

SERRANO HENDERSON



INDUSTRIAL CENTER

FIESTA HENDERSON BLVD

LAKE MEAD PARKWAY

SITE

**NOW LEASING! 8,573 SF - 94,147 SF**

751 W. LAKE MEAD PARKWAY HENDERSON, NV 89015



JULY 2025

Groundbreaking



Q3 2025

Construction Starts



OCTOBER 2025

Slabs Poured



Q4 2025

Walls Tilted



EARLY 2026

Ready for Move-In

**LAUREN WILLMORE**

Senior Associate

702-369-4825

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Lic # S.0188698

**CBRE**

**SERRANO**  
DEVELOPMENT GROUP



# SERRANO HENDERSON 751 INDUSTRIAL CENTER

Welcome to an exceptional opportunity in the heart of East Henderson.

A premier Class A 94,147 SF manufacturing and distribution facility designed to meet the demands of modern industrial operations. This strategically located property combines state-of-the-art features with unparalleled accessibility, making it an ideal choice for businesses looking to thrive in a dynamic market.

- 94,147 SF Multi-Tenant Distribution Building For Lease
- 8,573 - 94,147 SF Units Available
- Built-To-Suit Single-Story Office Area
- ESFR Sprinkler System (Permits High Pile Storage)
- 4,000 amps 277/408v, 3-phase power
- Eight (8) 9' X 10' Dock High Loading Doors
- Eight (8) 12' X 14' Grade Level Doors
- White-Box Interior Warehouse Walls
- 60' Reinforced Concrete Truck Apron
- 52' X 60' Avg. Column Spacing
- Scrim Faced Batt Insulation
- Warehouse HVAC ready
- Natural Gas Available
- 129' Truck Court
- Available For Lease (Entire Building)

Don't miss the chance to secure this exceptional facility in Henderson, Nevada!

Contact us today to schedule a private tour and explore how this property can elevate your business operations!

**702-369-4825**



# NOW LEASING!

## PROPERTY OVERVIEW

ADDRESS	751 W. Lake Mead Parkway, Henderson, NV 89015
MARKET/SUBMARKET	Henderson
APN	178-13-313-024
OWNERSHIP	Serrano Development



