### 1C- ±142,000 SF\*

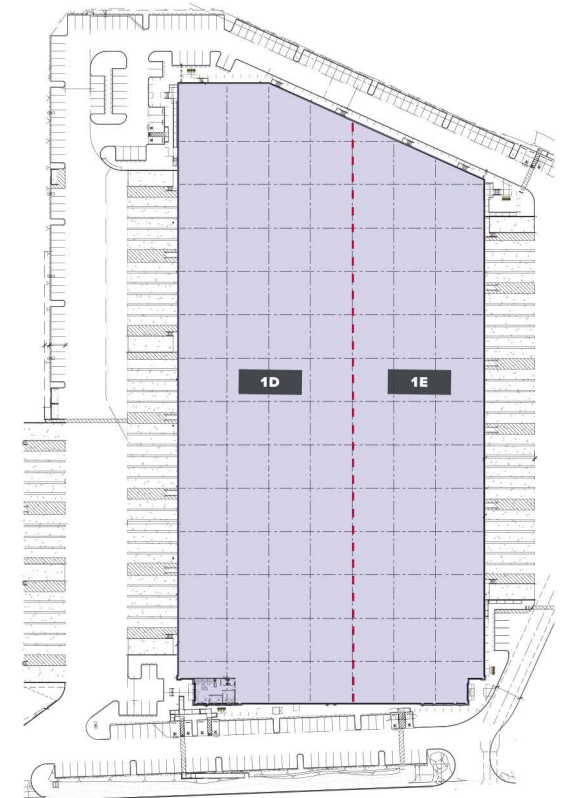
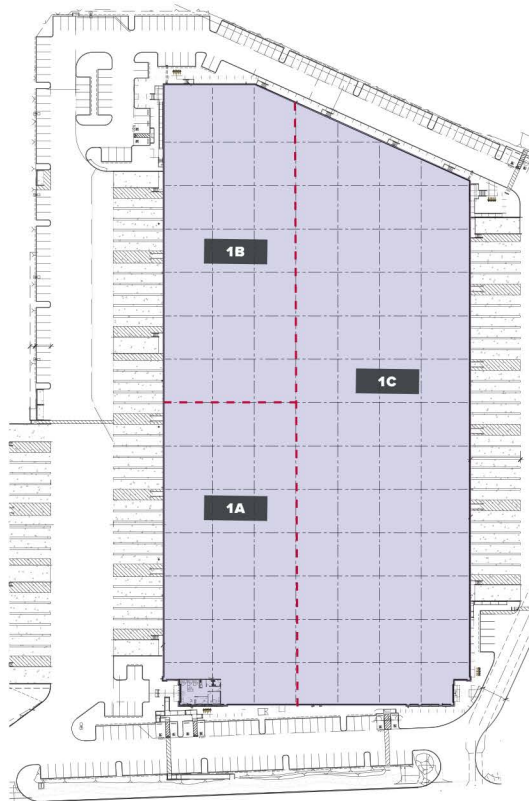
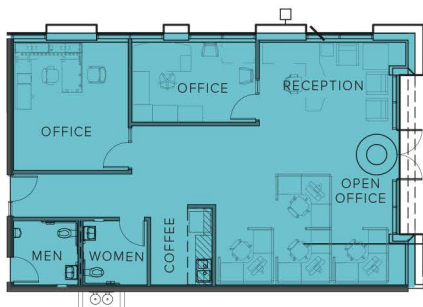
Twenty-seven (27) ±9' x ±10' dock high doors  
Two (2) grade level doors  
Potential fenced yard

### 1D- ±154,300 SF\*

±1,432 spec office  
Thirty-three (33) ±9' x ±10' dock high doors  
Three (3) grade level doors

### 1E- ±106,148 SF\*

Twenty-seven (27) ±9' x ±10' dock high doors  
Two (2) grade level doors  
Potential fenced yard



**OFFICE PLAN —  
±1,432 SF**

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Potential divisibility options.

\*Potential divisibility options. Entire building available.

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.



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APARTMENTS

PACIFIC BUSINESS CENTER

VALLEY AUTOMALL

NVEnergy



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## POPULATION

### Why Henderson?

Roughly 310,000 people, 14% of Southern Nevada's population of 2.1 million live in Henderson. Exceptional Quality of Life - known for its master-planned communities and high-quality of living, Henderson leads Nevada cities in the per-capita income and education levels of its residents. Henderson has been ranked a top place to live by several national publications, including Fortune Small Business, Bloomberg and Businessweek, which utilize ranking indicators such as cost of living, housing affordability, school quality, medical care and crime rates. It was also named one of America's safest cities.



