

**GREEN VALLEY INDUSTRIAL
BUSINESS PARK**
Henderson, NV

761 & 771 North Valle Verde Drive Henderson, NV 89014

BASE
RENT
SPECIAL!



PROPERTY OVERVIEW

Green Valley Industrial Business Park is a newly constructed industrial park located in Henderson, Nevada, conveniently positioned off North Valle Verde Drive and West Sunset Road. The park comprises two modern buildings: 771 Building, spanning approximately ± 9,365 square feet, and 761 Building, totaling around ± 54,458 square feet.

This strategic development is designed to accommodate a variety of industrial and commercial uses, offering functional and flexible space options for businesses seeking a prime location in the Green Valley area.

OFFERING DETAILS

Lease Rate
\$0.95-\$1.25/PSF

IP
Industrial
Zoning

± 63,823
Total Building
SQFT

± 7,525
Total Office
SQFT

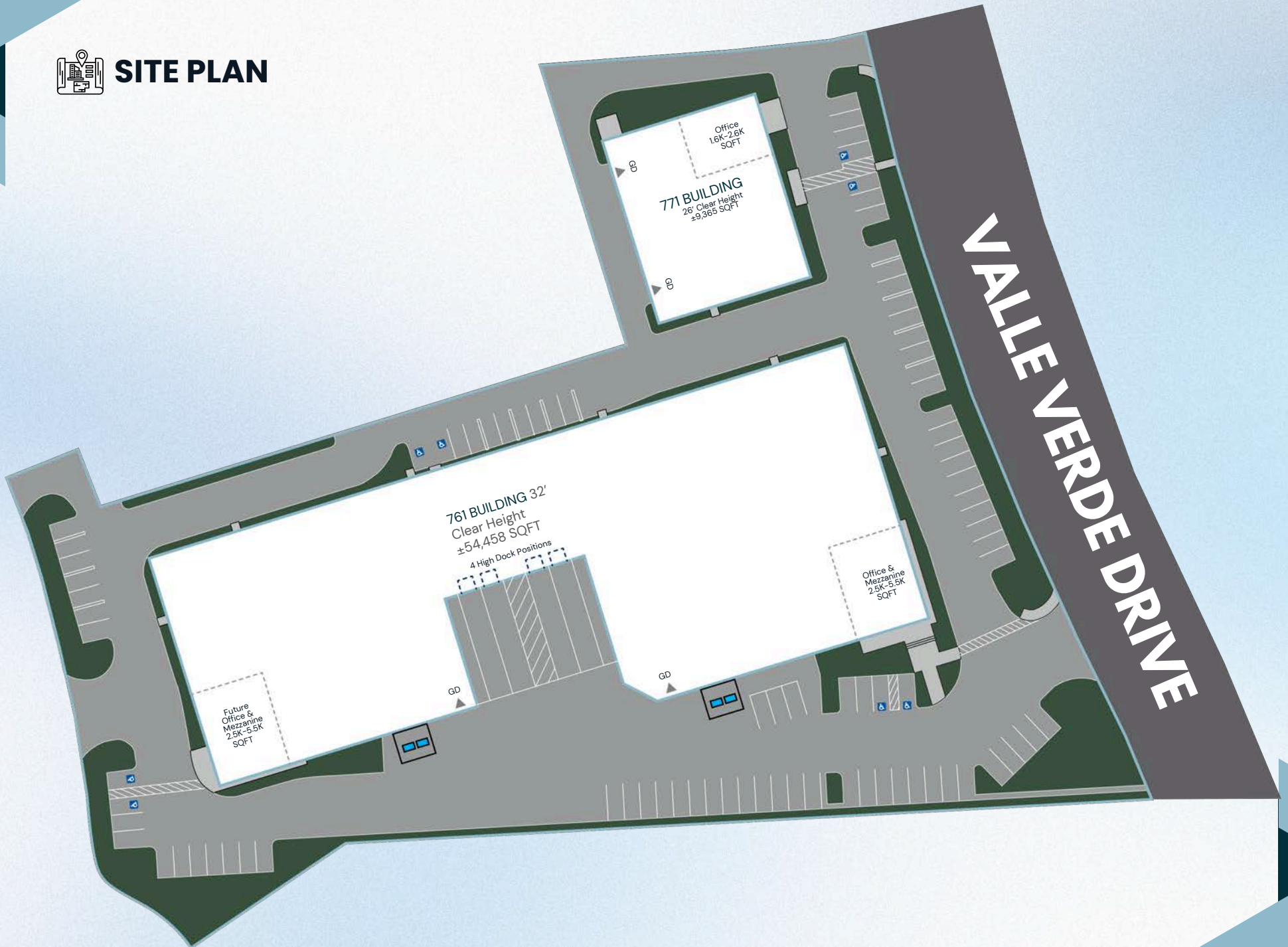
± 9,365
771 Building
SQFT

± 54,458
761 Building
SQFT





SITE PLAN



771 BUILDING DETAILS

± 9,365 SQFT

(2)± 12' x ± 14' Grade Loading Doors

± 26' FT Clear Height

± 6' Reinforced Concrete Slab

± 1,638 – ± 2,550 SQFT
Spec Office

Office
1.6K-2.6K
SQFT

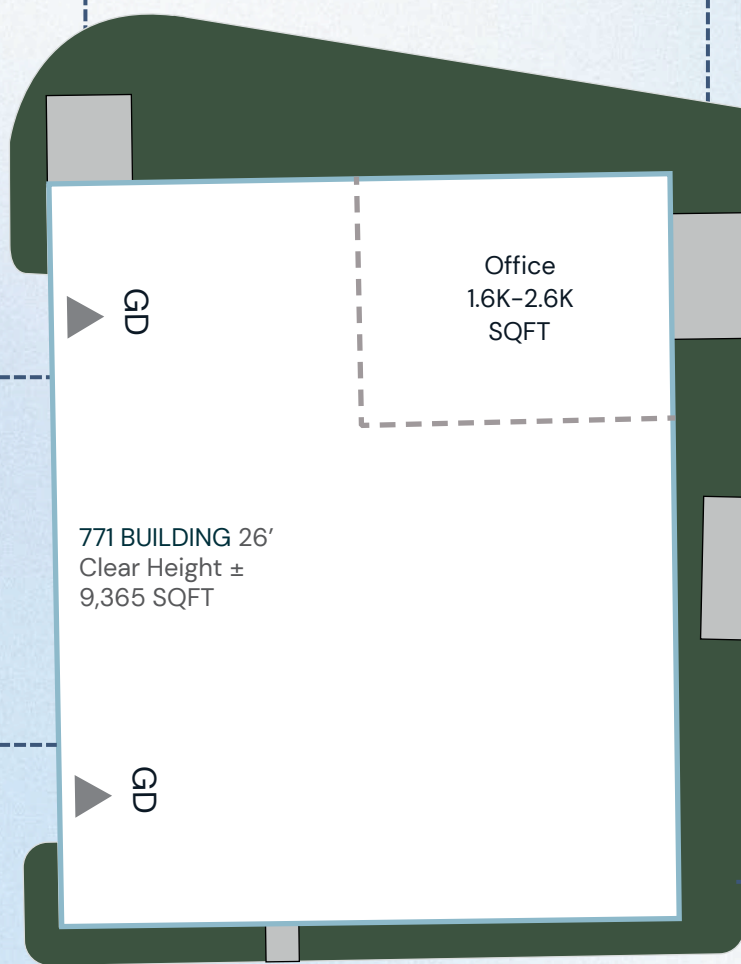
Power: 1,200 amps

Parking Spaces: 20

771 BUILDING 26'
Clear Height ±
9,365 SQFT

Situated on ±3.73 Acres

ESFR Sprinkler System



761 BUILDING DETAILS

