



7490 COMMERCIAL WAY HENDERSON, NV 89011

27,748sf FREESTANDING WITH YARD

FOR MORE INFORMATION PLEASE CONTACT

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LEASING DETAILS

Space Available: 27,748 SF

24,448 ± EVAP Warehouse

3,300 ± HVAC Office (Offices + Bullpen)

1.47 AC Parcel APN #178-11-115-009

LEASE RATE: \$1.25/SF NNN

NNN: \$0.22



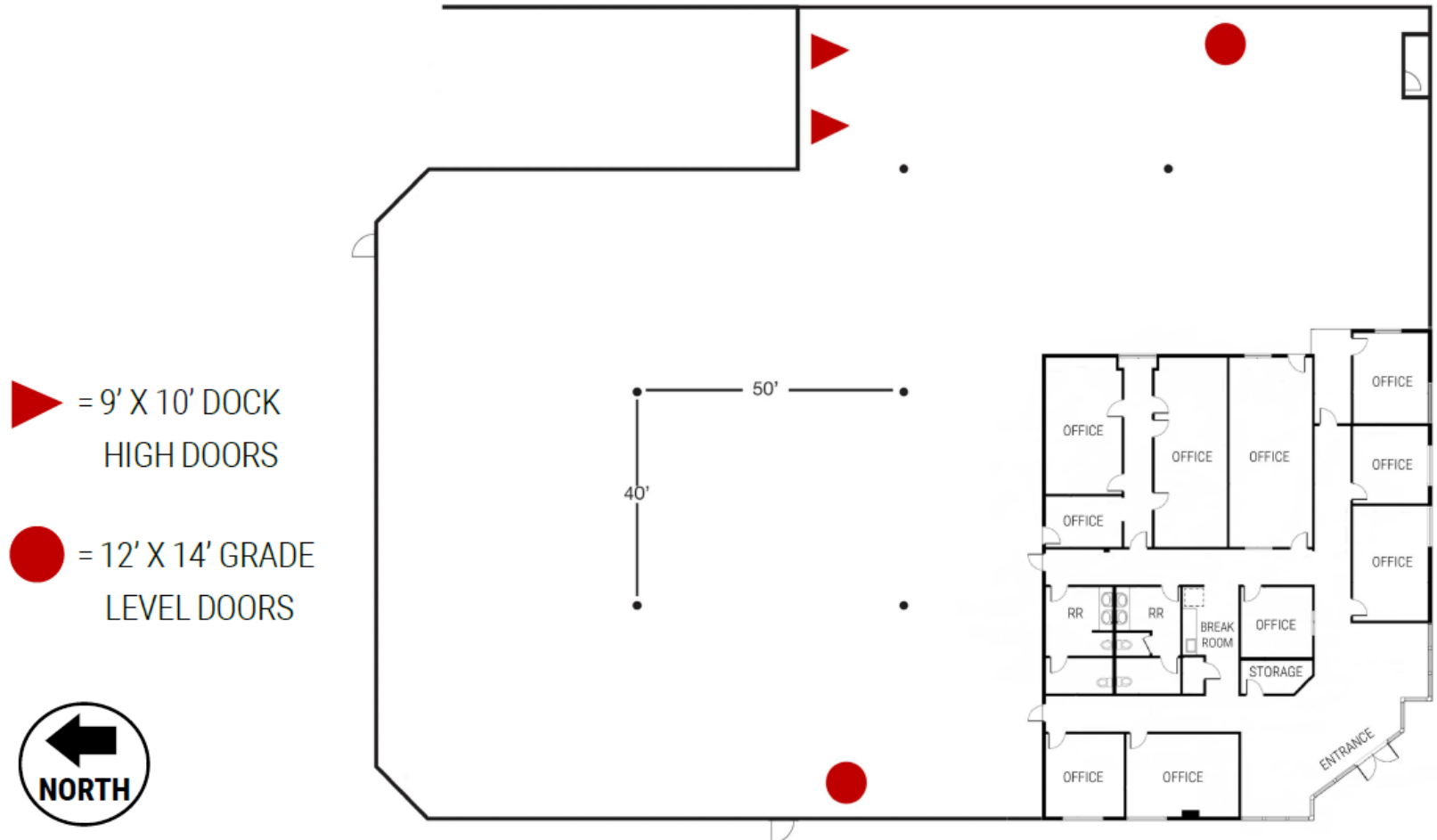
PROPERTY HIGHLIGHTS

- Henderson Industrial Zoning I-G
- Two 9' x 10' Dock High Loading Doors
- Two 12' x 14' Grade Level Doors
- 51 Parking Stalls
- 5,000 SF Fenced Rear Yard Area
- Columns 60' on center
- 880a power 277/480 Volt 3-Phase
- 24' clear height
- R-19 Warehouse with Skylights & Fire Sprinkler
- Concrete Tilt-up

