



**±9,300 SF  
Secured Gated Yard**

**For Lease Rare Oversized Yard  
with ±5,625 SF Warehouse**

**231 SUNPAC AVENUE**

Henderson, NV 89011



# 231 SUNPAC AVENUE

Henderson, NV 89011

## Property Information

Freestanding industrial building featuring three private offices, a showroom, warehouse space, and multi-stall restrooms. Additional highlights include one grade-level loading door and a secured/gated private yard ideal for storage and parking.

Located in the East Henderson industrial submarket, just minutes from major transportation routes including US-95 and I-215. The property is within close proximity to the Galleria Mall, restaurants, and retail amenities.

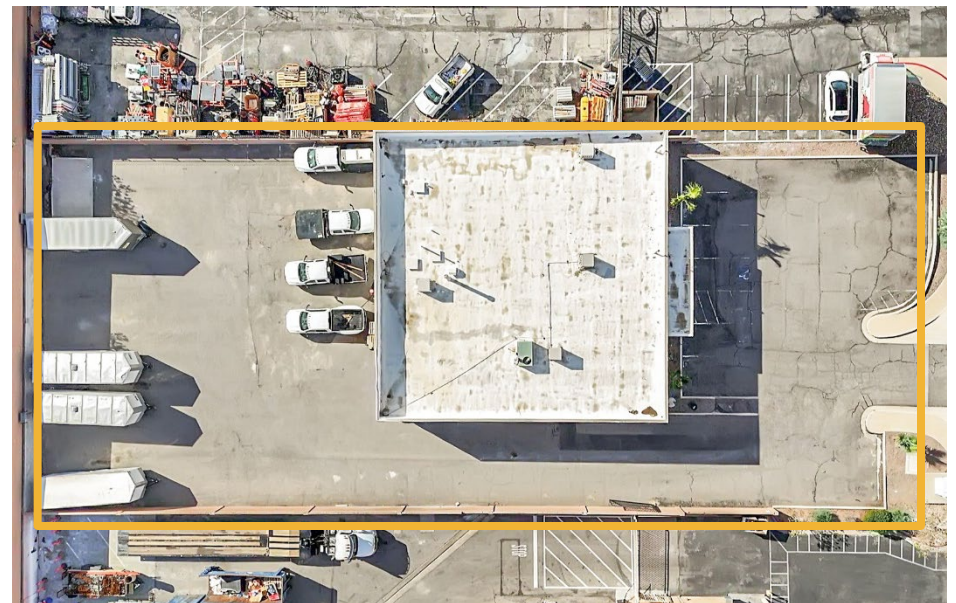
<b>Property Address:</b>	231 Sunpac Avenue Henderson, NV 89011
<b>Yard:</b>	±9,300 SF
<b>Building Size:</b>	±5,625 SF
<b>Land Size:</b>	±0.57 Acres
<b>APN:</b>	178-01-511-012
<b>Date Available:</b>	Within 30 days from lease execution
<b>Min. Clear Height:</b>	10'
<b>Grade Doors:</b>	One (1) 10'x8'
<b>Power:</b>	400 Amps, 120/240V, 3-phase power
<b>Lease Type:</b>	Gross
<b>Lease Rate:</b>	Contact Broker