**TOTAL BUILDING SF**  
94,147 SF



**DIVISIBILITY RANGE**  
8,573 - 94,147 SF



**BUILDING CLASS**  
A



**BUILDING HEIGHT**  
30-32'



**DOCK-HI LOADING**  
8 EXT 9' W X 10' H



**GRADE LEVEL LOADING**  
8 EXT 12' W X 14' H



**POWER**  
4,000 AMPS, 277/480V,  
3-PHASE POWER (ENTIRE  
BUILDING)



**SPRINKLER SYSTEM**  
ESFR SPRINKLER SYSTEM  
(PERMITS HIGH PILE\*)



**CONSTRUCTION**  
CONCRETE-TILT CONSTRUCTION



**OFFICE BUILDOUT**  
BUILD-TO-SUIT  
(PROPOSED LAYOUTS AVAILABLE)



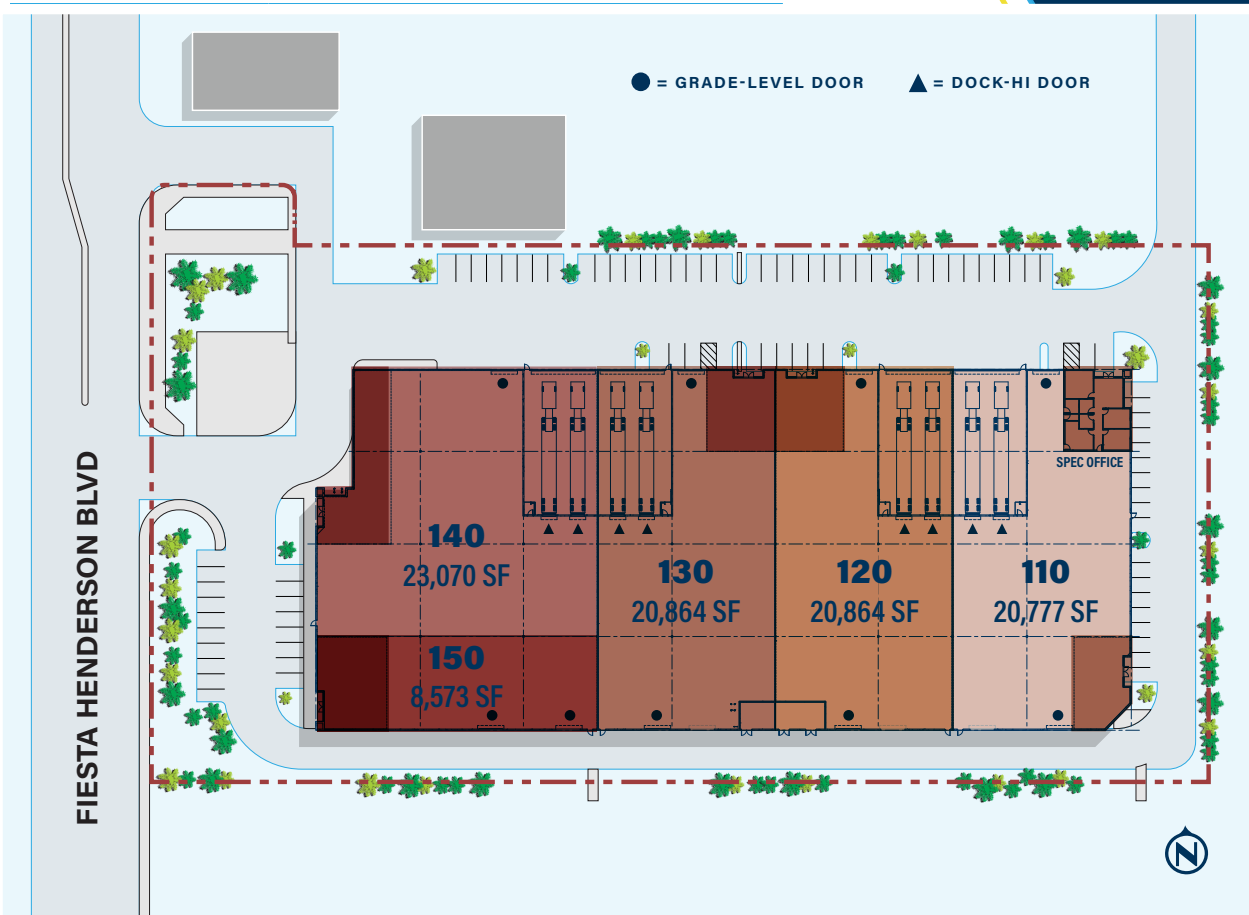
**PARKING RATIO**  
0.72 PER 1,000



**ZONING**  
IP (INDUSTRIAL PARK)  
CITY OF HENDERSON



**TRUCK COURT DEPTH**  
129'



# POTENTIAL BUILDING DIVISIBILITY

## SUITE 110

TOTAL SF: 20,777 SF  
SPEC OFFICE AREA: 1,592 SF  
DOCK DOORS: (2) 9' X 10'  
GRADE DOOR: (2) 12' X 14'  
BASE RENT: \$1.45/SF (NNN)  
ESTIMATED NNN FEES: EST \$0.18/SF

