



FOR SALE | OFFERING HIGHLIGHTS

724 S BOULDER HIGHWAY

HENDERSON, NEVADA 89015

SPECIALIZED FOOD FACILITY | COLD STORAGE | WAREHOUSE | RETAIL

\$7,000,000

±49,237 SF Building

±4.80 Acres

315 Parking Spaces

3 Exterior Loading Docks

HANNA DAM | KELLER WILLIAMS MARKETPLACE

A RARE FOOD-READY COMMERCIAL OPPORTUNITY



PROPERTY HIGHLIGHTS

- ±49,237 SF building on ±4.80 acres
- Former grocery facility with cold-storage improvements
- Warehouse, pallet racking and distribution functionality
- Commercial hood and food-preparation infrastructure
- 315 parking spaces and 3 exterior loading docks
- Signalized Boulder Highway / Major Avenue location

IN-PLACE INCOME + FLEXIBILITY



\$228,000

REPORTED ANNUAL GROSS RENT

±15,000 SF

2025-2028

Printing-business tenant reportedly pays \$19,000/month under a gross lease.

Landlord pays operating expenses. Lease terms are subject to verification.

FACILITY GALLERY



OFFERING PRICE \$7,000,000 | ±\$142.17/SF

HANNA DAM

HANNA DAM GROUP | KELLER WILLIAMS MARKETPLACE

702-683-0888 | Hanna.dam@kw.com

Residential | Commercial | Property Management