



KINETIC[®]
Property Advisors

Energy Behind Every Deal

759 MiddleGate Rd.
Henderson, NV 89011

Freestanding Industrial Building

+/- 6,800 SF | \$1.20 PSF NNN | 5 Stalls + Fenced Yard





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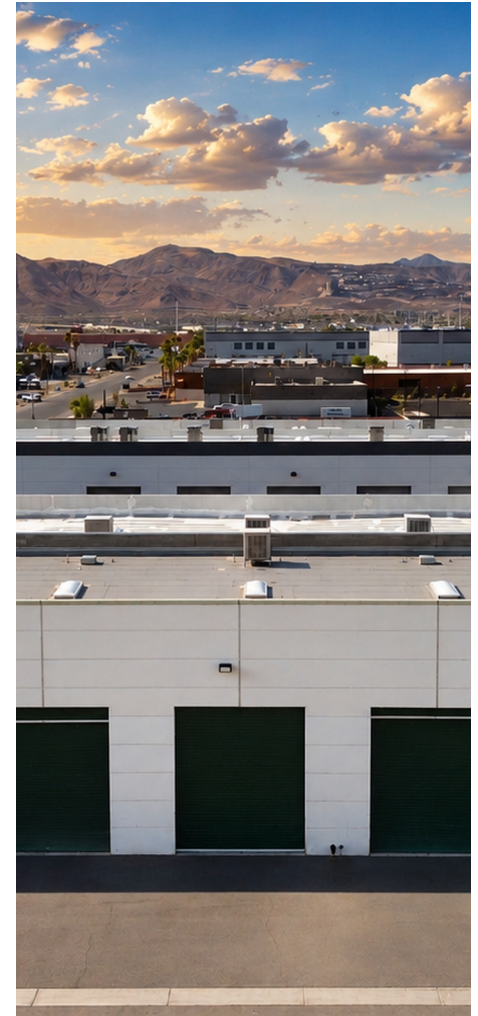
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FREESTANDING INDUSTRIAL SPACE WITH YARD IN HENDERSON.



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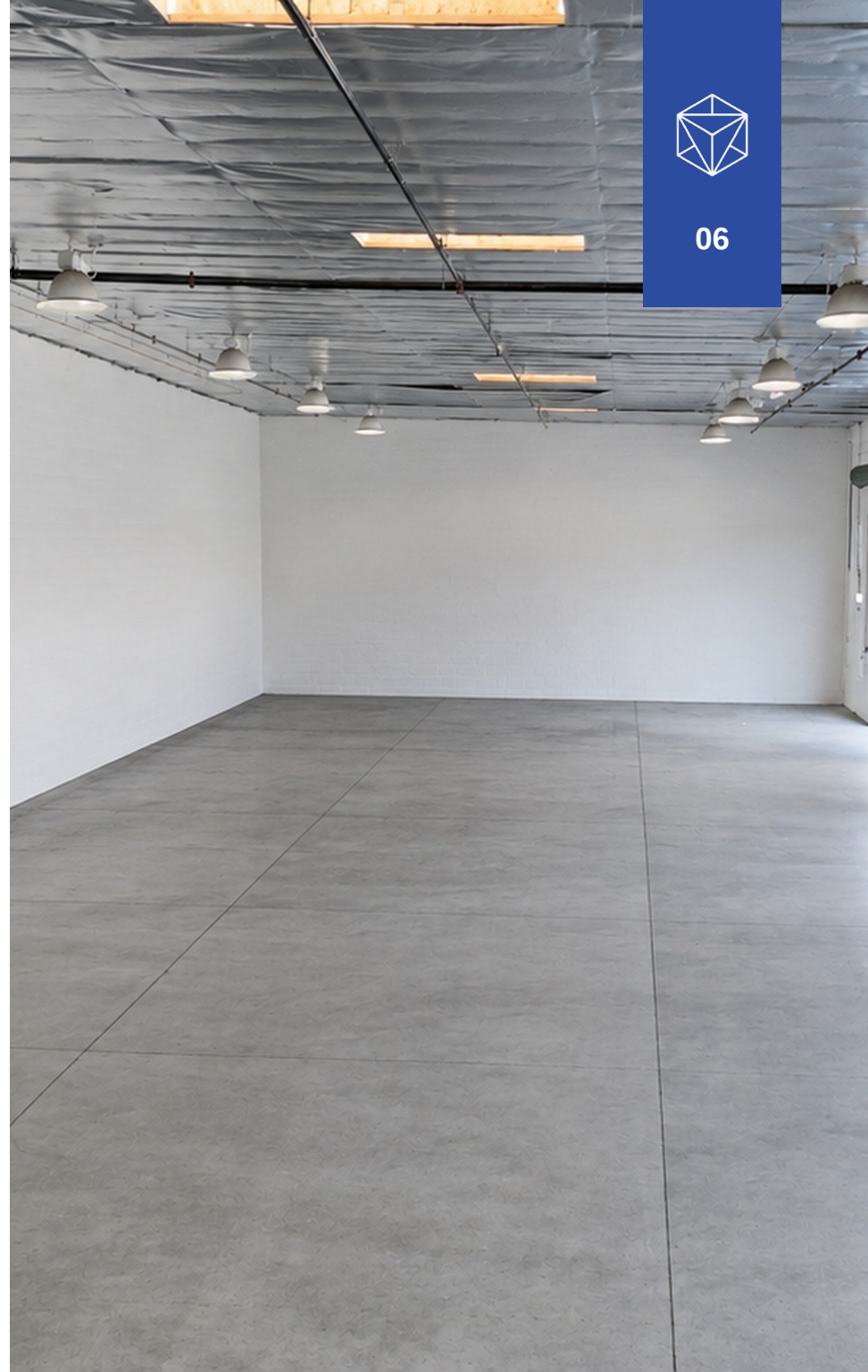
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PROPERTY DETAILS

