



FOR SALE

141 Cassia Way, Unit B
Henderson, NV 89014

**±7,000 SF
WAREHOUSE OFFICE**

Property Specs

APN	178-14-210-007
SALE PRICE	\$1,995,000
PSF	\$285
BUILDING SQFT	±7,000
YEAR BUILT	1998
LOT SIZE	±0.16 Acres
ZONING	I-G

- ±7,000 Total SF
- One (1) ±13x12' Grade Level Loading Door
- ±18' Clear Height
- Located in the Henderson Submarket near I-215 and I-515
- One (1) Restroom
- Break Room Sink
- Three Compartment Sink in Warehouse
- ±225 Amps, 120/208V, 3-Phase Power (To be Verified)



OR TEXT 22114 TO 39200

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

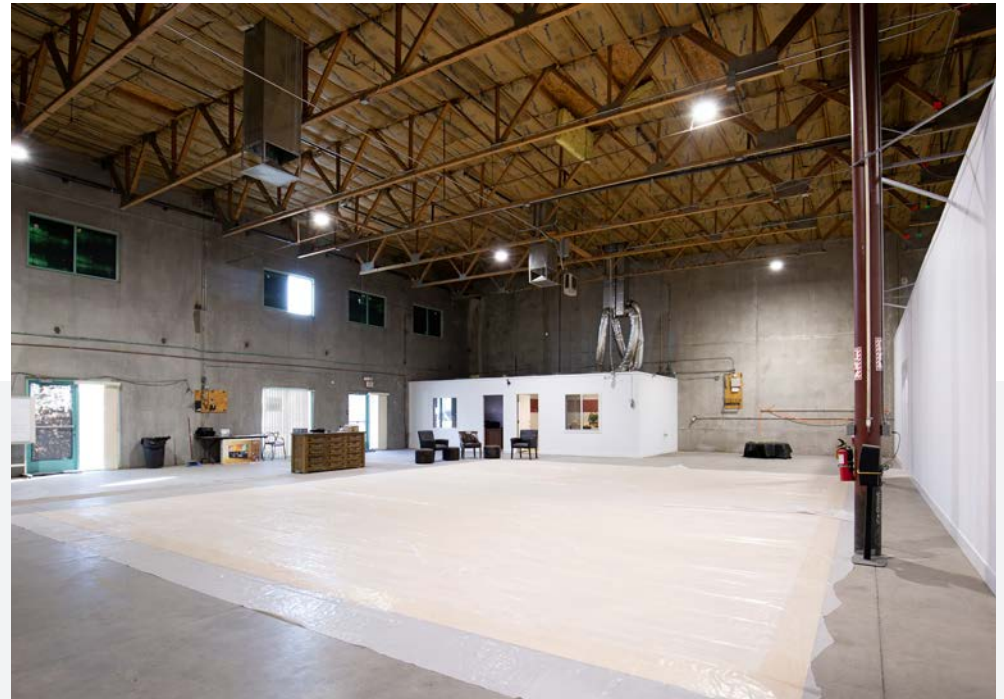
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SUMMARY

