



FOR LEASE

249-257 Elliott Road,
Henderson, NV 89011



UNDER NEW OWNERSHIP!

NAExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

Desert Canyon Business Center offers modern, functional flex and warehouse spaces within five multi-tenant industrial buildings. Strategically situated in the heart of the Henderson Submarket, it provides easy access from the E Sunset Road interchanges on I-95 and Boulder Highway. Its proximity to Galleria Mall, restaurants, and retail stores makes it a convenient and strategic location for business operations.

YEAR BUILT	2001-2007
ZONING	I-L
CLEAR HEIGHT	±18'
CONSTRUCTION	Masonry Construction
LOADING	Grade Level
POWER	200 Amps, Three-Phase
ADDITIONAL FEATURES	Fire Sprinklers
PARKING RATIO	1.81 per 1,000 SF



OR TEXT 22476 TO 39200

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SUMMARY



PHOTOS

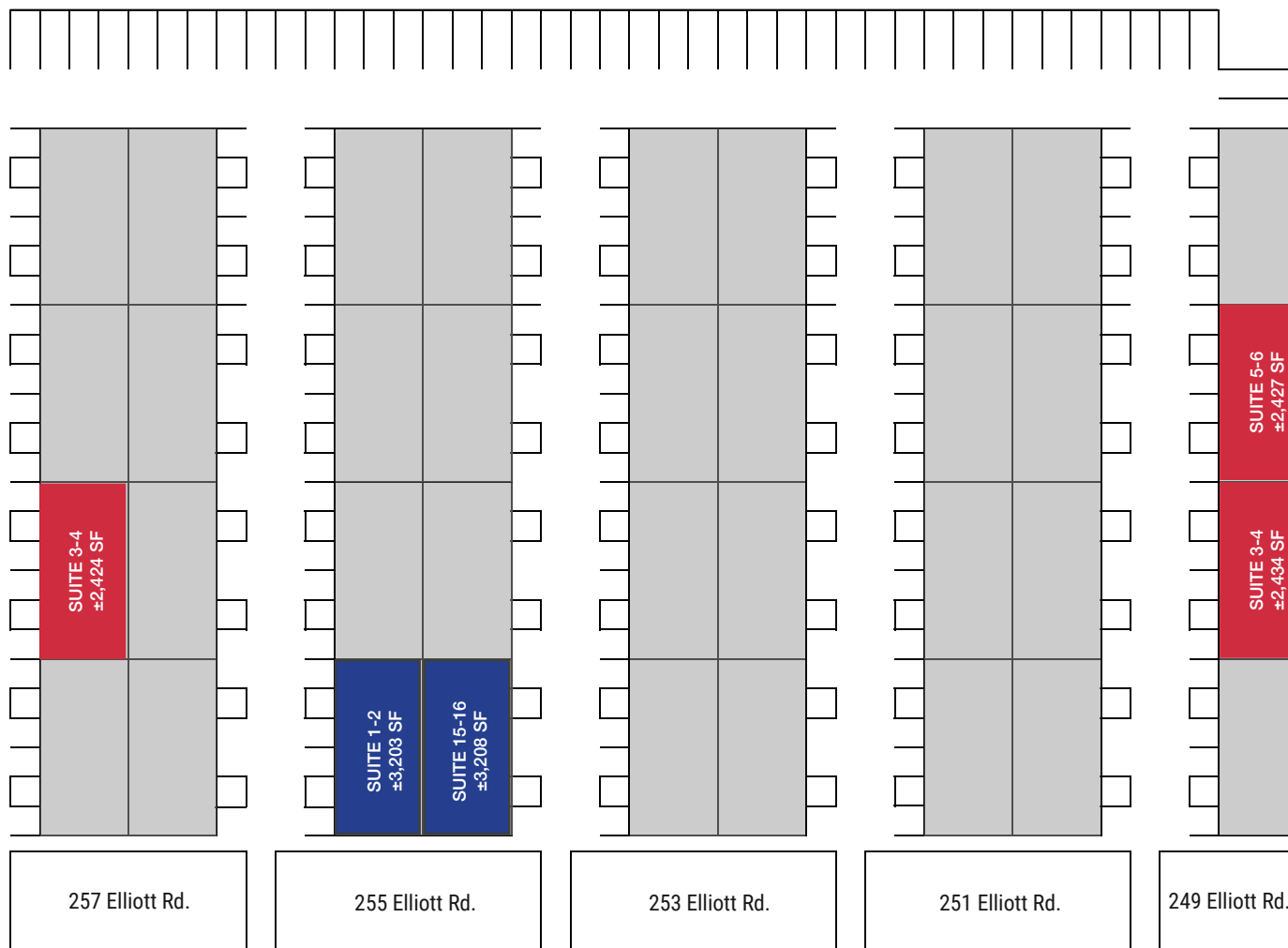


AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

SITE PLAN



