

NOW LEASING!

**SERRANO
WHITNEY MESA
INDUSTRIAL CENTER**

1760 WHITNEY MESA DRIVE, HENDERSON, NV 89014

61,067 SF ON 3.24 ACRES

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SERRANO WHITNEY MESA INDUSTRIAL CENTER

Serrano Whitney Mesa Industrial Center is a premier Class A ±61,067 SF warehouse, manufacturing and distribution facility designed to meet the demands of modern industrial operations. This strategically located property combines state-of-the-art features with unparalleled accessibility, making it an ideal choice for businesses looking to thrive in a dynamic market.

- ±61,067 SF multi-tenant industrial building on 3.24 Acres
- Units available from ±10,540 - ±61,067 SF
- BTS single-story office space
- ESFR Fire Sprinklers
- 2000 AMP, 277/480v, 3-phase power
- Three (3) 9' x 10' dock high loading doors
- Nine (9) 12' x 14' grade level doors
- White-box interior warehouse walls
- ±83' reinforced concrete truck aprons
- 52' x 60' avg. column spacing
- Located near Sunset Road & Mountain Vista Street
- Scrim faced batt insulation
- Natural gas available
- Class A concrete tilt-up construction
- 28' minimum Clear Height
- 65 total Parking Spaces
- Zoned IP
- Skylights
- APN: 161-32-710-030

Contact us today to schedule a private tour and explore how this property can elevate your business operations!

702-369-4874

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SITE PLAN

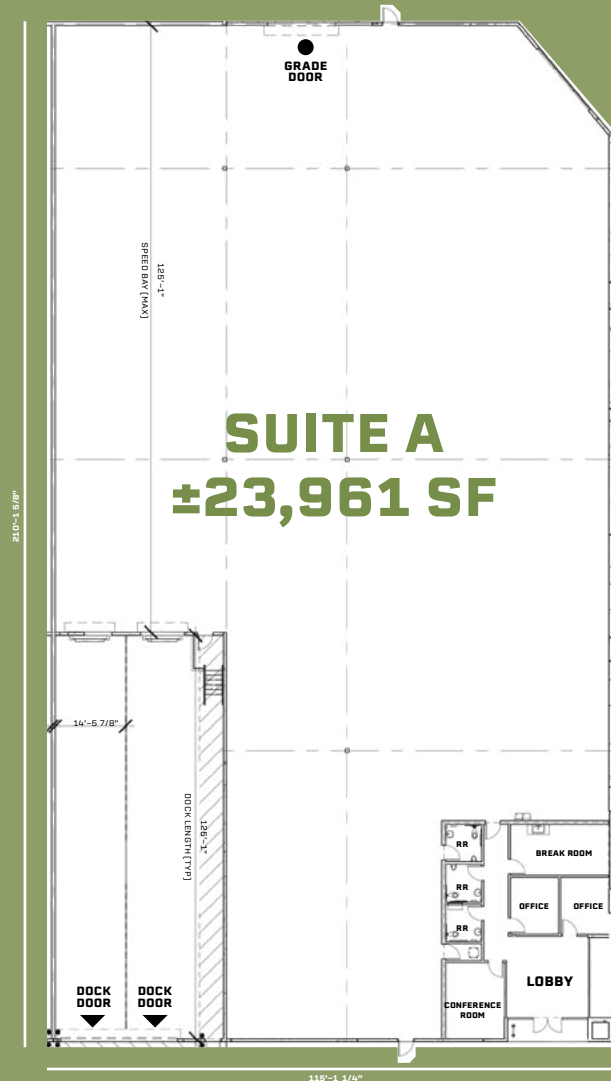
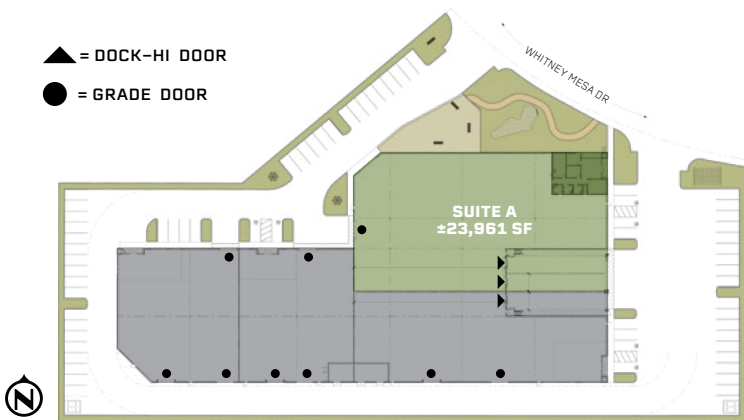


