

±32,354 SF - Move in Ready Warehouse

NEW
BASE RENT
SPECIAL

Available For SubLease

7485 Commercial Way, Henderson, NV 89011

Leasing Team: —

Steve Alvarez | Lead Broker

Co-Founder | Managing Partner

Director | Industrial & Retail Division

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Rebecca Arias

Advisor | Industrial & Retail Division

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Leasing Details



Lease Rate

Contact Broker



CAMs

\$0.19/PSF



SF Available

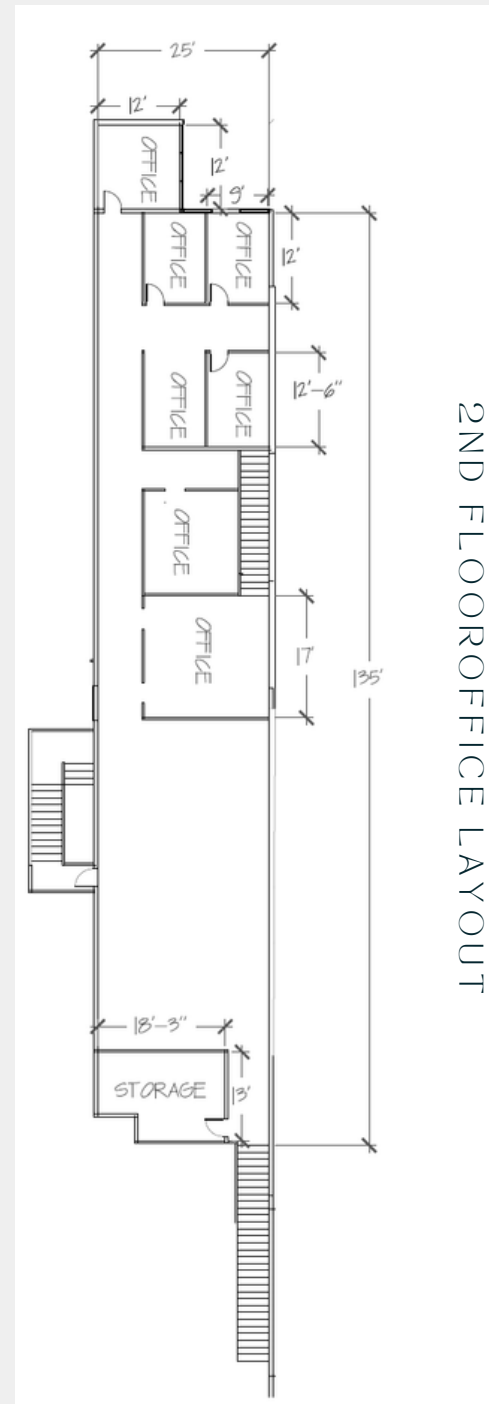
±32,354 SF

- Competitive Rent Incentives
- CAMs: \$6,147.26 Monthly
- Lease Expiration Date: 11/30/2027
- 3-Year Option to Extend

Property Highlights

- Total SF: ±32,354
- Warehouse SF: ±25,218
- 1st Floor Office SF: ±3,617
- 2nd Floor Office SF: ±3,519
- (2) Dock Doors
- (2) Grade Level Doors
- ±480Amps, 277/480v, 3-Phase Power
- HVAC in Warehouse
- Built in 2002
- Excellent Location with Commerical Way frontage

**CLEAR
WATER**
Real Estate Investment Services



2ND FLOOR OFFICE LAYOUT





±32,354 SF - Freestanding Warehouse

7485 COMMERCIAL WAY, HENDERSON, NV 89011

EXCLUSIVELY LISTED BY:

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**CLEAR
WATER**
Real Estate Investment Services