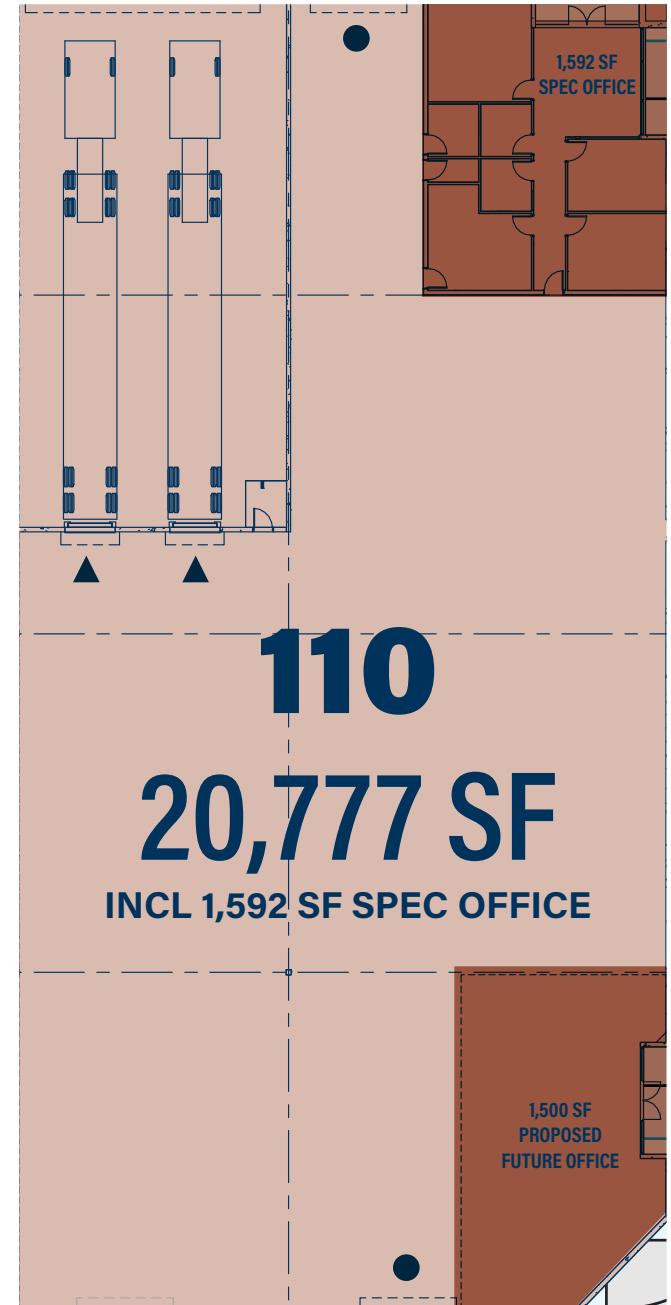
CONTACT TODAY FOR MORE INFORMATION

**702-369-4825**

● = GRADE-LEVEL DOOR  
▲ = DOCK-HI DOOR



\*not to scale \*all measurements are approximate





# POTENTIAL BUILDING DIVISIBILITY

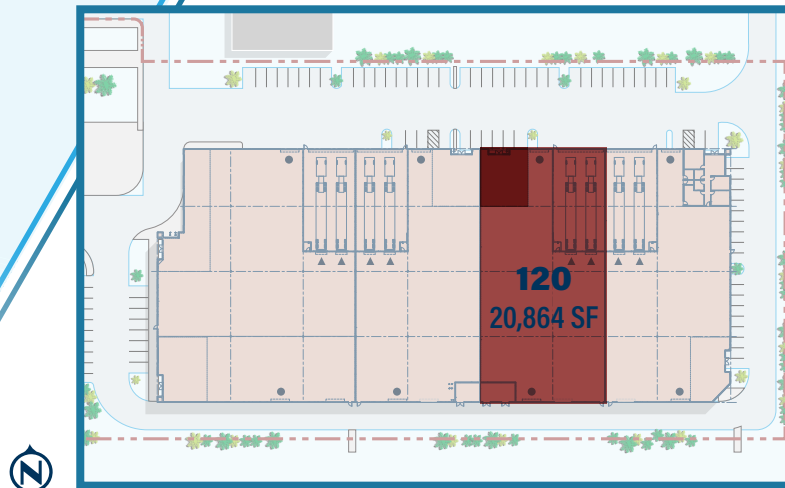
## SUITE 120

TOTAL SF: 20,864 SF  
PROPOSED OFFICE AREA: 1,708 SF  
DOCK DOORS: (2) 9' X 10'  
GRADE DOOR: (2) 12' X 14'  
BASE RENT: \$1.45/SF (NNN)  
ESTIMATED NNN FEES: EST \$0.18/SF

