

Freestanding Office Warehouse Yard Dock High & Grade Level Loading



FOR LEASE

111 Corporate Park Dr, Henderson, NV 89074

PROPERTY FEATURES:

- 5,997 SF Concrete Tilt Up
- +/- 1,682 SF HVAC Office
- +/- 2,200 SF HVAC Warehouse
- +/- 2,110 Evaporative Cooled Warehouse
- Yard Space
- 800 Amp 3-Phase Panel
- 12x14 Grade Level Loading Door
- Dock High Loading
- General Industrial (IG)
- ±22' Clear Height
- Fire Suppression System
- Immediate Access to I-215 & US-95

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Commercial Real Estate Services | JOE GRIFFIS

7381 W Charleston Blvd | Ste 110 | Las Vegas, NV 89117 | T 702.341.0081 | C 702.406.6867



About 111 Corporate Park Dr , Henderson, NV 89074

Hard to find 5,997 SF Freestanding Building with Dock Loading and Small Fenced Yard!
The building includes +/- 1,682 SF HVAC office (reception area, 3 offices, large open office & 2 restrooms), a +/- 2,200 SF HVAC warehouse storage area and the balance 2,115 sf is evaporative cooled warehouse serviced by 1-Dock Loading Door, 1-Grade Level Loading Door, 22' avg. clear height, fire sprinklers, natural gas, and 800A, 120/208V, 3PH (To Be Verified)

The property is offered on a Triple Net lease with estimated operating expenses of \$0.17/SF.

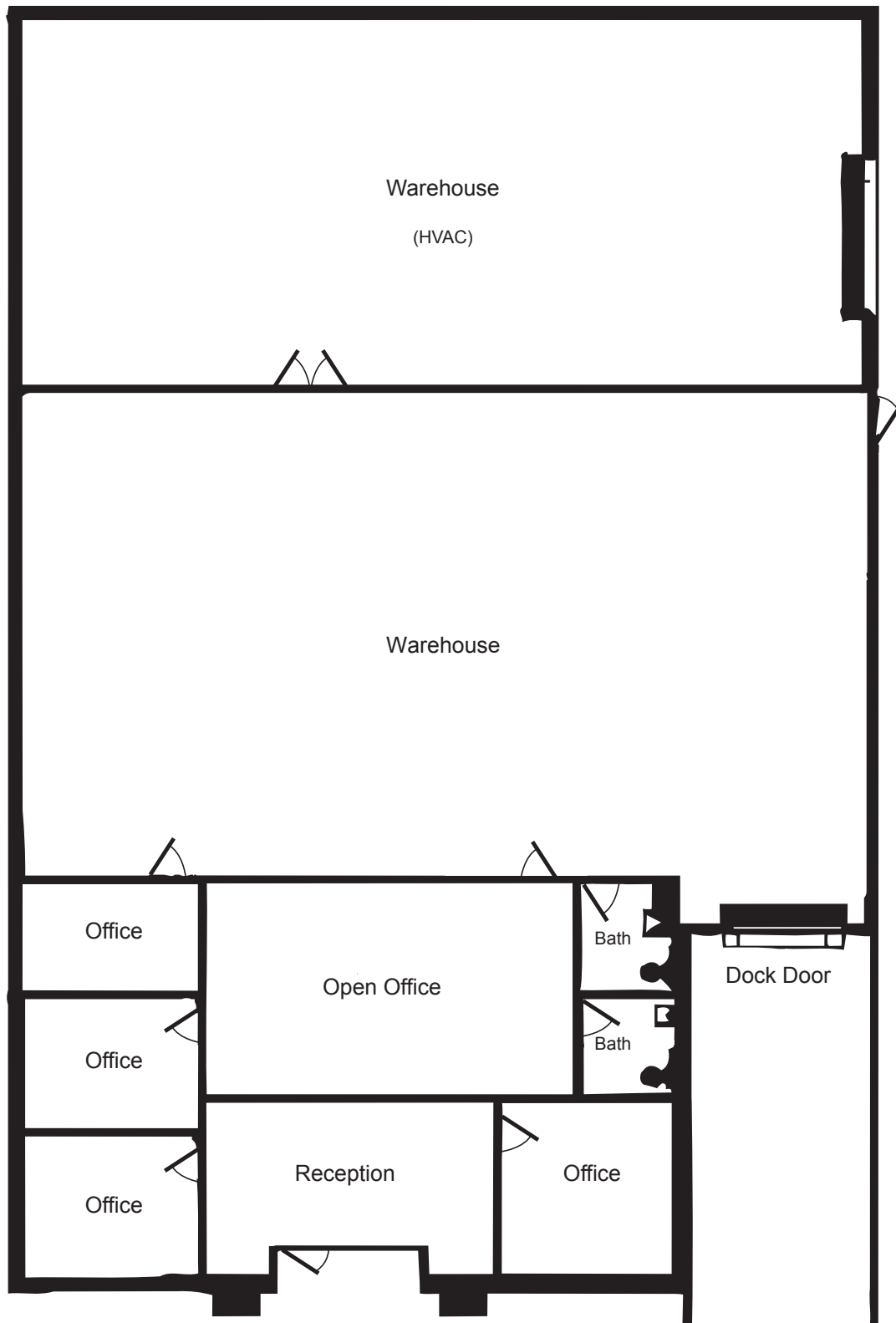


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