# 231 SUNPAC AVENUE

Henderson, NV 89011

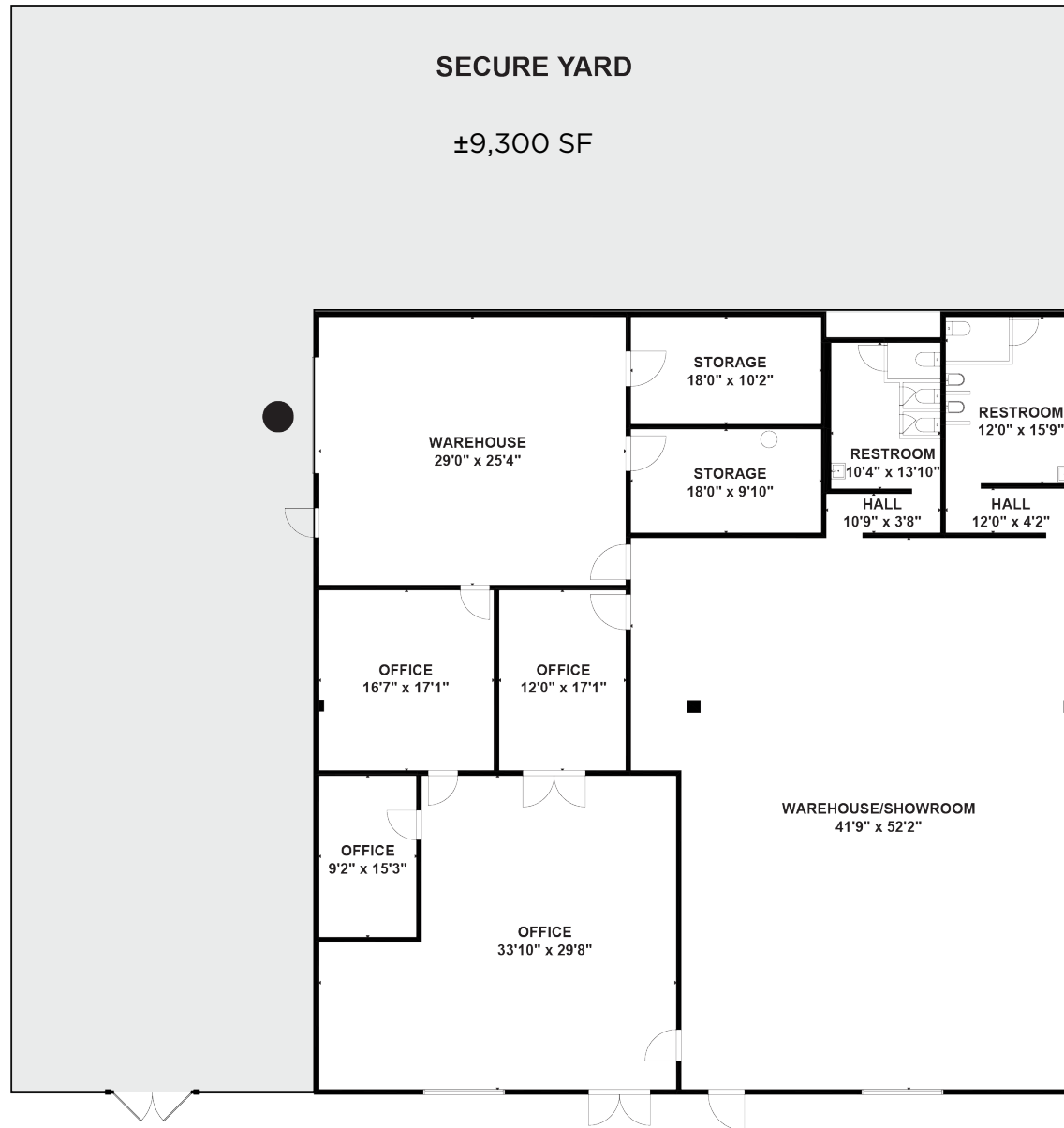
## Property Photos



# 231 SUNPAC AVENUE

Henderson, NV 89011

## Floor Plan



*\*Not to scale.  
For illustration purposes only.*

● Grade Level Doors

# 231 SUNPAC AVENUE

Henderson, NV 89011

## Aerial Map





**SUNPAC AVENUE**

**FOR MORE INFORMATION, PLEASE CONTACT:**

**ALMA CUEVAS, SIOR**  
Managing Director  
+1 702 303 4412  
alma.cuevas@cushwake.com  
S.0180089.LLC

**CAMILA ROSALES, CCIM**  
Director  
+1 702 688 6889  
camila.rosales@cushwake.com  
S.0183916

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-152402-V10