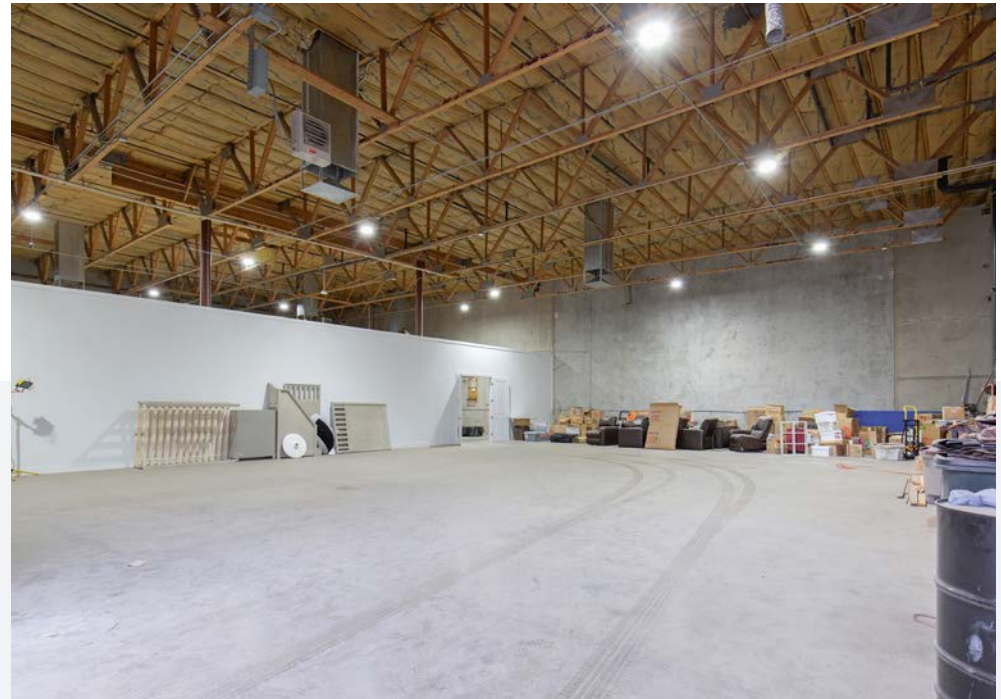


PHOTOS





PHOTOS



AREA MAP



- Walmart
- Michaels
- Chick-fil-A
- BARNES & NOBLE
- PETSMART
- Cafe Rio
- ULTA
- NORDSTROM
- HomeGoods
- OLD NAVY
- Starbucks
- OUTBACK
- CHIPOTLE
- O'Reilly
- verizon
- POST OFFICE
- TJ-MAXX
- IHOP
- Wendy's
- TACO BELL
- LOWE'S
- Party City

VALLEY
AUTOMALL

SITE

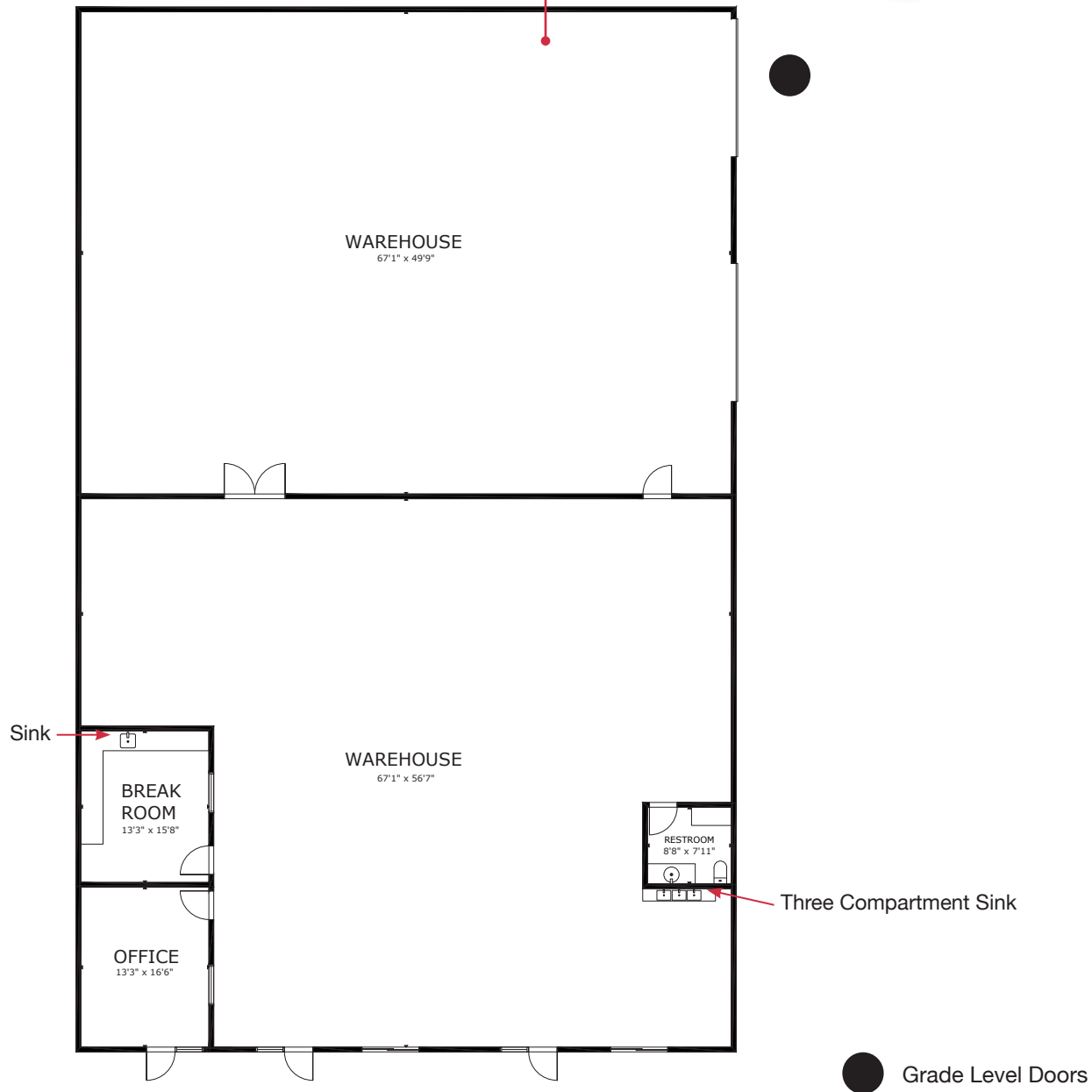
- Starbucks
- Cane's
- Popeyes
- Wendy's
- WinCo FOODS
- RC Willey
- Carl's Jr.
- CHASE
- DEL TACO

