



# 671 Middlegate Road

Henderson, NV 89011



**FOR LEASE**

**±1,423 SF Available**

**Brian Riffel, SIOR**

*Executive Vice President*  
Direct: +1 702 836 3773  
brian.riffel@colliers.com  
License # NV-S.0043752

**Tyler Jones**

*Vice President*  
Direct: +1 702 836 3754  
tyler.jones@colliers.com  
License # NV-S.0169145

**Chase Pavlov**

*Associate Vice President*  
Direct: +1 702 836 3731  
chase.pavlov@colliers.com  
License # NV-S.0186416



# Property Overview

Colliers is pleased to present ±1,422 SF of available space within a freestanding building located at 671 Middlegate Road. The property offers an excellent Henderson location with convenient access to US-95.

±14,624 SF Total Building Size



±1,423 SF Available For Lease



Zoned IL (Industrial Light)



Grade Loading



Located in the Henderson Submarket



## Suite E Highlights

- Fire Sprinklered
- Skylights
- Evaporative Cooler
- 150 Amps of 120/240V of Single Phase (Tenant to confirm)
- One (1) Grade Door

## CONTACT US

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# Floor Plan

▲ For illustration purposes only. Not to scale.

● = Grade Doors

## Suite E

- ±1,422 SF Available
- 150 Amps of 120/240V of Single Phase (Tenant to confirm)
- One (1) Grade Door



Lease Rate  
\$1.25



NNN Fees  
\$0.36



Total Monthly  
\$2,289.42

### Brian Riffel, SIOR

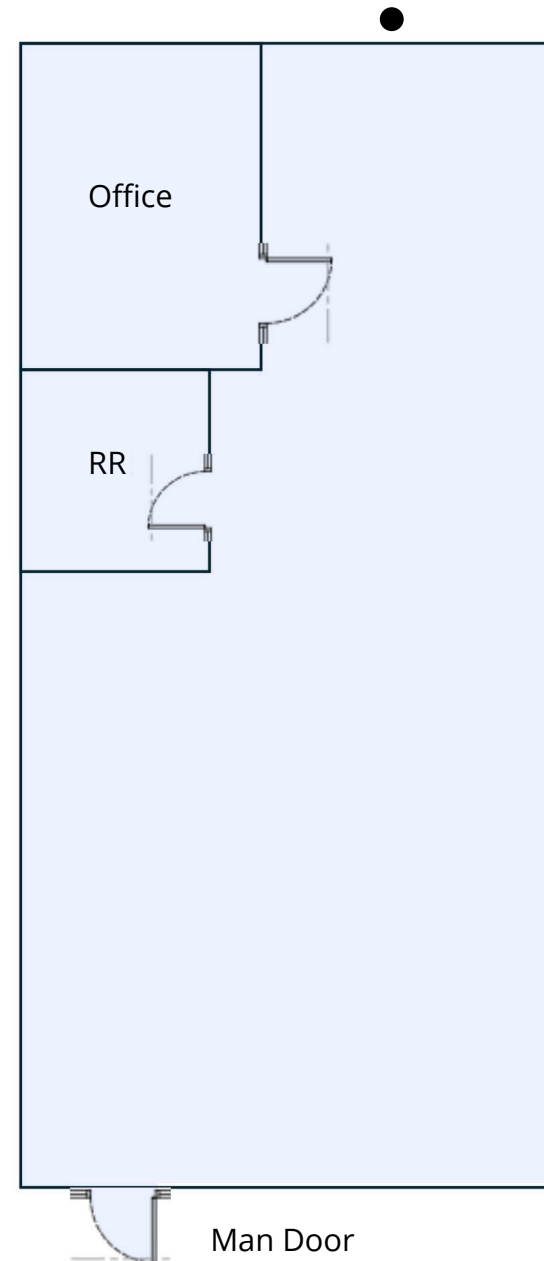
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# Site Aerial



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Colliers

# Location Map

Located in the Heart of the Henderson Submarket, what is considered to be the premier submarket in Southern Nevada.

For illustration purposes only. Not to scale.



## ABOUT COLLIERS

\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals



*Colliers is a global diversified professional services and investment management company operating through three industry leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at [corporate.colliers.com](https://corporate.colliers.com).*

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