● GRADE DOOR ▲ DOCK-HI DOOR



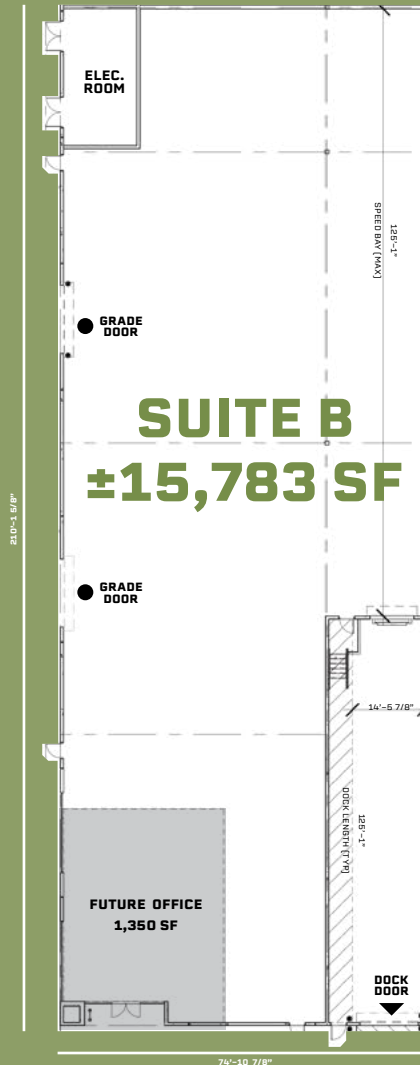
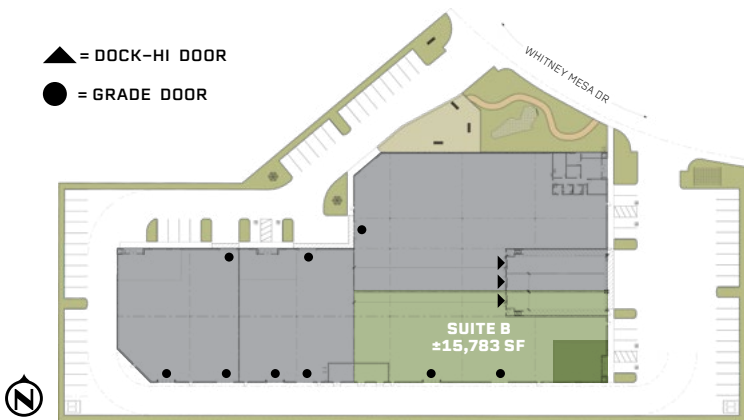
POTENTIAL BUILDING DIVISIBILITY SUITE A

TOTAL SF:	±23,961 SF
SPEC OFFICE AREA:	±1,350 SF
DOCK DOORS:	[2] 9' X10'
GRADE DOORS:	[1] 12' X14'
BASE RENT:	CALL FOR PRICING
ESTIMATED NNN FEES:	\$0.235/SF
CONTACT TODAY FOR MORE INFORMATION	



