



FOR SALE

820 Dusan Way
Henderson, NV 89011

±35,658 SF WAREHOUSE

NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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820 Dusan Way is a $\pm 35,658$ SF freestanding industrial building in the Henderson's submarket, built in 2021 with 1,200-Amps, 277/480V, 3-Phase power, 24' clear height, and a well-appointed two-story office build-out. Ideal for an owner-user headquarters or a low-maintenance investment asset. An adjacent $\pm 19,188$ SF dirt pad offers immediate upside, whether expanded into additional building area (up to $\pm 55,000$ SF total) or fenced for yard storage, with no HOA to restrict the buildout. Located minutes from I-215 and I-515 near the master-planned Cadence community, the property benefits from strong area demographics and oversized flexible loading (two dock-high, six grade-level doors) suited to light industrial, manufacturing, or distribution use.

Property Specs

SALE PRICE	\$10,697,400.00
PRICE PSF	\$300 PSF
TOTAL SF	$\pm 35,658$ SF
TOTAL OFFICE SF	$\pm 10,648$ SF
FIRST FLOOR OFFICE SF	$\pm 5,622$ SF
SECOND FLOOR OFFICE SF	$\pm 5,026$ SF
TOTAL ACRES	± 2.71 AC
APN	160-33-217-009
ZONING	I-P (Industrial)
YEAR BUILT	2021



OR TEXT 23981 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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Property Details

- ±35,658 Total SF
 - ±10,648 SF of two-story office space
 - ±25,010 SF of warehouse space
- Expandable from ±35,658 SF up to ±55,000 SF
- Plans from 2021 allow the ±19,188 SF expansion on the dirt pad adjacent to the building for warehouse expansion, or paving for a yard
- No HOA - permitting allows fencing and/or paving the lot into a yard
- ±1,200 Amps, 277/480V, 3-Phase Power
- ±24' Clear Height
- Epoxy-Coated Floors
- Two (2) ±10'x16' Dock-High Loading Doors
- Six (6) ±10'x18' Grade Level Loading Doors
- Insulated Warehouse Ceilings & Skylights
- EFSR Sprinklers & 9 Swamp Coolers in the Warehouse
- ±576 SF Hidden Walk-In Vault
- Concrete rear loading dock area
- LED motion lights in warehouse
- Located in the Henderson Submarket near Boulder Highway



SUMMARY

[illegible]

**19,188 SF EXPANSION
OR FENCED YARD**





PHOTOS





PHOTOS





PHOTOS



AREA MAP



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



DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	INCOME
	1-mile	3-mile	5-mile
2026 Population	5,631	50,681	125,994
2026 Households	2,393	19,476	49,404
2026 Average HH Income	\$177,372	\$147,173	\$127,244

Traffic Counts

STREET	AADT
Calico Ridge Drive	6,650
Olsen Street	4,200

Cities Nearby

Los Angeles, California	273 miles
Phoenix, Arizona	302 miles
Salt Lake City, Utah	418 miles
San Diego, California	334 miles
Denver, Colorado	75 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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