Office With Warehouse

Address	Total SF	Lease Rate	CAM	Total Monthly	Availability
255 Elliott, Suite 1-2	±3,203 SF	\$1.28/SF NNN	\$0.29	\$5,028.71	Available Now
255 Elliott, Suite 15-16	±3,208 SF	\$1.28/SF NNN	\$0.29	\$5,068.64	Available Now

Warehouse

Address	Total SF	Lease Rate	CAM	Total Monthly	Availability
249 Elliott, Suite 3-4	± 2,434 SF	\$1.35/SF NNN	\$0.29	\$3,991.76	Available Now
249 Elliott, Suite 5-6	± 2,427 SF	\$1.35/SF NNN	\$0.29	\$3,980.28	Available Now
257 Elliott, Suite 3-4	± 2,424 SF	\$1.35/SF NNN	\$0.29	\$3,975.36	Available Now

OFFICE WITH WAREHOUSE



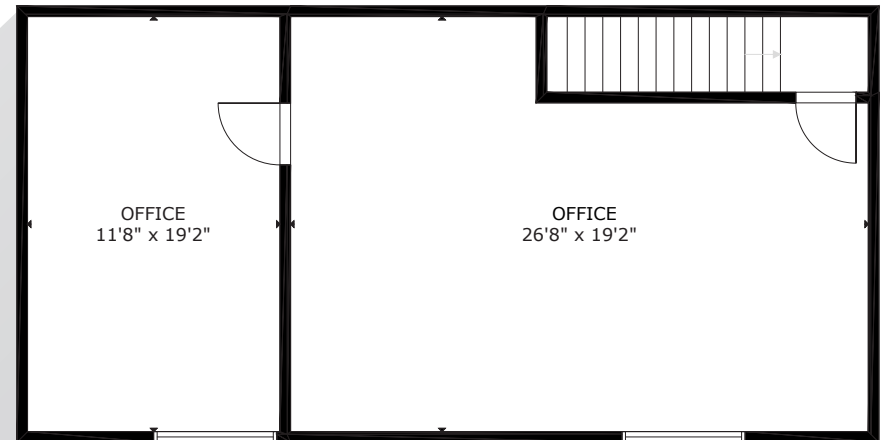
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● Grade Level Loading



Property Details

Address	255 Elliott, Suite 1-2
Total SF	±3,203
Office SF	±1,601
Warehouse SF	±1,602
Grade Door	One (1) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.28/SF NNN
CAM	\$0.29
Total Monthly	\$5,028.71
Additional Features	Two-story HVAC office with two restrooms



