



FOR SUBLEASE $\pm 6,118$ SF

3842 DEVELOPMENT COURT

LAS VEGAS, NV 89115

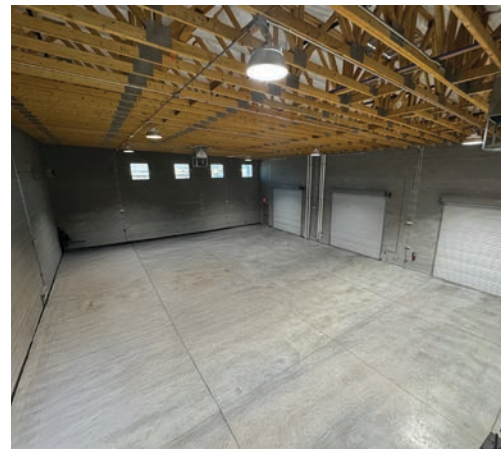


3842 DEVELOPMENT COURT

LAS VEGAS, NV 89115

Property Features

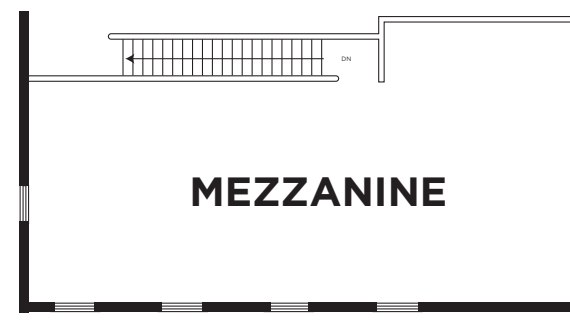
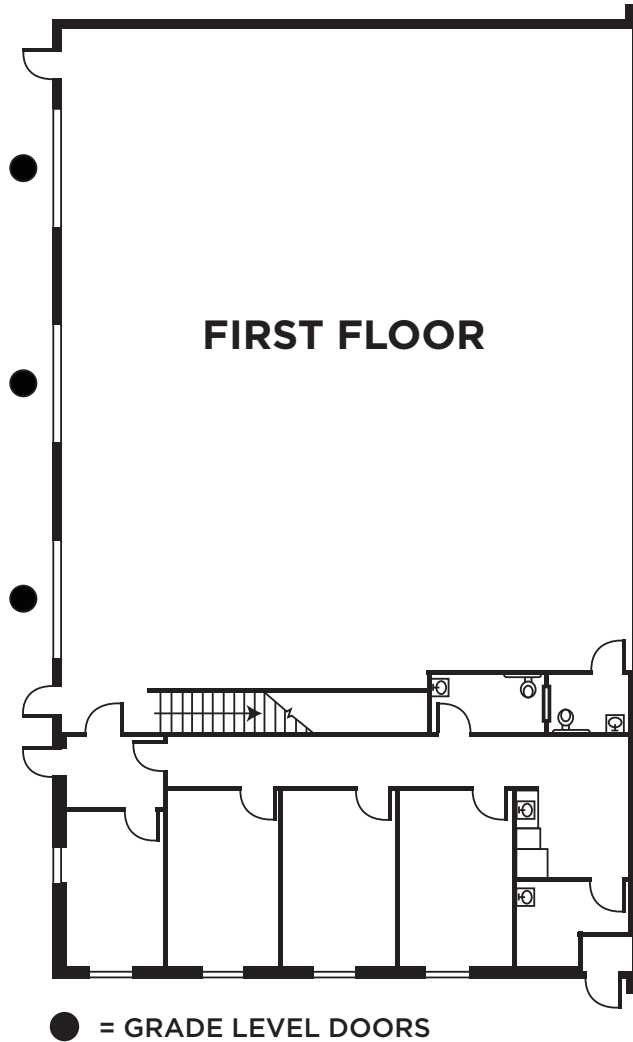
| | |
|-----------------|---|
| Building Size: | ±6,118 SF |
| Office Size: | ±1,443 SF |
| Mezzanine Size: | ±1,290 SF |
| Warehouse Size: | ±3,385 SF |
| Land Area: | ±0.49 Acres |
| Zoning: | M2 |
| Year Built: | 2022 |
| Loading: | Three (3) 12'x12' Grade Level Doors |
| Clear Height: | 21' |
| Cooling: | Evaporative Coolers in the Warehouse |
| Power: | 250A, 208/120V, 3-Phase Power |
| Private Yard: | Fenced & Paved Yard with Automatic Gate |
| Sprinklers: | Yes |
| Sublease Term: | Through 3/1/2029 <i>(Direct Deal Available)</i> |
| Lease Rate: | Contact Brokers |



3842 DEVELOPMENT COURT

LAS VEGAS, NV 89115

Floor Plan



3842 DEVELOPMENT COURT

LAS VEGAS, NV 89115





FOR MORE INFORMATION, CONTACT:

CAMILA ROSALES

Director
+1 702 609 3567
camila.rosales@cushwake.com
LIC #S.0183916

ALMA CUEVAS, SIOR

Managing Director
+1 702 303 4412
alma.cuevas@cushwake.com
LIC #S.0180089.LLC

JASON GRIFFIS, SIOR

Managing Director
+1 702 205 3861
jason.griffis@cushwake.com
LIC #S.0178374

MICHAEL SCHER

Senior Associate
+1 702 688 6893
michael.sher@cushwake.com
LIC #S.0189923

10845 Griffith Peak Drive, Suite 160 | Las Vegas, NV 89135 | +1 702 796 7900 | cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