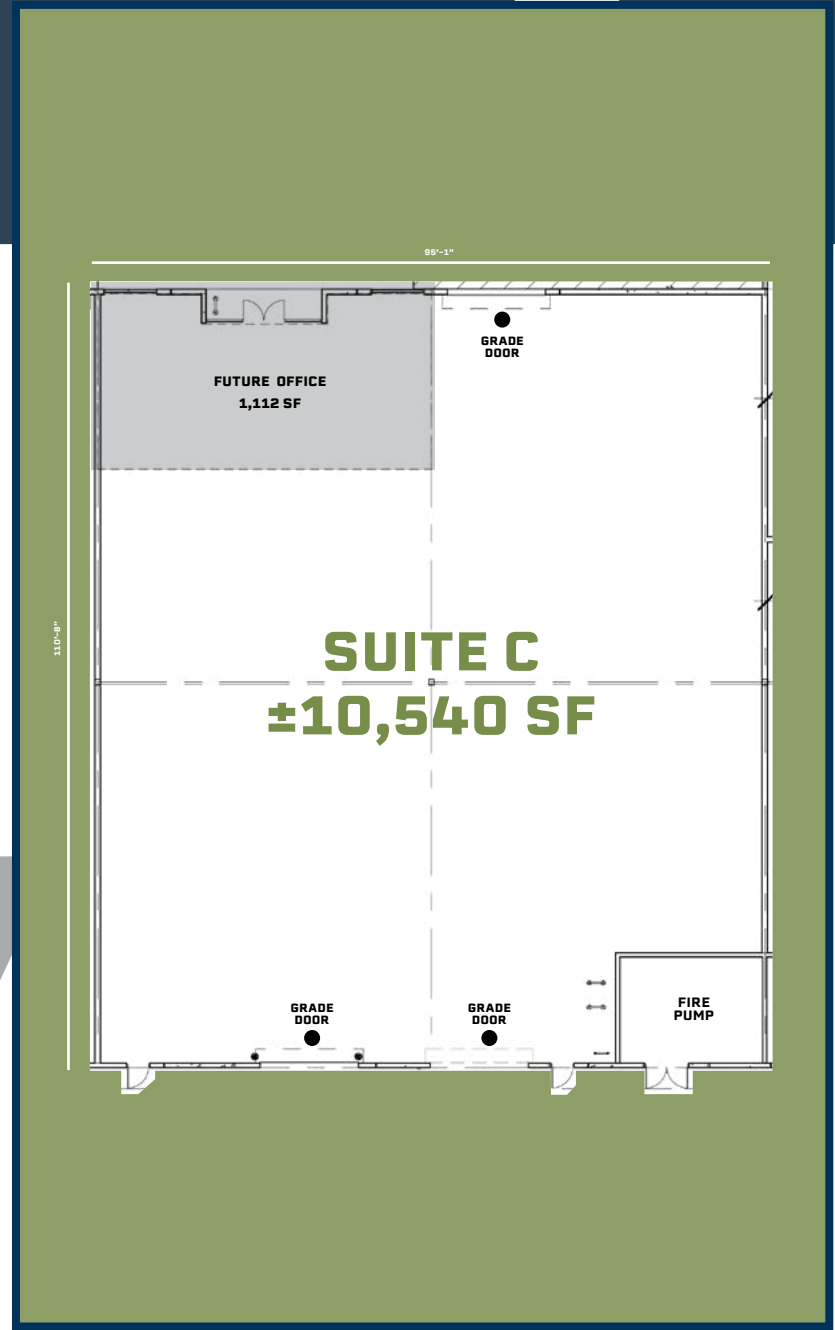
POTENTIAL BUILDING DIVISIBILITY SUITE B

TOTAL SF:	±15,783 SF
SPEC OFFICE AREA:	±1,350 SF
DOCK DOORS:	[1] 9' X10'
GRADE DOORS:	[2] 12' X14'
BASE RENT:	CALL FOR PRICING
ESTIMATED NNN FEES:	\$0.235/SF
CONTACT TODAY FOR MORE INFORMATION	



POTENTIAL BUILDING DIVISIBILITY SUITE C

TOTAL SF:	±10,540 SF
SPEC OFFICE AREA:	±1,112 SF
GRADE DOORS:	[3] 12' X14'
BASE RENT:	CALL FOR PRICING
ESTIMATED NNN FEES:	\$0.235/SF
CONTACT TODAY FOR MORE INFORMATION	