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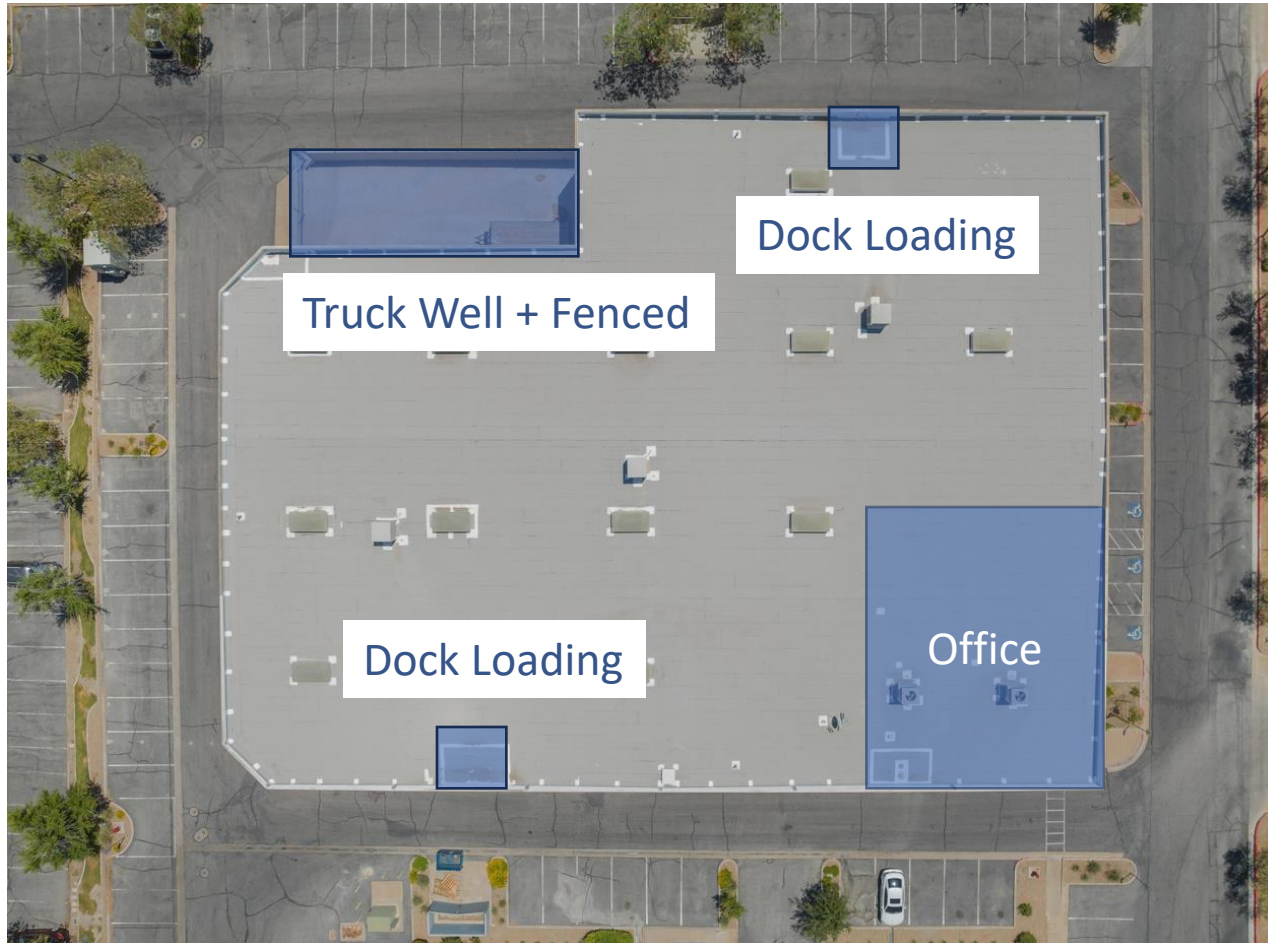
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