## HENDERSON IS PRO-BUSINESS

Henderson's pro-business environment has attracted internationally recognized companies such as Ocean Spray, Graham Packaging, Berry Plastics, Poly-West, Barclay's Services, Dignity Health, Core Mark, Levi Strauss & Company, FedEx Ground, Unilever Manufacturing, Goodman Distribution, Titanium Metals, Cashman Equipment and many others.

While Nevada is recognized as one of the top states in the nation in which to do business, Henderson offers many additional benefits.

\*Henderson's Development Service Center is rated among the best in the nation for permitting efficiency, service and reliability. \* Companies may also qualify for Henderson's Utility Franchise fee abatement incentive, providing additional savings.

[cityofhenderson.com/economic-development-and-tourism/incentives](http://cityofhenderson.com/economic-development-and-tourism/incentives)



## IDEAL SOUTHWEST DISTRIBUTION HUB

Conveniently located within a one day truck drive to five major markets (Los Angeles, Phoenix, Salt Lake, San Diego and San Francisco), as well as international ports

## TRANSIT ANALYSIS

### FROM HENDERSON, NV

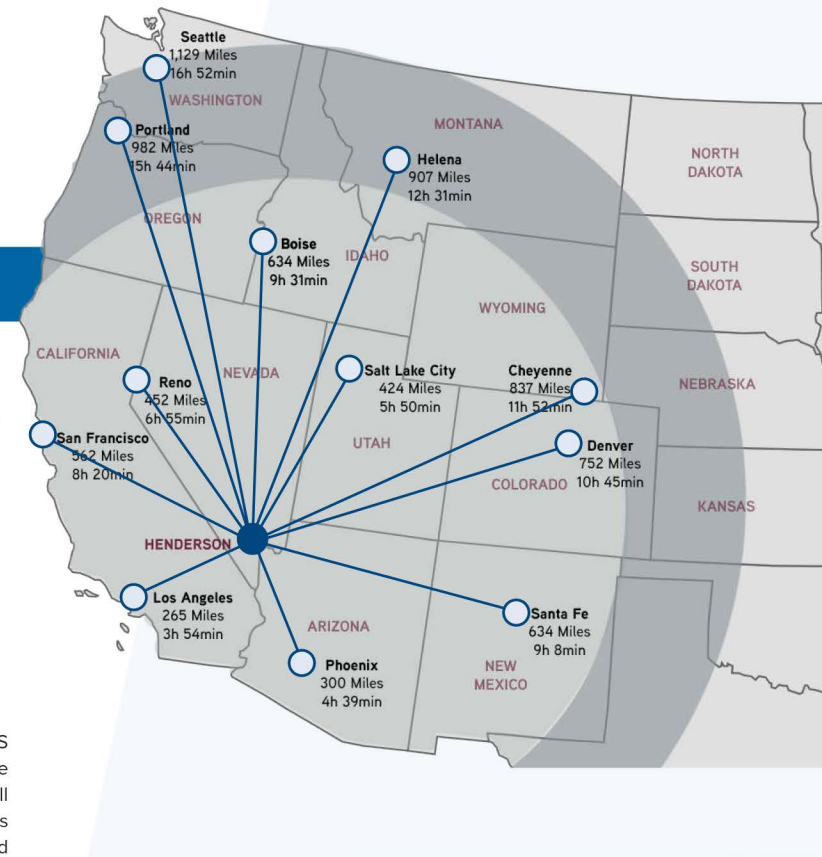
Stephanie Commerce Center is located ±35 miles from the California border.

- ONE DAY TRUCK SERVICE**  
 61,049,148 People (19.4% of US Population)
- TWO DAY TRUCK SERVICE**  
 73,462,494 People (23.3% of US Population)

### Extensive Ground & Rail Network - National Connectivity

\*Las Vegas is at the hub of an extensive Western US ground transportation network comprised of three major highways: US 95, US I-15, and US 93, as well as the future Interstate 11. Next-day freight service is available to 80% of the 11-state western region and nearly every western city is within a two-day delivery time frame, meaning that shipments can quickly reach a market of more than 50 million people.

\*Rail service to Southern Nevada is provided via Union Pacific Railroad which runs northeast-southwest through the Las Vegas-Paradise MSA. These rail lines provide daily service to industrial sites throughout the Las Vegas valley as well as a high capacity trans-loading facility.



## TAX FRIENDLY BUSINESS ENVIRONMENT

Nevada is at the forefront of the nation with one of the most favorable tax climates for businesses and employees.

- No personal income tax
- No corporate income tax
- No franchise tax
- No unitary tax
- No inventory tax
- No inheritance tax
- No estate tax



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