POTENTIAL BUILDING DIVISIBILITY SUITE D

TOTAL SF: ±10,783 SF
SPEC OFFICE AREA: ±1,247 SF
GRADE DOORS: [3] 12' X14'
BASE RENT: CALL FOR PRICING
ESTIMATED NNN FEES: \$0.235/SF
CONTACT TODAY FOR MORE INFORMATION



AERIAL MAP

Situated in an established industrial hub with convenient access to major highways including I-11 and I-215, this building offers seamless connectivity to regional and national markets. Proximity to Harry Reid International Airport enhances logistics capabilities for both domestic and international shipping. The building is zoned for manufacturing and distribution, and compliant with all local regulations. Its design aligns with the latest standards for industrial facilities, making it a robust option for businesses in various sectors.



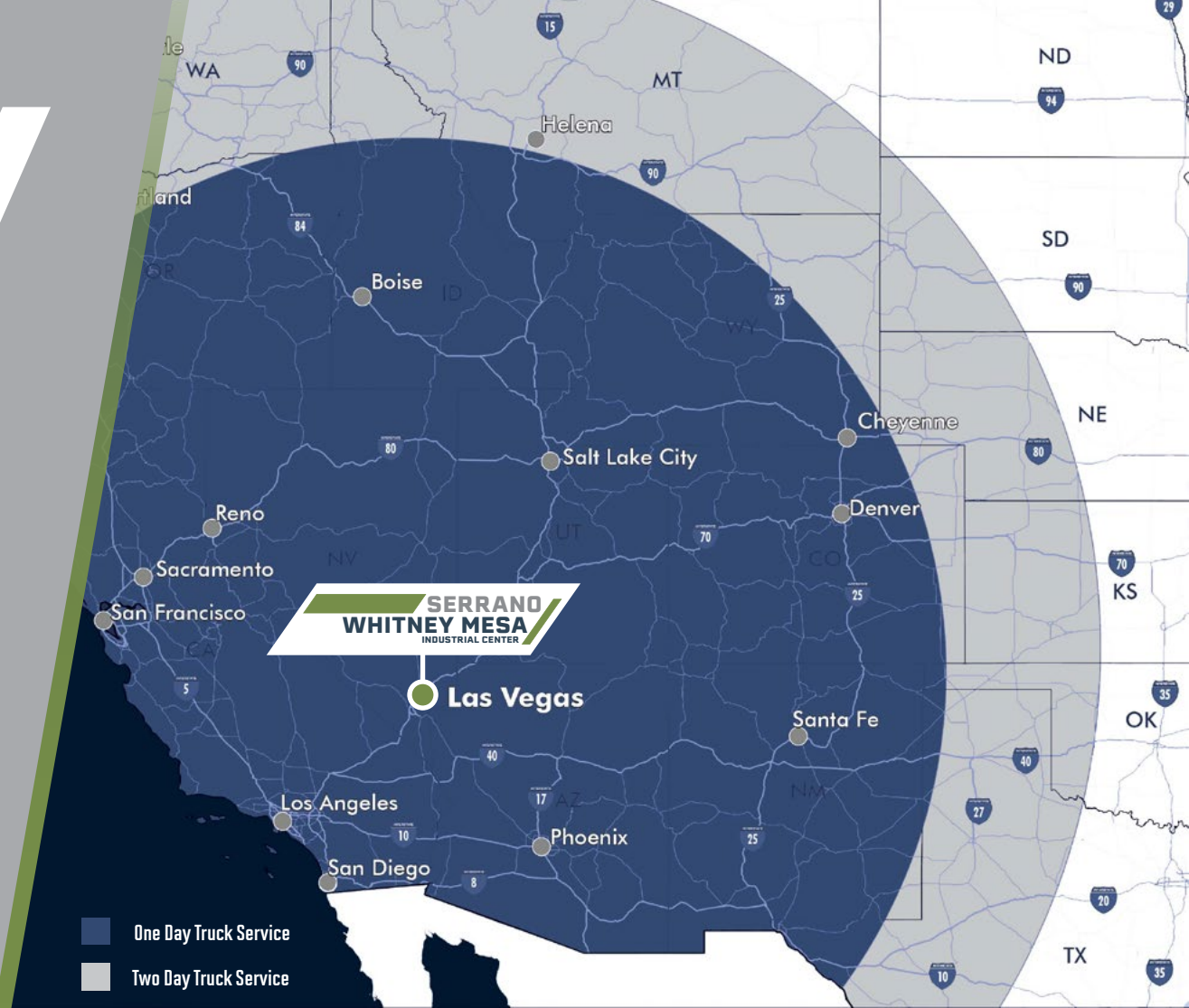
REGIONAL ADVANTAGE

LOCATION & TRANSPORTATION

- I-11 Interchange is 2.7 miles via East Russell Road
- I-215 Interchange is ±6.5 miles via I-11
- Harry Reid Int'l Airport is ±6.7 miles
- The Las Vegas Strip is ±7.6 miles

SHIPPING & MAILING SERVICES

- FedEx Freight: 8.8 miles
- FedEx Ship Center: 10 miles
- FedEx Air Cargo: 3.9 miles
- FedEx Ground: 11 miles
- UPS Customer Center: 5.8 miles
- US Post Office: 1.1 miles



Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 min
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 min