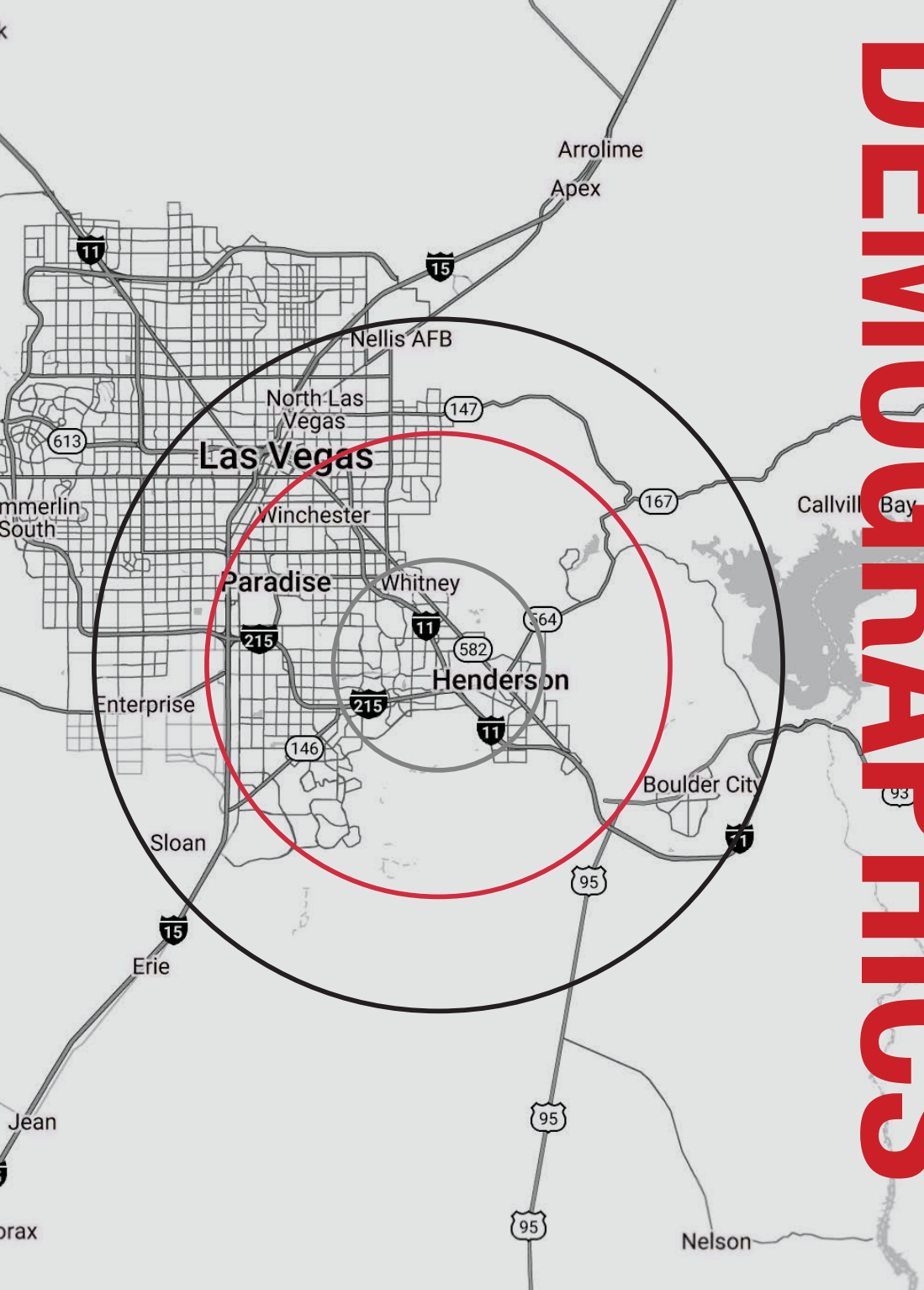
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

FLOOR PLAN



CLICK HERE
FOR A 3D TOUR





DEMOGRAPHICS

POPULATION

2024 Population

1-mile

14,154

3-mile

113,188

5-mile

300,917

HOUSEHOLDS

2024 Households

1-mile

6,024

3-mile

45,336

5-mile

118,482

INCOME

2024 Average HH Income

1-mile

\$102,293

3-mile

\$114,502

5-mile

\$110,371

Traffic Counts

STREET

Gibson Rd

AADT

25,500

I-15

85,000

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.

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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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PROFESSIONALS

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2024 LIPSEY RANKING

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