FLOOR PLAN

255 Elliott, Suite 1-2



PHOTOS



OFFICE WITH WAREHOUSE

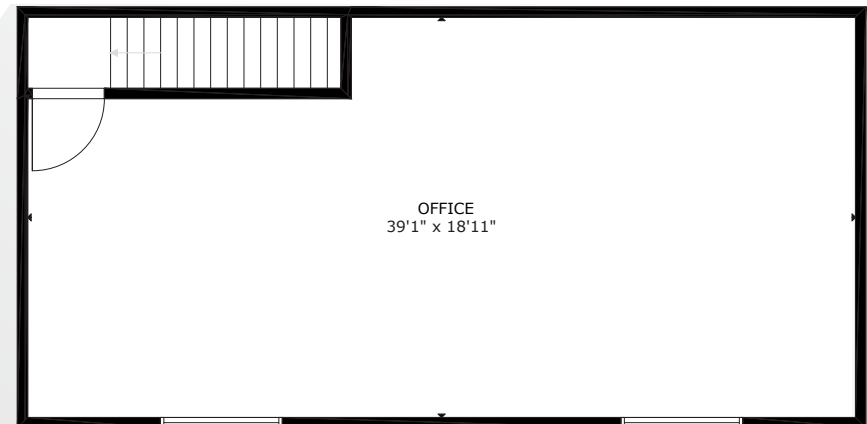
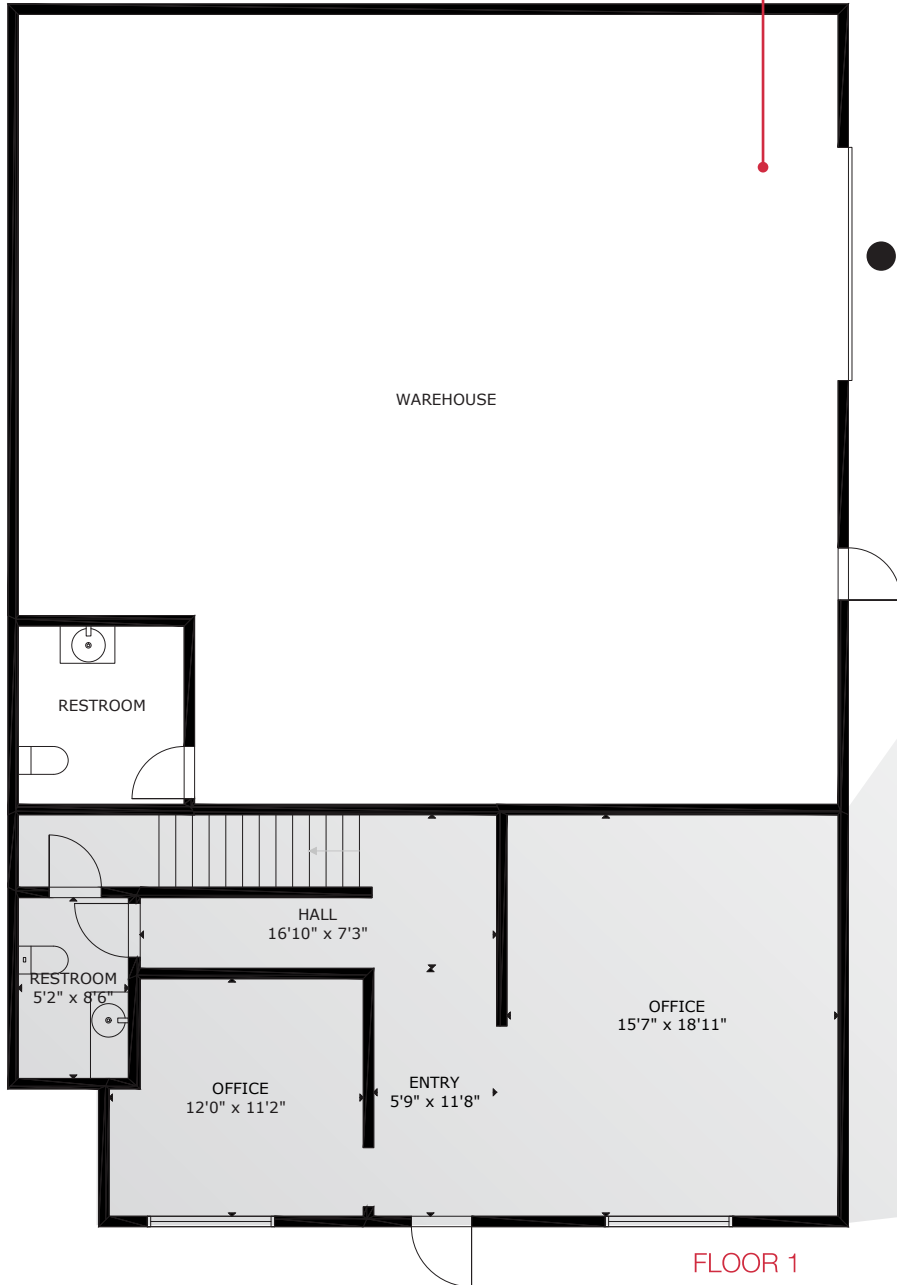