Property Address	759 MiddleGate Rd., Henderson, NV 89011
Property Type	Industrial
Parcel Number	178-02-111-021
Parcel Size	0.34 Acres
Rentable Sq. Ft.	+/- 6,800 SF
Zoning	Limited Industry (IL)
Parking	5 Stalls + Fenced Yard
Year Built	2003



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OPPORTUNITY OVERVIEW

Base Rent

\$1.20 PSF NNN

CAM

\$0.15 PSF

TI Allowance

Negotiable

Size

+/- 6,800 SF

Product Type

Industrial

Jurisdiction

Henderson

+/- 6,800 SF Industrial Warehouse | Five Grade Doors | Secured Yard

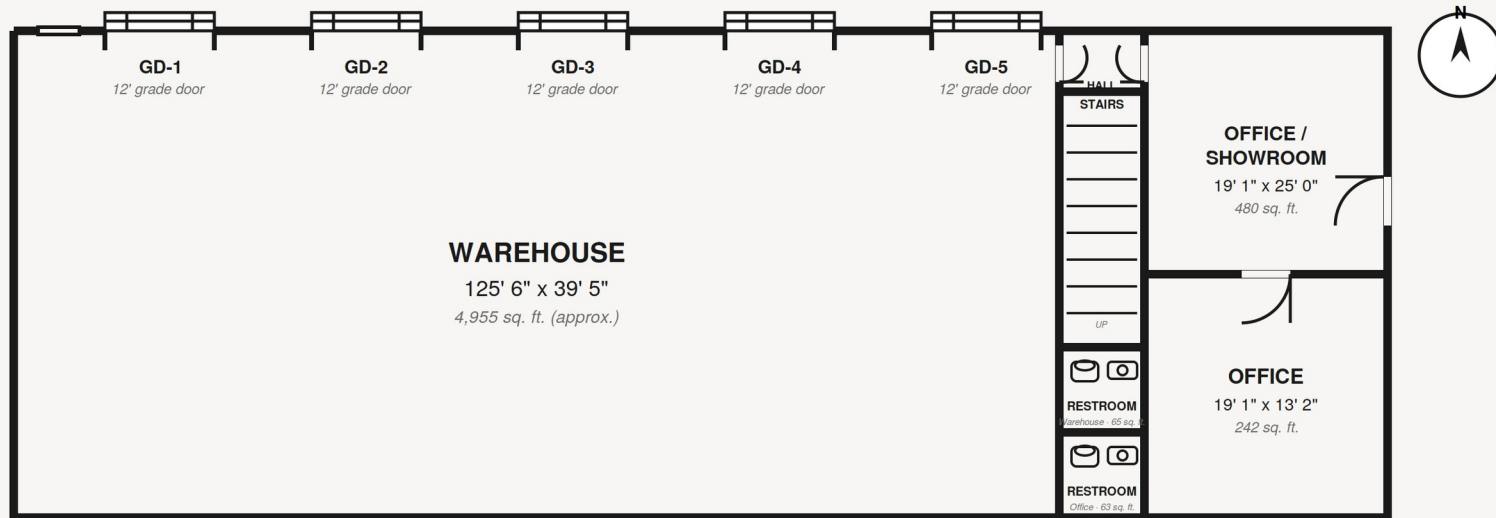
- Five (5) Grade-Level Doors - Loading access is spread across the full length of the warehouse, allowing multiple vehicles to load and unload at once rather than queuing behind a single point of entry.
- 400 Amps of 3-Phase Power - Power capacity of this size supports heavier equipment loads, making the building a fit for industrial, light manufacturing, or assembly users with above-average electrical demand.
- Second-Floor Office Space - A dedicated office level sits above the warehouse floor, separating administrative functions from operations without giving up any ground-floor warehouse space.
- Two Restrooms - Separate restrooms serve the warehouse and the office independently, so warehouse staff and office staff each have their own facilities.
- Evaporative Cooling - The warehouse is equipped with evaporative cooling, tempering the workspace through Henderson's warmer months.
- Large Secured Yard - A fenced outdoor yard supplements the 5 parking stalls, giving tenants dedicated space for storage, equipment staging, or fleet parking on-site.