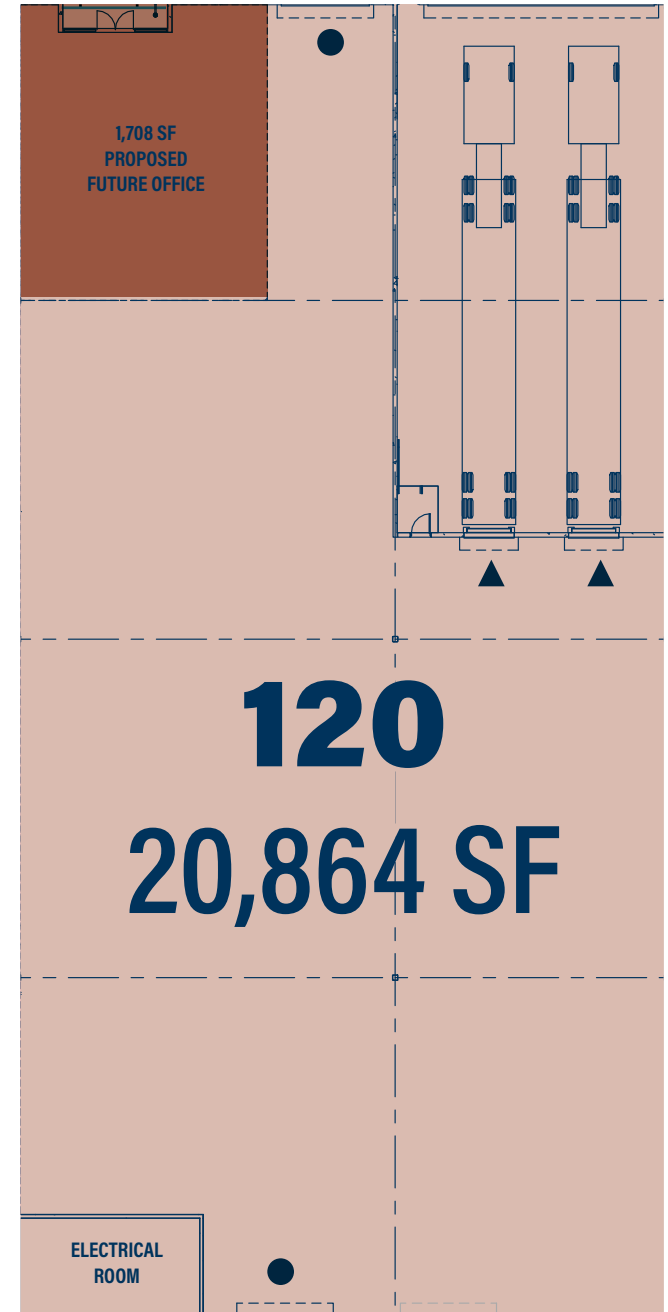
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▲ = DOCK-HI DOOR



\*not to scale \*all measurements are approximate



# POTENTIAL BUILDING DIVISIBILITY

## SUITE 130

TOTAL SF: 20,864 SF  
PROPOSED OFFICE AREA: 1,708 SF  
DOCK DOORS: (2) 9' X 10'  
GRADE DOOR: (2) 12' X 14'  
BASE RENT: \$1.45/SF (NNN)  
ESTIMATED NNN FEES: EST \$0.18/SF

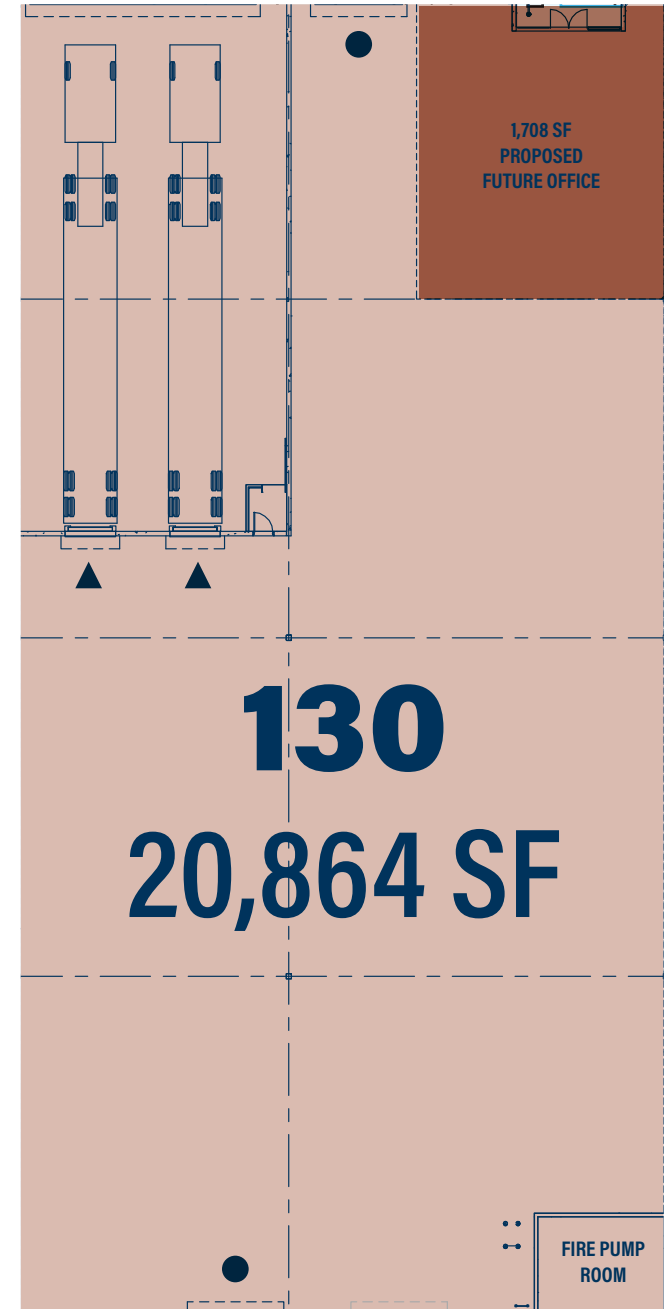
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\*not to scale \*all measurements are approximate





