



IOS Site For Sublease

1239 N. Boulder Hwy., Henderson, NV 89011

±21,500 SF office/warehouse building on ±2.80 acres

(±9,000 SF warehouse & ±12,000 SF office area)

and a ±1.25 acre lot (can be leased together or separate)

Locator Map

1239 N. Boulder Hwy., Henderson, NV 89011



Size

±21,500 SF office/warehouse building on ±2.80 acres
(±9,000 SF warehouse & ±12,000 SF office area)
and a ±1.25 acre lot (can be leased together or separate)



As-Is Sublease

Land & Existing Building



Submarket

Henderson



Location

±4 miles to I-215 via Lake Mead Pkwy.
±2.3 miles to I-11 via Sunset Rd.



Master Lease Expiration

12/31/2033



Zoning

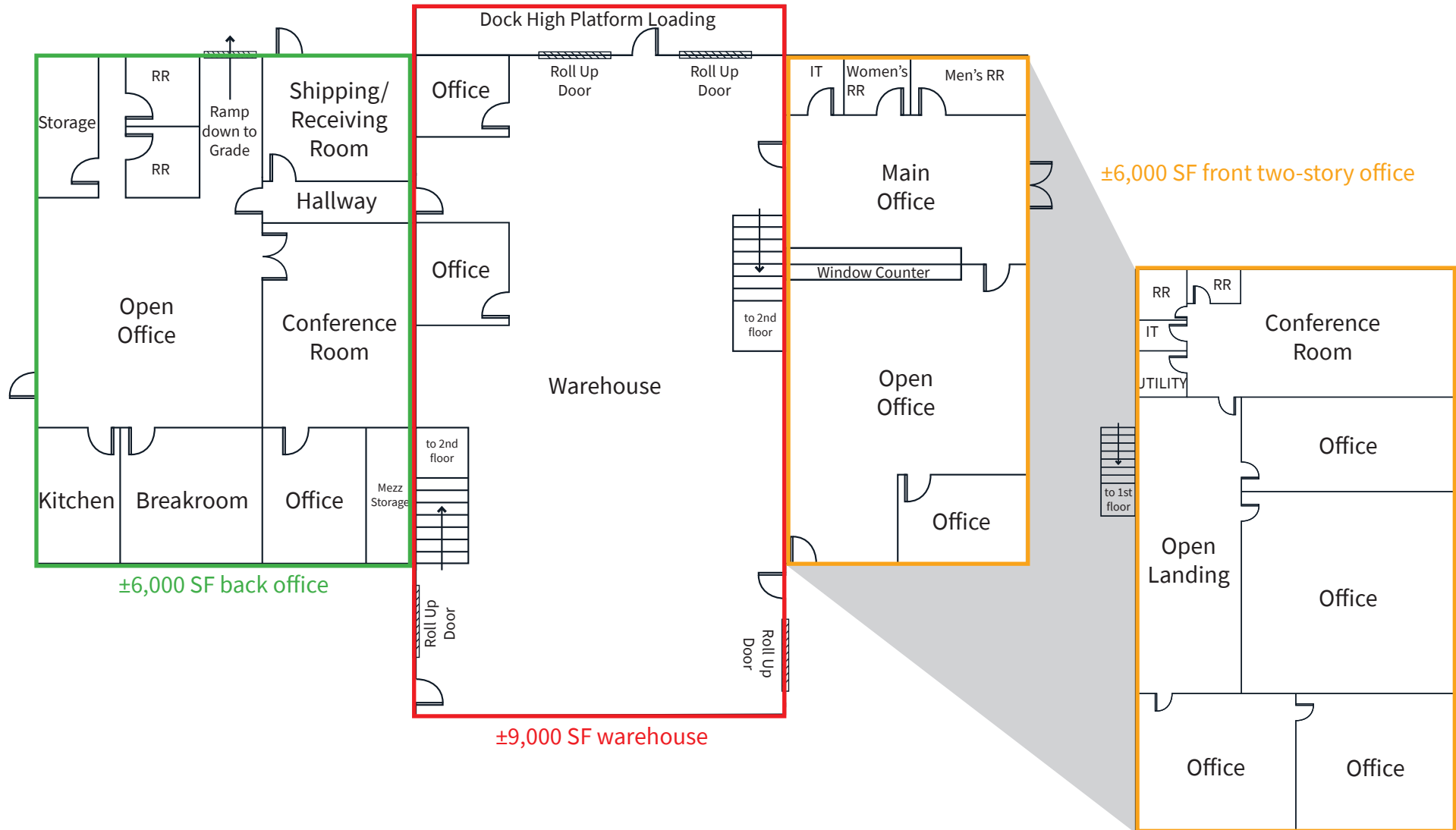
M-R
(regional mixed-use)

21,500 SF Bldg. Floor Plan

For Sublease

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First Floor

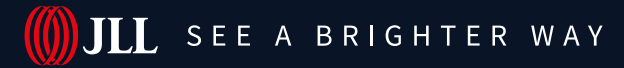


Second Floor

Drawing is for Illustrative Purposes Only. Not to Scale

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Project Photos



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