± 54,458 SQFT

Divisible

(4) ± 9' x ± 10' Dock Loading
Doors & 2 Grade Level

(2) ± 12' x ± 14' Grade loading
doors

± 32' Clear Height

± 5,887 - ± 14,000 SQFT
Future Office & Mezzanine

Office &
Mezzanine
2.5K-5.5K
SQFT

GD

4 High Dock Positions

761 BUILDING 32'
Clear Height ±
54,458 SQFT

GD

Future Office
& Mezzanine
2.5K-5.5K
SQFT

± 6' Reinforced Concrete
Slab

Power: 2500 amps

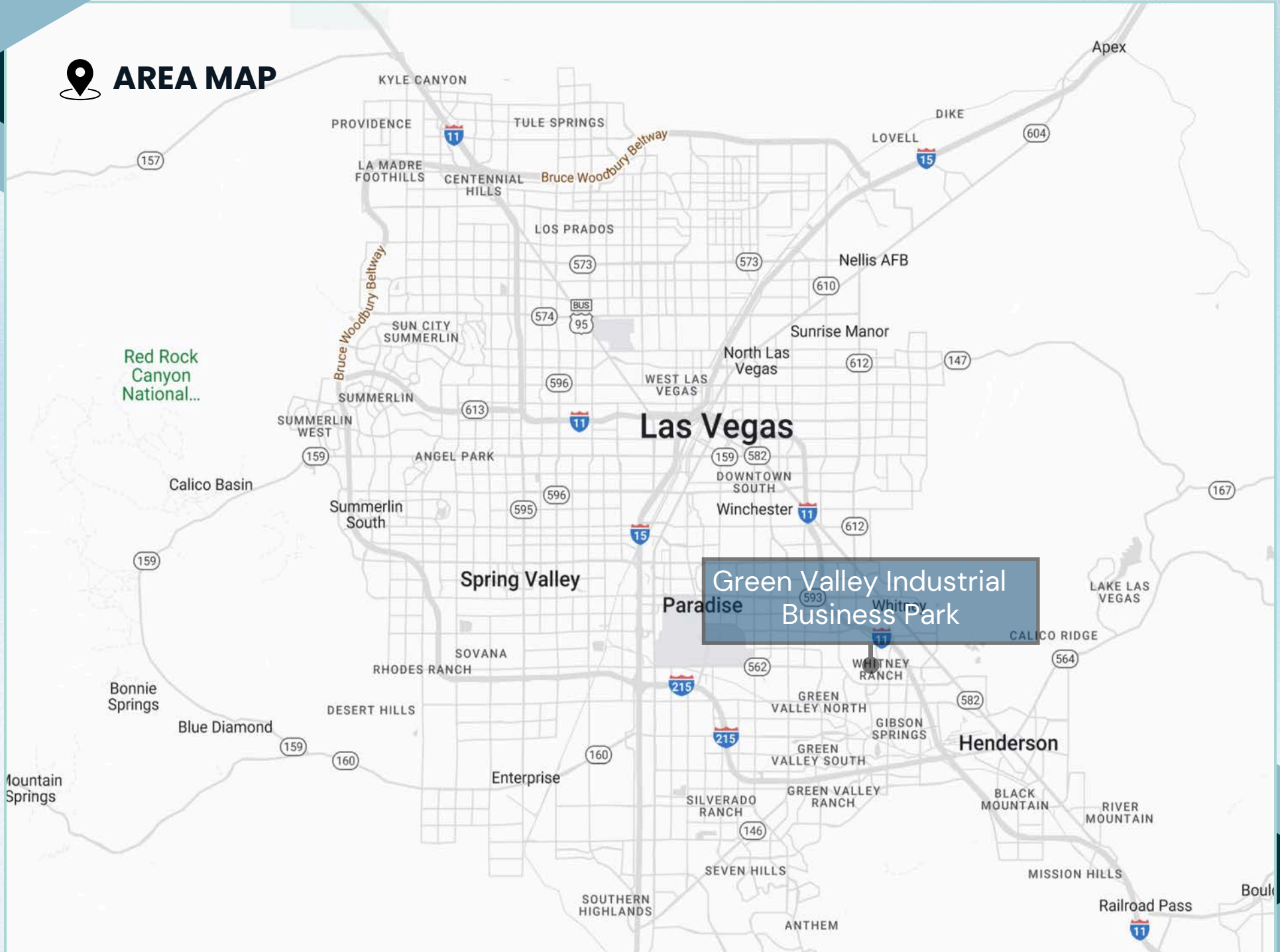
Parking Spaces: 79

Situated on ± 3.73 Acres

ESFR Sprinkler System



AREA MAP





771-761 N VALLE VERDE DR





771-761 N VALLE VERDE DR





771-761 N VALLE VERDE DR



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