# POTENTIAL BUILDING DIVISIBILITY

## SUITE 140

TOTAL SF: 23,070 SF

PROPOSED OFFICE AREA: 2,605 SF

DOCK DOORS: (2) 9' X 10'

GRADE DOOR: (1) 12' X 14'

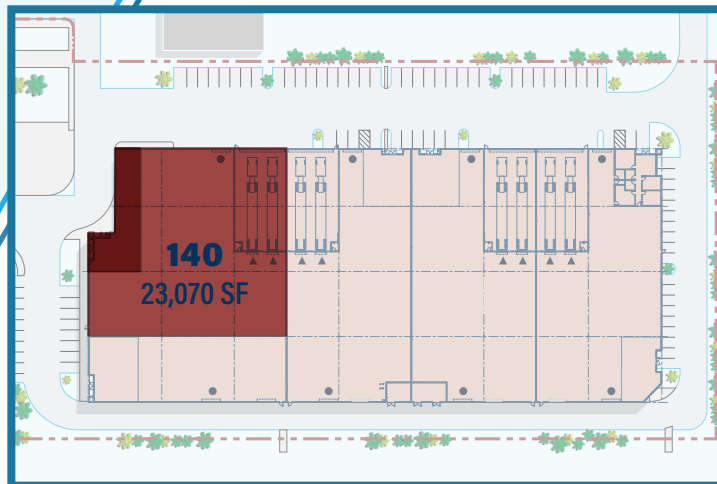
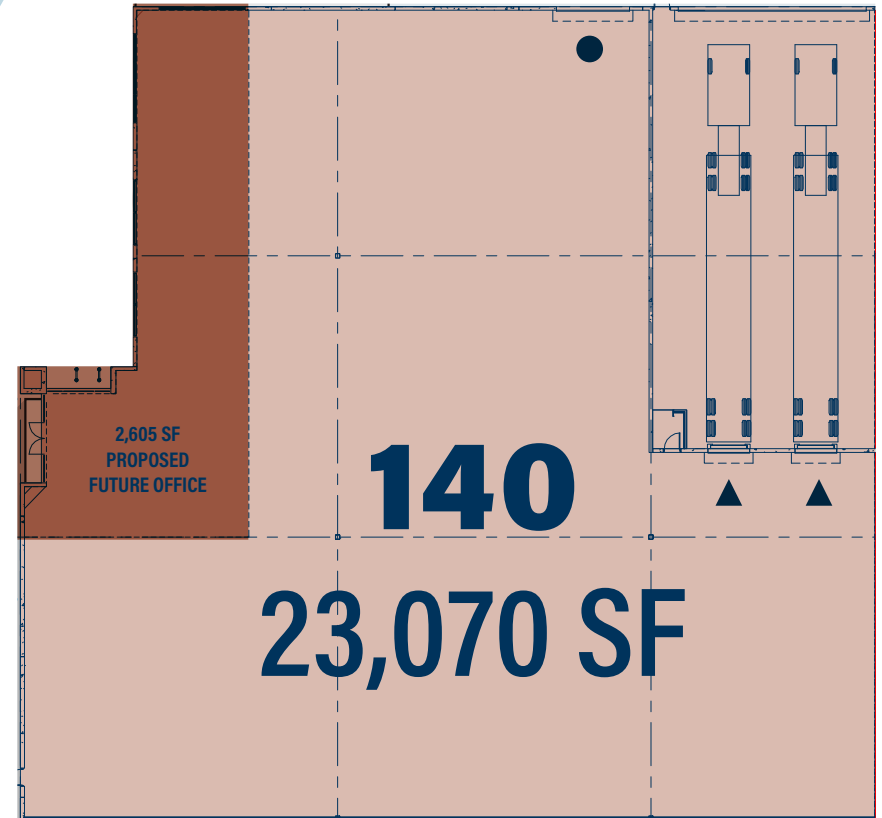
BASE RENT: \$1.45/SF (NNN)

