

Available For Lease



671 Middlegate Road

Henderson, NV 89011



REDUCED RATE

±1,423 SF – ±2,846 SF

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Property Overview

Colliers is pleased to present $\pm 1,422$ SF to $\pm 2,846$ SF of available space at 671 Middlegate Road, a freestanding industrial property in the heart of Henderson. With immediate access to US-95/I-11 and convenient connectivity throughout the Las Vegas Valley, the property is well-positioned for businesses seeking a strategic and accessible Southern Nevada location.

$\pm 14,624$ SF Total Building Size



$\pm 1,423$ SF – $\pm 2,846$ SF Available



Zoned IL (Industrial Light)



Grade Loading



Located in the Henderson Submarket



Suite Highlights

- Fire Sprinklered
- Skylights
- Evaporative Cooler
- 150 Amps of 120/240V of Single Phase (Tenant to confirm)
- Grade Loading Doors

CONTACT US

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Floor Plan

▲ For illustration purposes only. Not to scale.

● = Grade Doors

Suite E

- ±1,422 SF Available
- 150 Amps of 120/240V of Single Phase
(Tenant to confirm)
- One (1) Grade Door



Lease Rate
\$1.15



NNN Fees
\$0.36



Total Monthly
\$2,147.22

Brian Riffel, SIOR

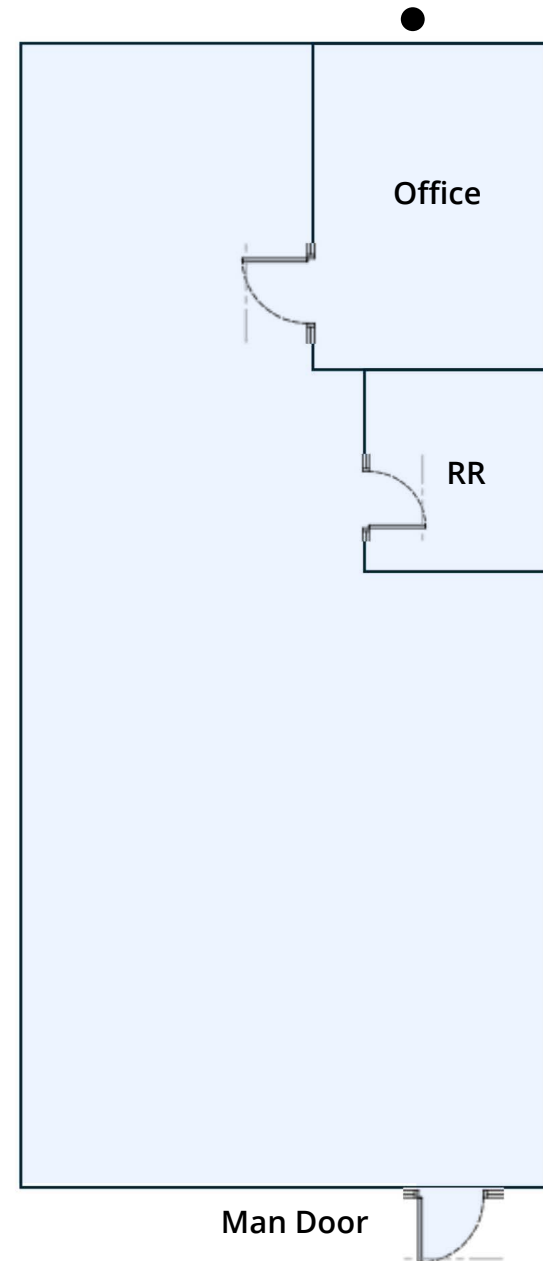
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Floor Plan

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Suite F

- ±1,422 SF Available
- 150 Amps of 120/240V of Single Phase
(Tenant to confirm)
- One (1) Grade Door



