

FOR LEASE

70 CORPORATE PARK DR.
HENDERSON, NV 89074



±13,250 SF OFFICE/WAREHOUSE BLDG WITH ±0.97 ACRE YARD

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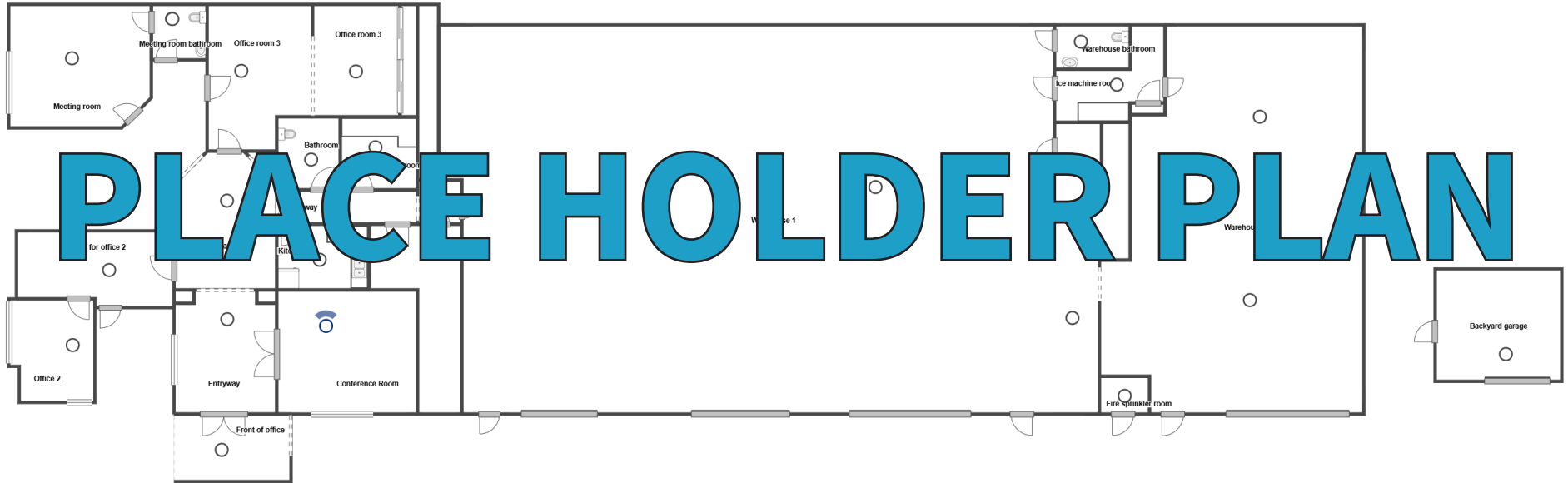
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70 Corporate Park Dr., Henderson, NV 89074

FLOOR PLAN



For Illustrative Purposes Only. Tenant to verify all info.

BUILDING SIZE: ±13,250 SF

DOCK WELL: 1 (10'x10')

YARD AREA: ±0.97 acre

OFFICE: ±3,300 SF

POWER: 600 amps, 120/208v

PARKING SPACES: 17 (Front)

CLEAR HEIGHT: ±21'

COOLING: Evaporative Coolers

YEAR BUILT: 2005

DRIVE-IN DOORS: 3 (14'x14')

SPRINKLERS: Yes

AVAILABLE: June 1, 2026

PROPERTY PHOTOS



LOCATOR MAP

Whitney Ranch Shopping Center
HOBBY LOBBY
Pizza Hut
McDonald's
SUBWAY
Applebees

Stephanie Street Shopping Center
BARNES & NOBLE
SPROUTS FARMERS MARKET
HomeGoods
NORASTROM rack
PETS MARY
FedEx
ULTA
Michaels
carter's
GOLF GALAXY
Total Wine & More
OUTBACK
OLD NAVY

Walmart
Pollo Loco
SUBWAY



BEST BUY
COSTCO WHOLESALE

HENDERSON HOSPITAL
Starbucks
DAVE & BUSTERS

GALLERIA AT SUNSET

ACE
The helpful place

SUNSET STATION
ENTERTAINMENT

FERGUSON

OnTrac

Google

Global Nutrition Group Inc.

Comfort
LOWE'S
Walmart

Levi's

VALLEY AUTOMALL

TOURO UNIVERSITY

Graham Packaging

Lake Mead Crossing
Target
Starbucks
CVS
Pollo Loco
Marshall's
ROSS DRESS FOR LESS
ULTA
FITNESS

Sofitel

LITHION

NV Energy

HIGH IMPACT SIGNS

Core-Mark

XTREME

COLVIN CONSTRUCTION

Starbucks
SUBWAY

CADENCE

TOYOKO WILD CASINO

Albertsons
DEL TACO

Walmart

HENDERSON

W Horizon Ridge Pkwy

INTERSTATE 11

INTERSTATE 515

582

582

564

N Stephanie St

N Gibson Rd

E Statton Rd

American Pacific Dr

W Galleria Dr

E Sunset Rd

Boulder Hwy

Pabco Rd

W Warm Springs Rd

E Burkholder Blvd

S Water St

W Van Wagenen St

W Pacific Ave

AERIAL MAP



CORPORATE PARK DR

**±0.97 ACRE
SECURED YARD**

SITE



INTERESTED IN MORE INFORMATION?

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