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Property Details

Address	255 Elliott, Suite 15-16
Total SF	±3,208
Office SF	±1,600
Warehouse SF	±1,600
Grade Door	One (1) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.28/SF NNN
CAM	\$0.29
Total Monthly	\$5,068.64
Additional Features	Two-story HVAC office with two restrooms



FLOOR PLAN

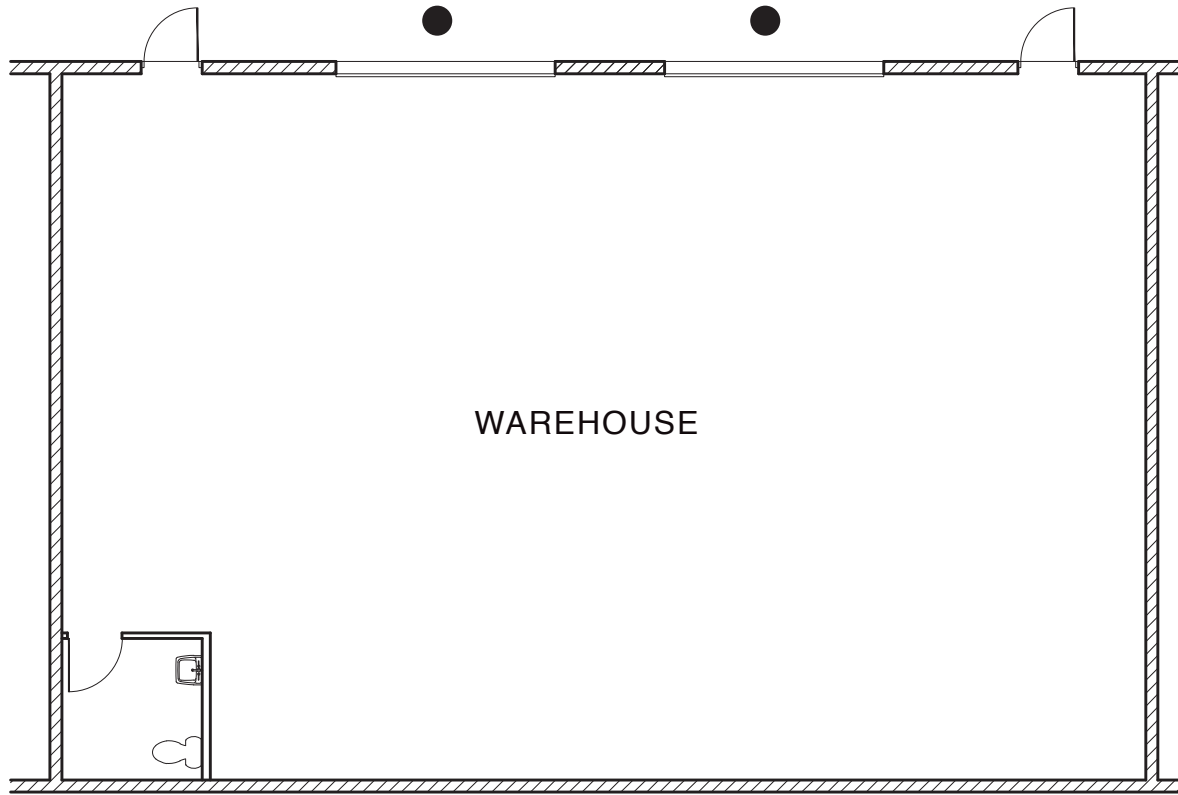
255 Elliott, Suite 15-16



PHOTOS



WAREHOUSE



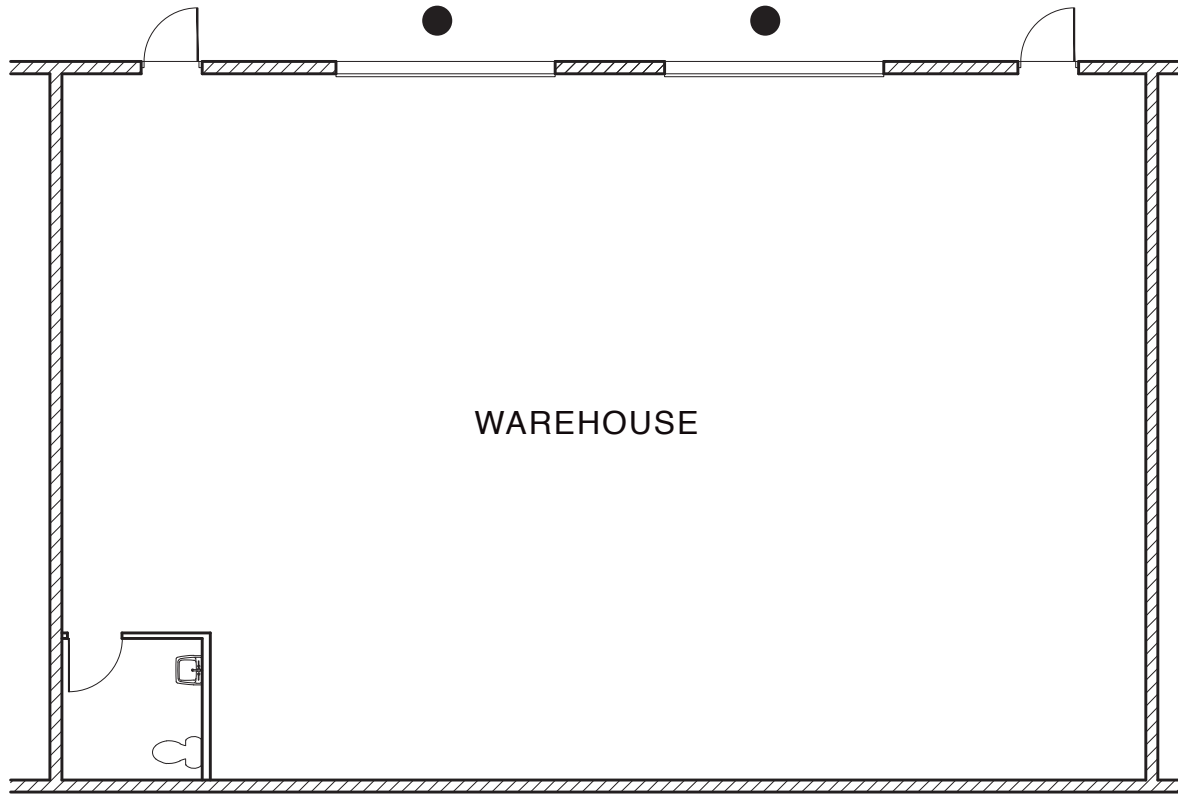
Property Details

Address	249 Elliott, Suite 3-4
Total SF	±2,434
Grade Door	Two (2) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.35/SF NNN
CAM	\$0.29
Total Monthly	\$3,991.76
Additional Features	100% evaporative cooled warehouse space with one private restroom

● Grade Level Loading

FLOOR PLAN

WAREHOUSE



Property Details

Address	249 Elliott, Suite 5-6
Total SF	±2,427
Grade Door	Two (2) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.35/SF NNN
CAM	\$0.29
Total Monthly	\$3,980.28
Additional Features	100% evaporative cooled warehouse space with one private restroom