ESTIMATED NNN FEES: EST \$0.18/SF

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● = GRADE-LEVEL DOOR  
▲ = DOCK-HI DOOR



\*not to scale \*all measurements are approximate



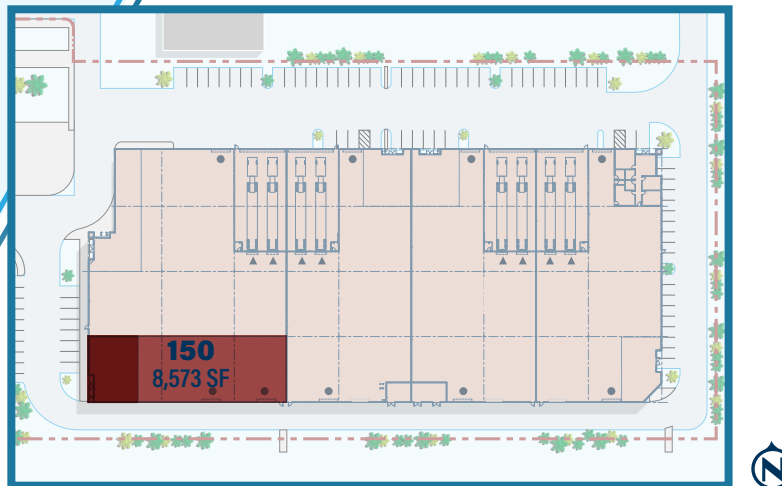
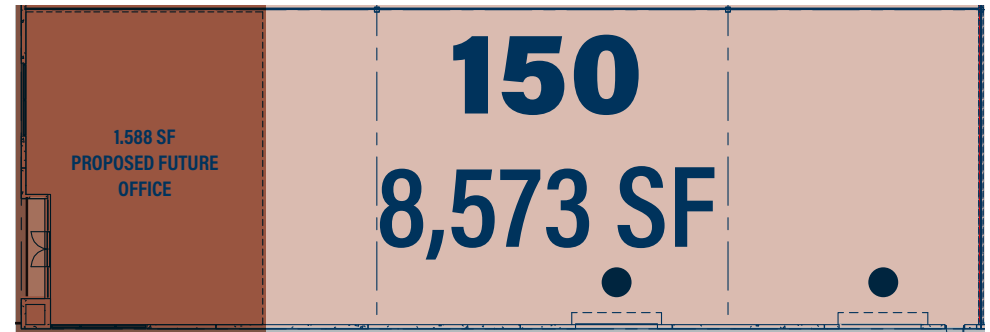
# POTENTIAL BUILDING DIVISIBILITY

## SUITE 150

TOTAL SF: 8,573 SF  
PROPOSED OFFICE AREA: 1,588 SF  
DOCK DOORS: 0  
GRADE DOOR: (2) 12' X 14'  
BASE RENT: CALL FOR PRICING  
ESTIMATED NNN FEES: EST \$0.18/SF

CONTACT TODAY FOR MORE INFORMATION

**702-369-4825**



*\*not to scale \*all measurements are approximate*



# AERIAL MAP

Situated in an established industrial hub with convenient access to major highways including I-15 and I-215, this building offers seamless connectivity to regional and national markets. Proximity to McCarran International Airport enhances logistics capabilities for both domestic and international shipping. The building is zoned for manufacturing and distribution, compliant with all local regulations, and ready for immediate occupancy. Its design aligns with the latest standards for industrial facilities, making it a robust option for businesses in various sectors.





