



## FOR LEASE

# ±4,462 SF LIGHT INDUSTRIAL SUITE WITH YARD

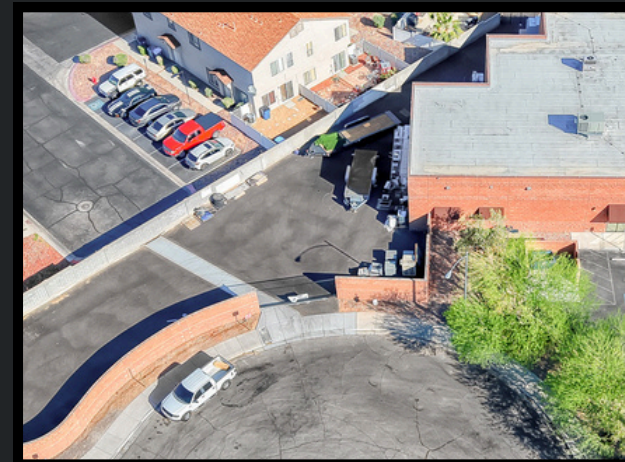
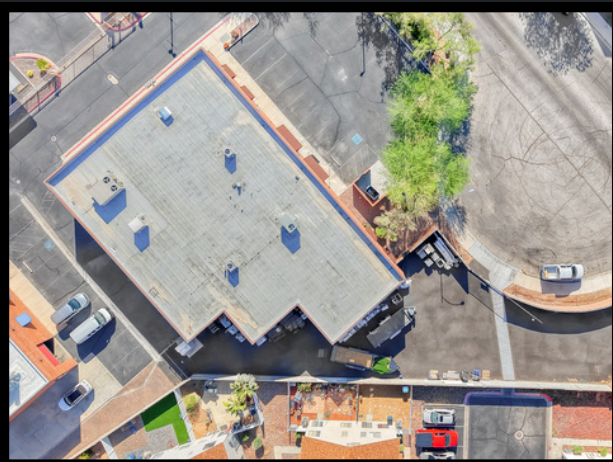
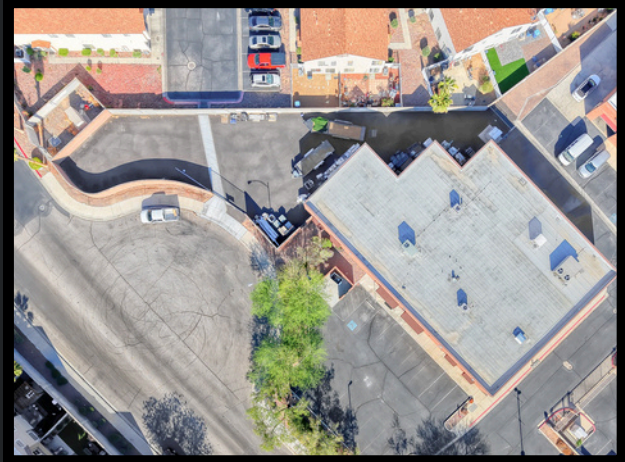
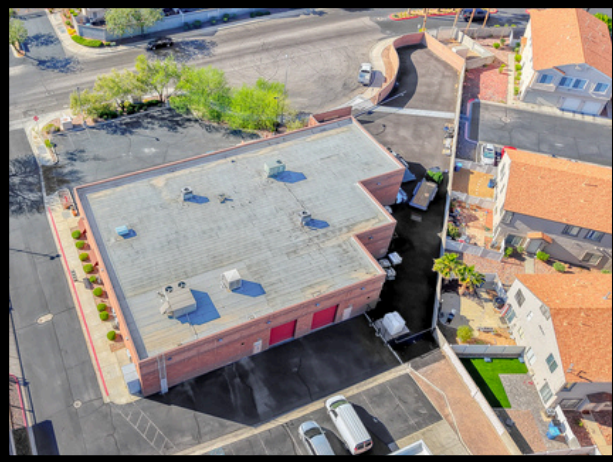
6494 BOULDER RANCH AVE.  
HENDERSON, NV 89011  
EAST HENDERSON SUBMARKET.