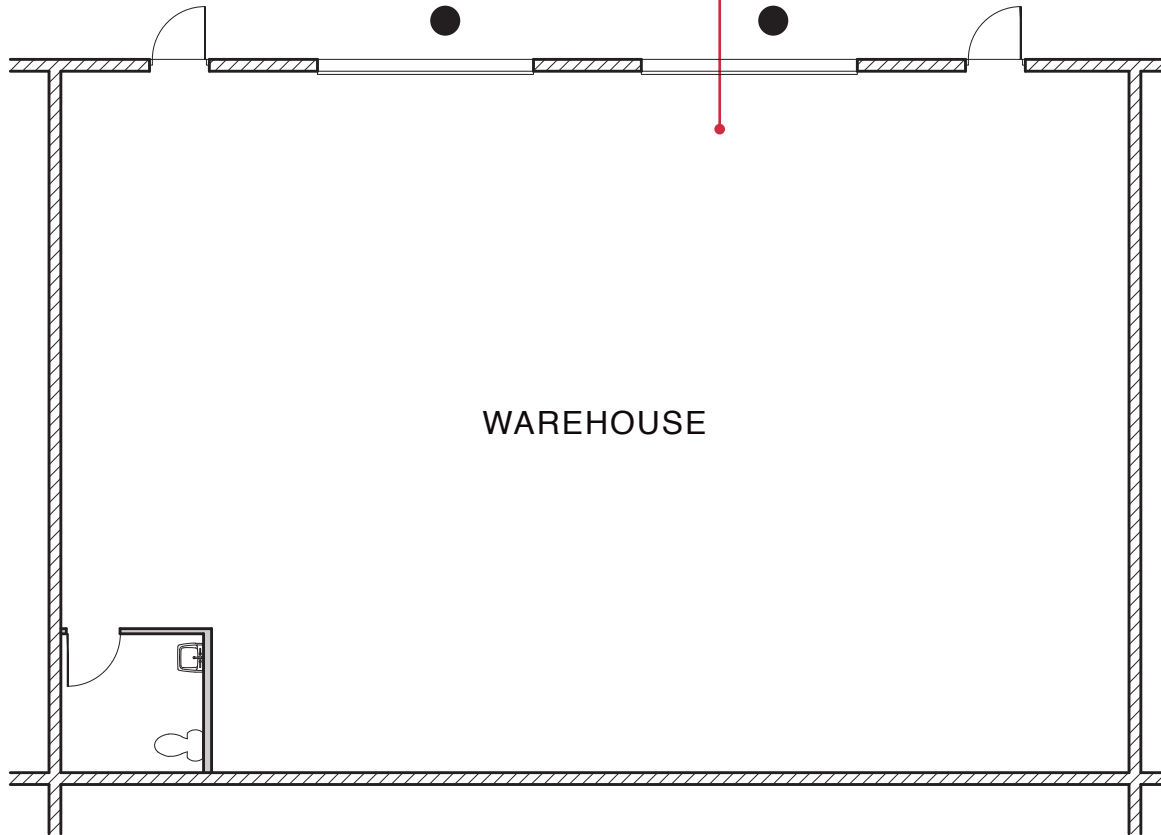
● Grade Level Loading

FLOOR PLAN

WAREHOUSE



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Property Details

Address	257 Elliott, Suite 3-4
Total SF	±2,424
Grade Door	Two (2) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.35/SF NNN
CAM	\$0.29
Total Monthly	\$3,975.36
Additional Features	100% evaporative cooled warehouse space with one private restroom.

● Grade Level Loading

FLOOR PLAN

257 Elliott, Suite 3-4



PHOTOS





DEMOGRAPHICS

POPULATION

2024 Population

1-mile

10,648

3-mile

108,785

5-mile

281,342

HOUSEHOLDS

2024 Households

1-mile

3,948

3-mile

42,704

5-mile

110,156

INCOME

2024 Average HH Income

1-mile

\$90,362

3-mile

\$91,186

5-mile

\$97,594

Traffic Counts

STREET

I- 515/ Warm Springs Rd

AADT

111,000

Galleria Dr

109,000

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

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325+
OFFICES

1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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