

2012 W Sunset Rd

Henderson, NV 89014

**Office & Warehouse**

Office Lease Available



Leasing Information:  
702.221.8226

**Lincoln**

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### Property Overview

- Size: ±4,620 SF leasable space
- Lease Rate: \$1.25 NNN PSF, CAM approximately \$0.25/sqft
- Available: Immediately
- Terms: 3- 5years
- Zoned Industrial Park (IP) – Henderson
- Power: 100 and 200 A 120/208 V  
3 Phase Heavy

### Highlights

- Close proximity to US-95
- Built in 2003
- Come with loading dock
- Covered parking
- Well manicured multi-building complex that is surrounded by commercial, medical and general office properties. Property has easy access to major freeways, restaurants, and shopping. Located on Sunset Road just north of Valley Verde Drive.

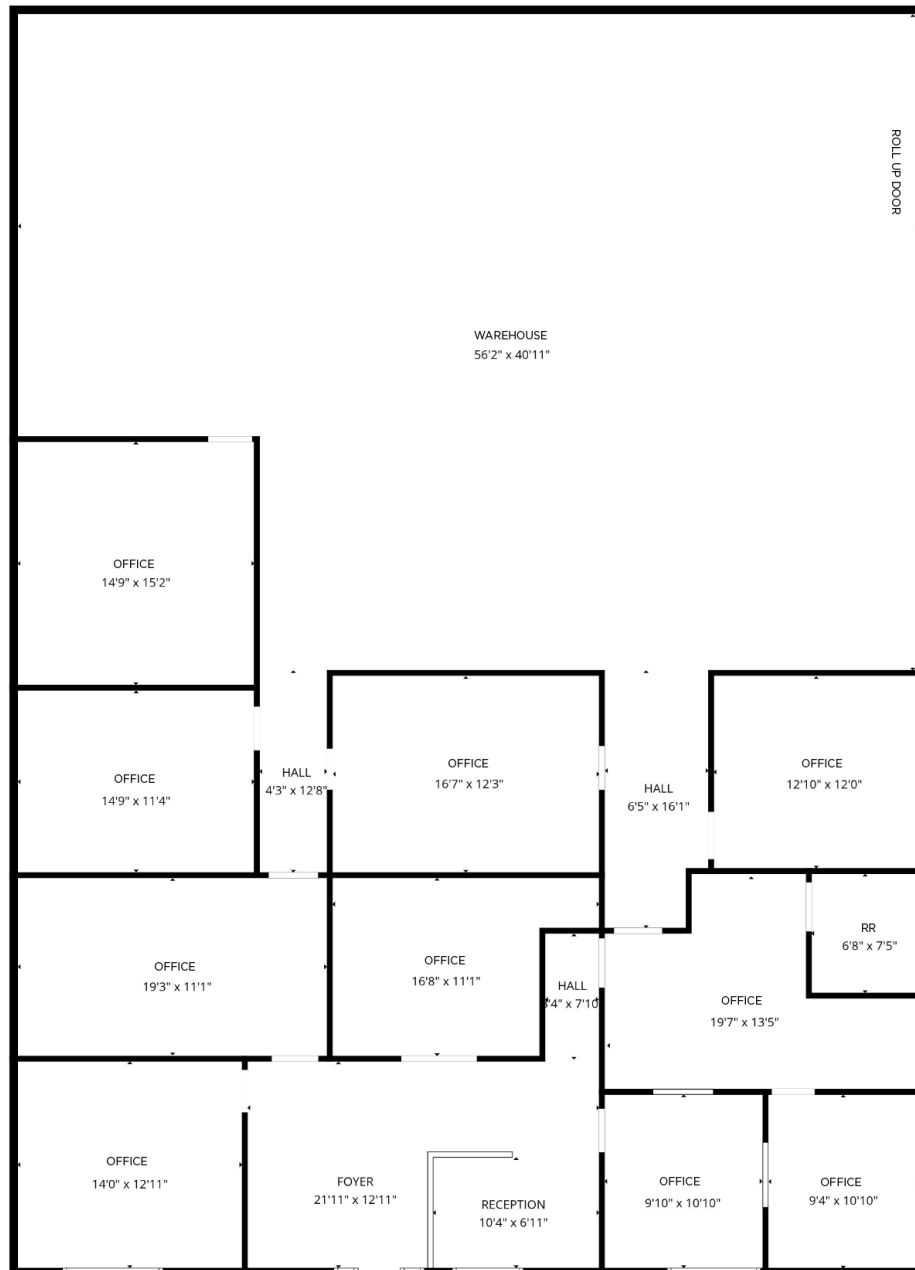
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### Floor Plan

Size: Total ±4,620 SF (±2,320 SF warehouse & ±2,300 SF office )



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