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First Floor

FLOORPLAN



FLOOR PLAN — FOR LEASE

759 Middle Gate

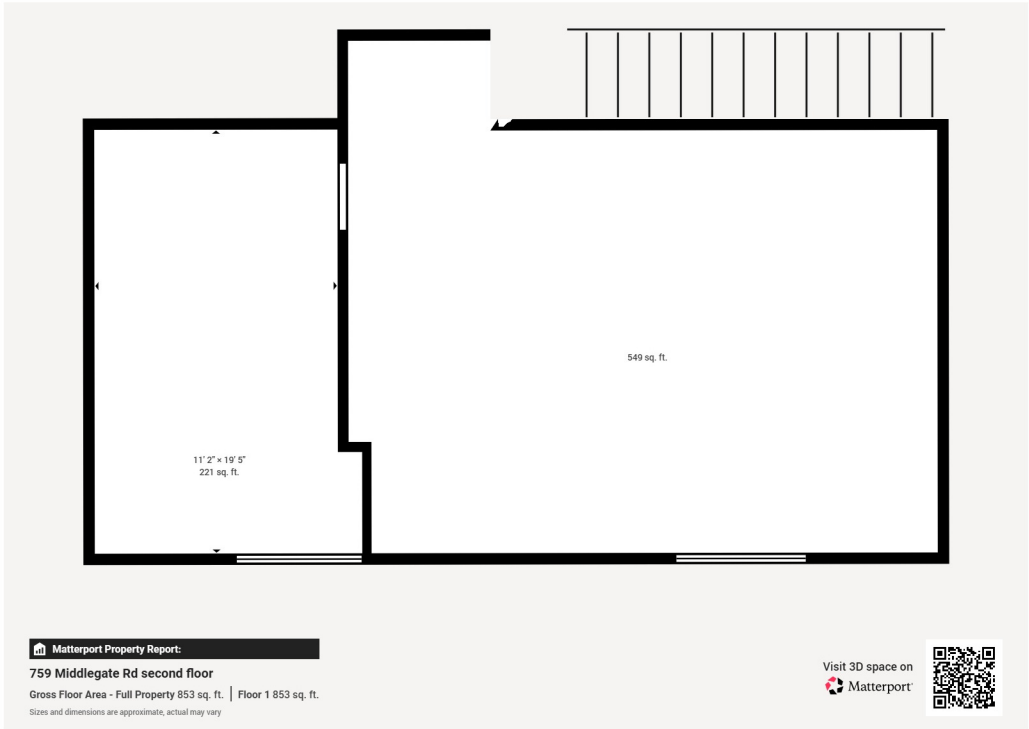
Gross Floor Area: 4,955 sq. ft. (Warehouse) + 128 sq. ft. (2 Restrooms) + 722 sq. ft. (Office) **Floor 1 Total:** 5,805 sq. ft.

5 grade-level warehouse doors (12' clear each) | Interior staircase to 2nd floor | Separate warehouse & office restrooms

Sizes and dimensions are approximate; actual may vary. Prepared for marketing purposes only.

Second Floor

FLOORPLAN





PROFESSIONAL TRANSACTION MANAGEMENT



Full-service representation from initial tour through lease execution, ensuring a streamlined and efficient process.



Advisory on layout functionality, growth planning, and alignment of the space with operational needs.



Clear breakdown of lease economics, including rent structure, operating expenses, and long-term occupancy costs.



Strategic positioning of LOIs and lease terms to protect tenant interests and optimize deal outcomes.



Direct interface with ownership to manage communication, approvals, and deal momentum.



Guidance on tenant improvements, contractor coordination, and delivery timelines.



Coordination of due diligence, including zoning verification, permitted use, and utility capacity review.



Post-execution support through move-in, including landlord coordination and occupancy readiness.



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Kinetic Deal Acceleration System (TM)