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 min
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 min

Why Southern Nevada?



#1 Best States for Transportation, U.S. News & World Report [2018]



Las Vegas Has One Of The Most Business Friendly Environments In The U.S.



#1 Best Job Creation Index in the United States [Gallup 2017]



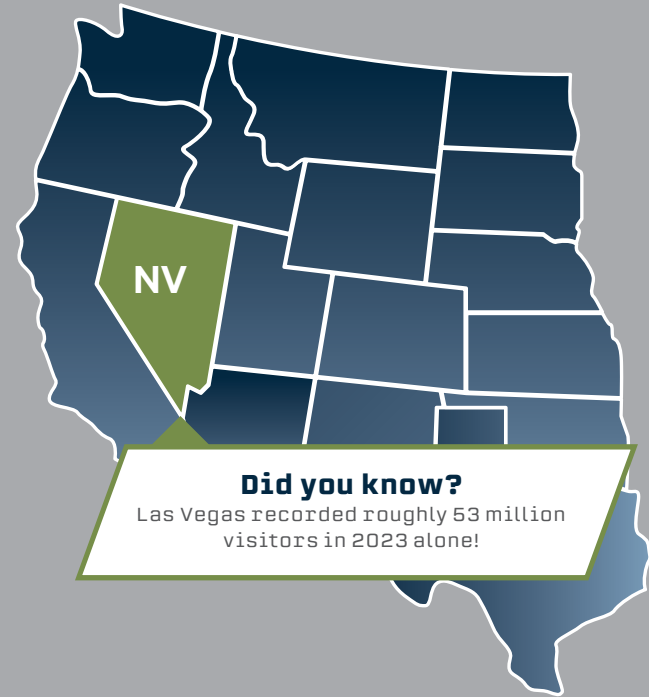
Great Location For Logistics, Manufacturing And Exporting— Making Las Vegas An Essential Part Of Any Global Business Economic Plan.



One Of The Most Digitally Connected Cities In The World Thanks To Switch Communications—the region contains 7,453 miles of fiber optic cable.



Lower Cost Of Living And A Lower Cost Of Business Operation Than California While Having Easy Access To Its Markets And Ports.



Did you know?

Las Vegas recorded roughly 53 million visitors in 2023 alone!

CURRENT STATE INCENTIVES

50% Elimination of payroll tax for 4 years

50% elimination of personal property taxes for 10 years

Training Grants \$1,000 to \$4,000 per employee

6.1% Elimination Of Sales Tax when purchasing capital equipment [you pay only 2% down from 8.1%]

50% to 90% subsidy for up to 6 months [State will give businesses 50–90% of the new employee's hourly wage for up to 6 months]

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SERRANO
DEVELOPMENT GROUP