Lease Rate
\$1.15



NNN Fees
\$0.36



Total Monthly
\$2,147.22

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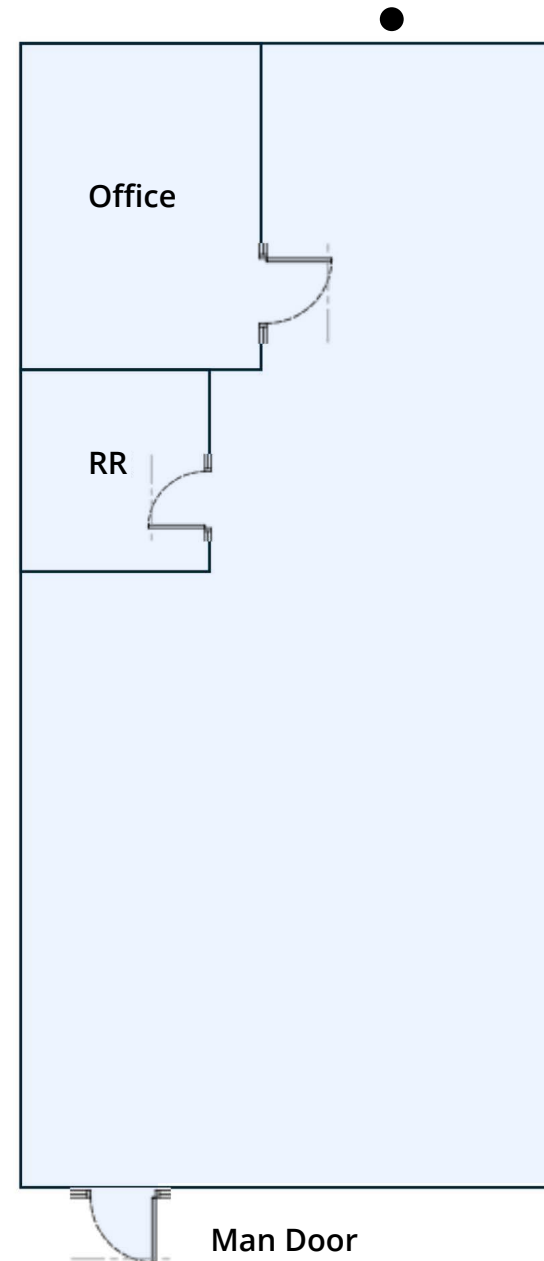
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Floor Plan

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Suite E & F

- ±2,486 SF Available
- 300 Amps of 120/240V of Single Phase
(Tenant to confirm)
- Two (2) Grade Doors



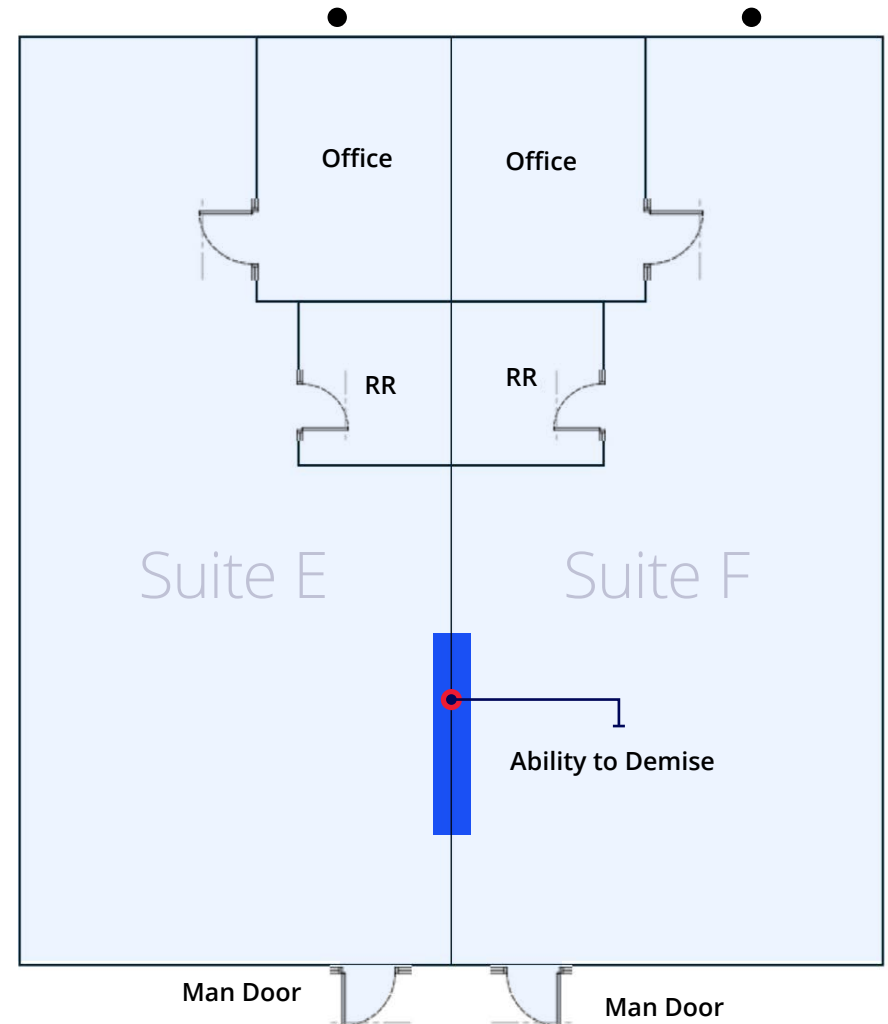
Lease Rate
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NNN Fees
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Total Monthly
\$4,294.44



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Site Aerial



Lease Rate
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NNN Fees
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Colliers

Location Map

The property benefits from excellent connectivity to US-95/I-11 and proximity to the area's growing residential and commercial population base.

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ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

27,000 Professionals



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