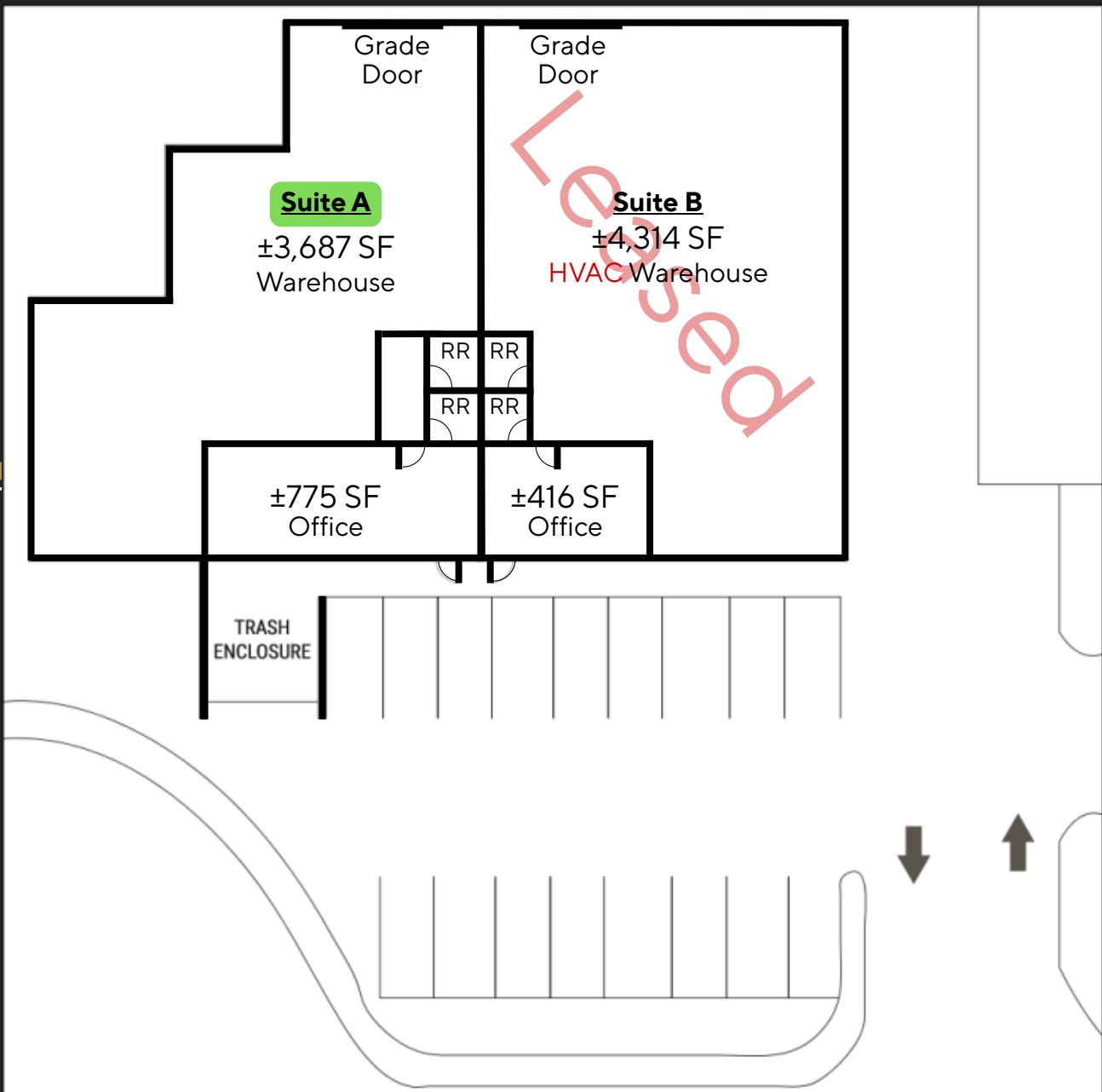


### CONTACT:

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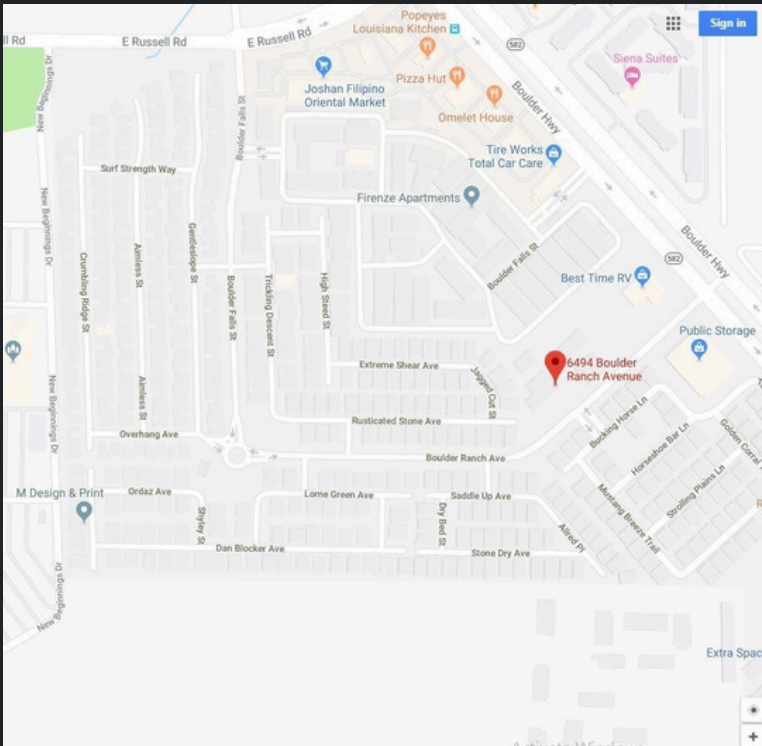
## Leasing Details - Suite A

- **Modified Gross (Landlord pays OpEx/Common Area; Tenant pays suite utilities and direct costs)**
- **Initial Lease Term: 3-5 Years**
- **Move in - September 1<sup>st</sup>, 2026**

		NNN	
	\$1.40/SF	\$0.20/SF	\$7,139.20
Base Rental Rate		Triple Net Fees	Total Monthly Rent

# SUITE DETAILS

- HVAC office
- Functional high end Office Build-out
- 450 Amps, 120/208V, 3-phase Power Panel
- Fully Fire Sprinkler
- One Grade Level Roll-Up Door (11'x12')
- Zoning M-D (Clark County)
- Block Concrete Construction
- Great Location, with easy access to Highways 95 and 215
- 8 Unassigned Parking Spaces
- 16' Clear Height



## Traffic Count:

- Boulder Hwy, E Tulip Fall Dr SE: 24,087
- Interstate 515, N Stephanie St SW: 127,601
- Gibson Rd, Broadbent Blvd NE: 11,402

## 3 Mile Demographics



118,066

Population



\$72,154

Median Household Income



44,798

Households



HILTZ COMMERCIAL GROUP





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