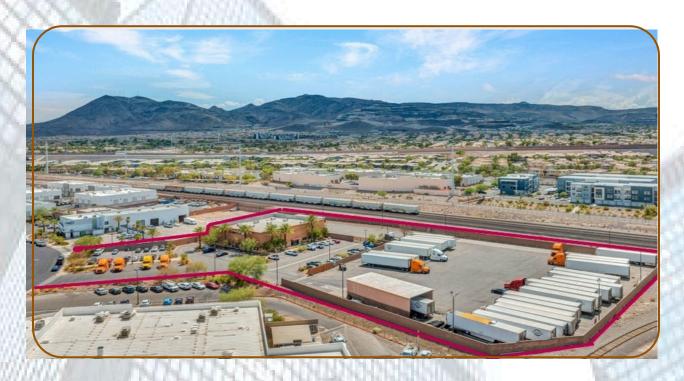
FOR LEASE

60 Corporate Park Drive Henderson NV



Industrial Property on 3.96 Acres

Office & Warehouse: A fully improved office building with a warehouse directly behind it, currently operating as a truck repair facility. The warehouse is outfitted with 3- roll-up doors to accommodate large vehicles and efficient workflow.

<u>Truck Parking & Outside Storage:</u> Expansive acreage allows for on-site truck parking, fleet staging, or outside material storage.

<u>Secure Separate Yard:</u> An additional parcel, fully fenced with block walls and gated access, provides dedicated secure storage or overflow truck parking.

Zoned IL (Industrial), this property is ideal for a wide range of commercial and industrial uses, including manufacturing, distribution, logistics, and more.



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With ample yard space for parking, storage, or expansion, and easy access to major highways and transportation corridors, this is a prime opportunity for businesses looking to establish or grow in a central, highly visible location.

Don't miss your chance to secure a rare industrial footprint in one of Henderson NV most active and accessible areas.

Property Highlights

Lot Size: 3.86 AcresZoning: IL(Industrial)

Yard: Fully fenced, paved yard for secure outdoor storage or operations

Buildings

• Main Office/Warehouse: 10,000 sq. ft.

o Includes office space, about 3500 sq ft about 7500 warehouses,

Warehouse Ceiling height is about 14'

Sprinklered for fire protection

o 3Grade Level doors for efficient loading/unloading

Fully repair shop space

• Ideal Uses

High-Capacity Outdoor Space

Construction & Utility Contractors (equipment & material storage)

Heavy Service Operations (repair shops, service yards)

Distribution & Staging Facilities (last-mile or regional hub)

Outdoor Storage for Building Materials (steel, lumber, piping, etc.)

Specialty Vehicle or Equipment Leasing Companies

Asking Lease Rate: Call

Don't miss this rare opportunity to establish your business in one of Henderson

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