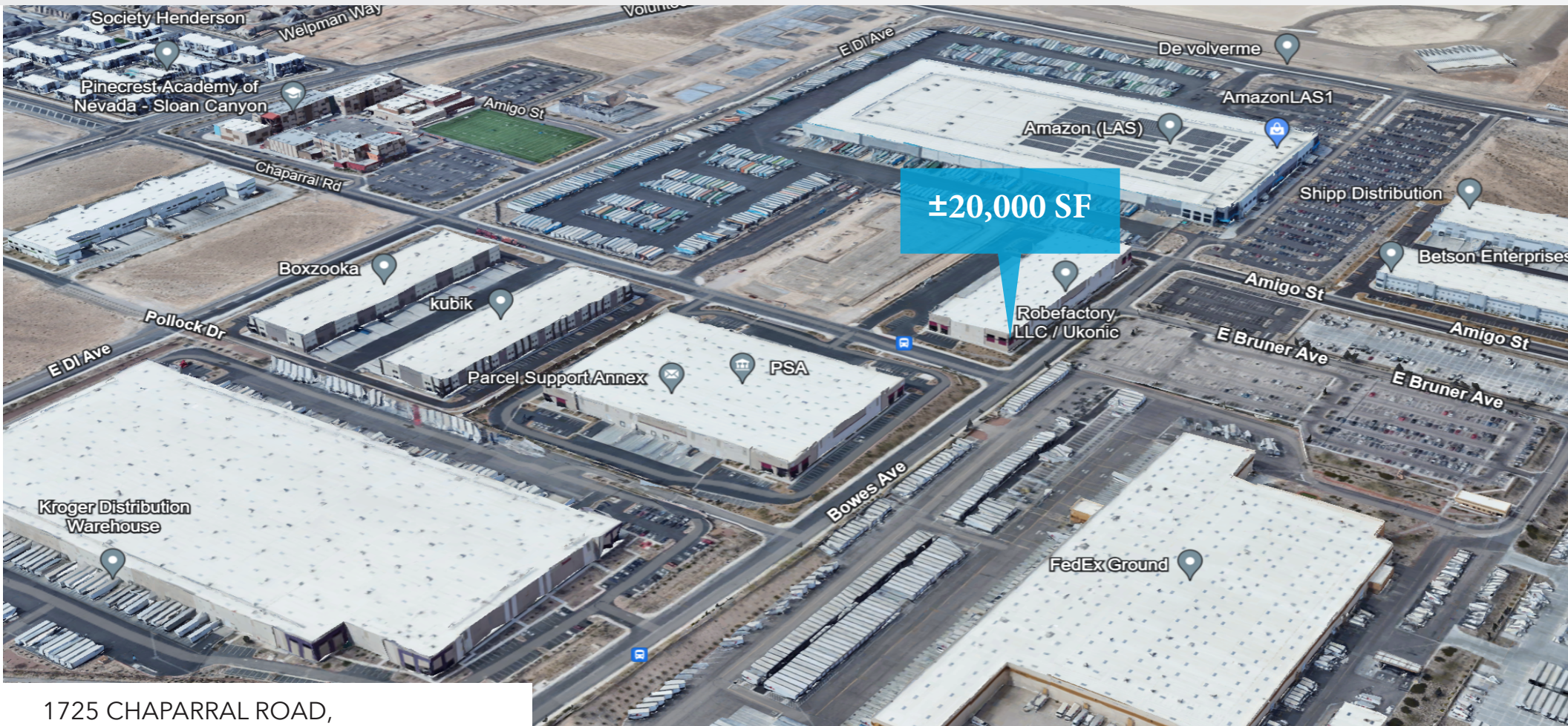


SOUTHWEST HENDERSON

CLASS A SUBLEASE

AVAILABLE FOR SUBLEASE
+/- 20,000 SF

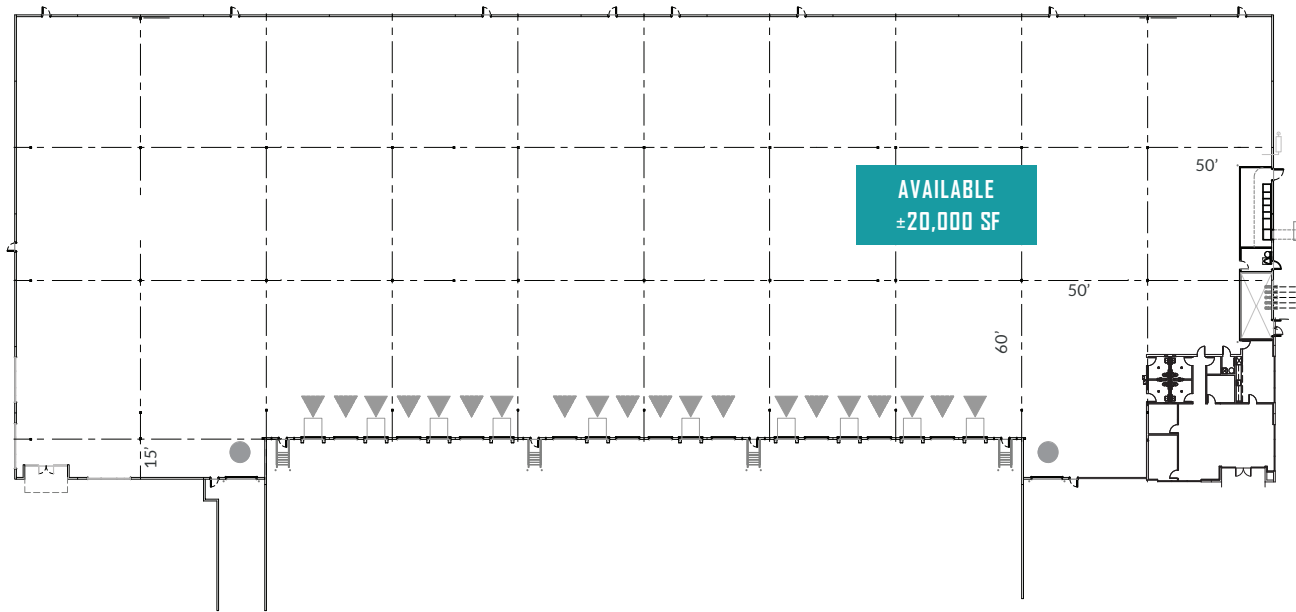


1725 CHAPARRAL ROAD,
HENDERSON, NV 89044

CLASS A WAREHOUSE: 1725 Chaparral Rd, Henderson NV
AVAILABLE WITHIN 30 DAYS / OCCUPIED BY ECOMMERCE COMPANY
FRONT LOADING / SUBLEASE IS FOR PORTION OF BUILDING