# REGIONAL ADVANTAGE

## LOCATION & TRANSPORTATION

- I-15 Interchange is 9.2 miles via West Warm Springs Road
- I-215 Interchange is ±2.1 miles via Gibson Road
- Harry Reid Int'l Airport is ±12.1 miles
- The Las Vegas Strip is ±13.5 miles

## SHIPPING & MAILING SERVICES

- FedEx Freight: 11.3 Miles
- FedEx Ship Center: 3.2 Miles
- FedEx Air Cargo: 11.3 Miles
- FedEx Ground: 3.3 Miles
- UPS Freight Service Center: 7.4 Miles
- UPS Customer Center: 7.4 Miles
- UPS Air Cargo: 7.2 Miles
- US Post Office: 2.4 Miles

751 W. LAKE MEAD PARKWAY HENDERSON, NV 89015



## Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 min
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 min
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 min
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 min



# WHY SOUTHERN NEVADA?



#1 Best States for Transportation,  
U.S. News & World Report (2018)



Las Vegas Has One Of The Most  
Business Friendly Environments  
In The U.S.



#1 Best Job Creation Index in the  
United States (Gallup 2017)



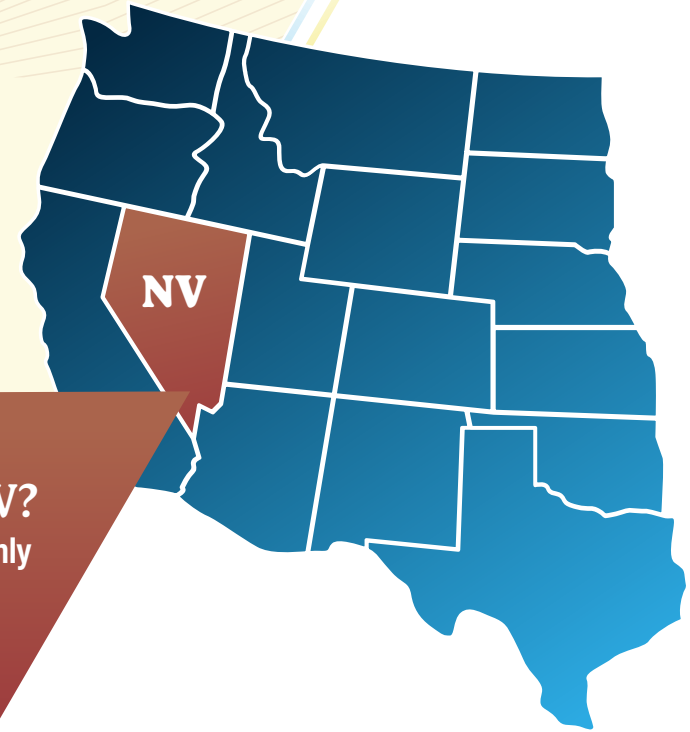
Great Location For Logistics,  
Manufacturing And Exporting—Making  
Las Vegas An Essential Part Of Any Global  
Business Economic Plan.



One Of The Most Digitally  
Connected Cities In The World  
Thanks To Switch Communications  
—the region contains 7,453 miles of  
fiber optic cable.



Lower Cost Of Living And A Lower Cost  
Of Business Operation Than California  
While Having Easy Access To Its  
Markets And Ports.



**DID YOU KNOW?**  
Las Vegas recorded roughly  
53 million visitors  
in 2023 alone!

## CURRENT STATE INCENTIVES

**50% ELIMINATION** of payroll tax for 4 years

**50% ELIMINATION** of personal property taxes for 10 years

**TRAINING GRANTS** \$1,000 to \$4,000 per employee

**6.1% ELIMINATION OF SALES TAX**  
when purchasing capital equipment (you pay only 2% down from 8.1%)

**50% TO 90% SUBSIDY FOR UP TO 6 MONTHS**  
(State will give businesses 50-90% of the new employee's hourly wage for up to 6 months)

**SERRANO HENDERSON**

# 751

**INDUSTRIAL CENTER**



## CONTACT US

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