JOHN CARPENTER
PRINCIPAL

john@949group.com
702-605-3889
NV Lic B1001728



BUILDING FEATURES

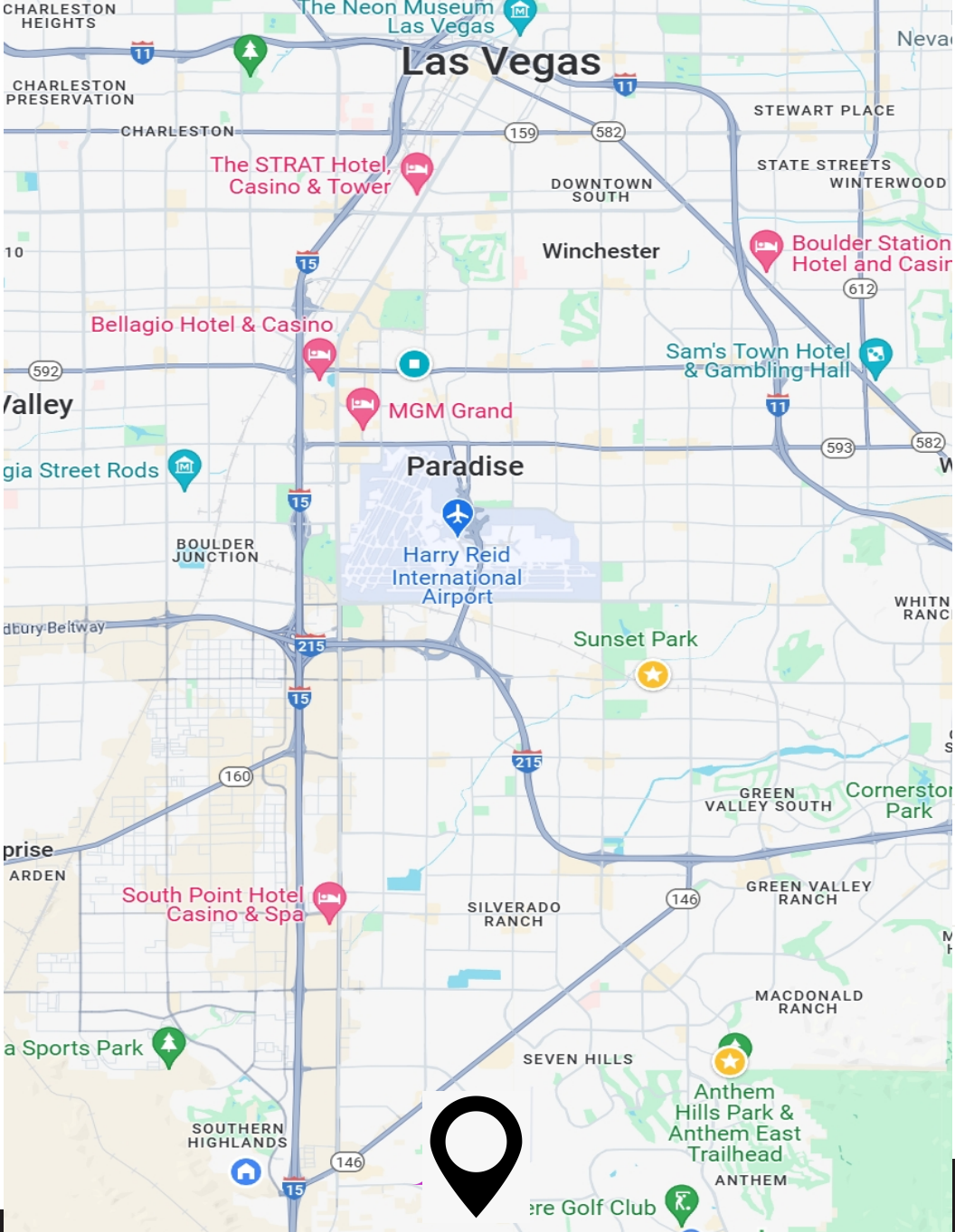
- ±20,000 SF Available Immediately For Sublease
- ±2,264 SF office - to be shared
- ±5 acre site for entire 83,000 SF building
- Up to (6) 9'x10' dock high
- One (1) Shared 12'x14' grade level loading door
- 2% warehouse skylights
- 50'x50' typical column spacing with 60'x50' speed bays
- Ample car parking
- Zoned I-P
- ESFR Fire Suppression System
- High efficiency design and features
- Two (2) layers of rigid insulation equivalent to R-19
- Power: ±800 amp, 277/480 volt
- **32' minimum ceiling clearance at first column**
- 0.84 parking stalls/per 1,000 SF (70 car parking spaces)

HENDERSON, NV 89044

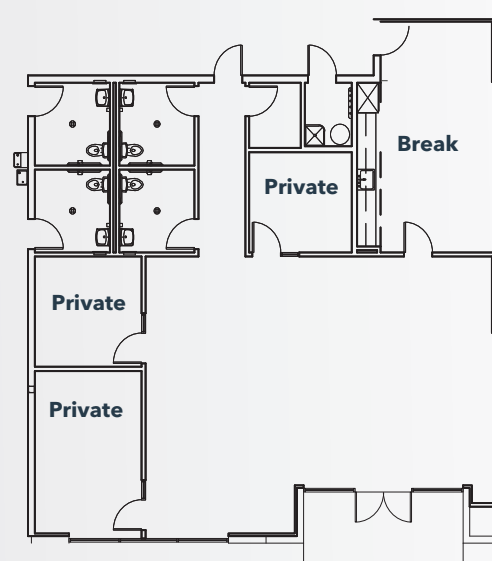
SOUTHWEST HENDERSON
CLASS A SUBLEASE

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±2,264 SF OFFICE



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