

761 & 771 North Valle Verde Drive
Henderson, NV 89014

GREEN VALLEY INDUSTRIAL BUSINESS PARK

Henderson, NV

CLEAR
WATER
Real Estate Investment Services



PROPERTY OVERVIEW

Green Valley Industrial Business Park is a newly constructed industrial park located in Henderson, Nevada, conveniently positioned off North Valle Verde Drive and West Sunset Road. The park comprises two modern buildings: 771 Building, spanning approximately ± 9,365 square feet, and 761 Building, totaling around ± 54,616 square feet. This strategic development is designed to accommodate a variety of industrial and commercial uses, offering functional and flexible space options for businesses seeking a prime location in the Green Valley area.

OFFERING DETAILS

Contact

Lease
Rate

IP

Industrial
Zoning

± 63,781
Total Building
SQFT

± 7,525
Total Office
SQFT

± 9,365
771 Building
SQFT

± 54,616
761 Building
SQFT





771 BUILDING DETAILS

± 9,365 SQFT

(2) ± 12' x ± 14' Grade Loading Doors

± 26' FT Clear Height

± 1,638 - ± 2,550 SQFT Spec Office

± 6' Reinforced Concrete Slab

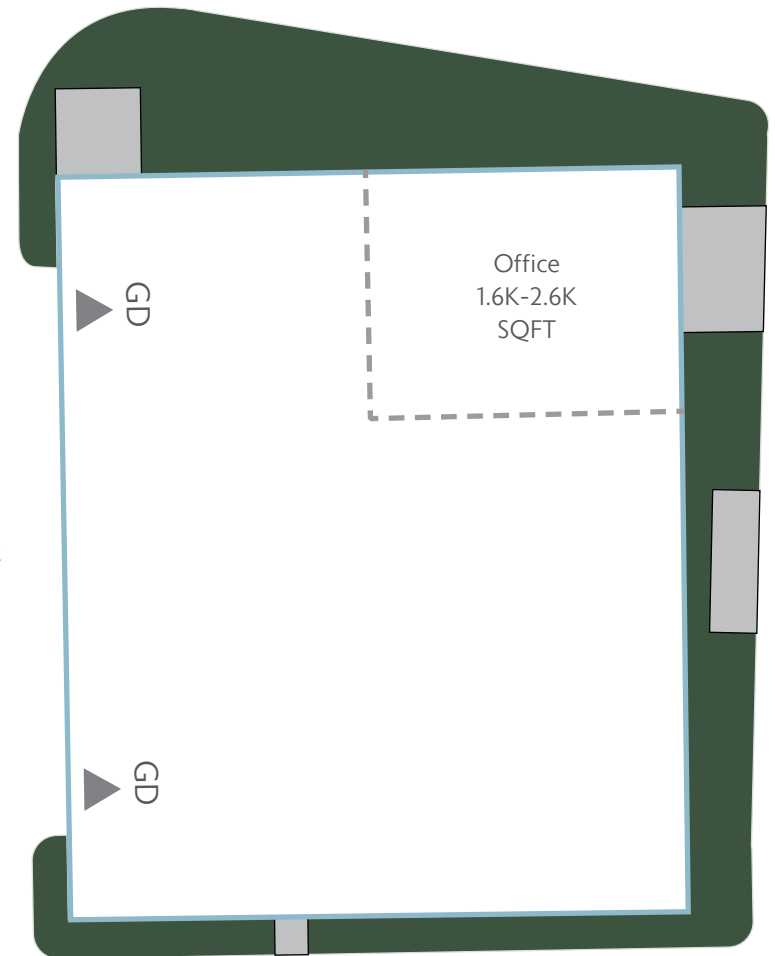
Power: 1,200 amps

Parking Spaces: 20

Situated on ±3.73 Acres

ESFR Sprinkler System

771 BUILDING
26' Clear Height
± 9,365 SQFT



761 BUILDING DETAILS

± 54,616 SQFT

Divisible

(4) ± 9' x ± 10' Dock Loading Doors & 2 Grade Level

(2) ± 12' x ± 14' Grade loading doors

± 32' Clear Height

± 5,887 - ± 14,000 SQFT Future Office & Mezzanine

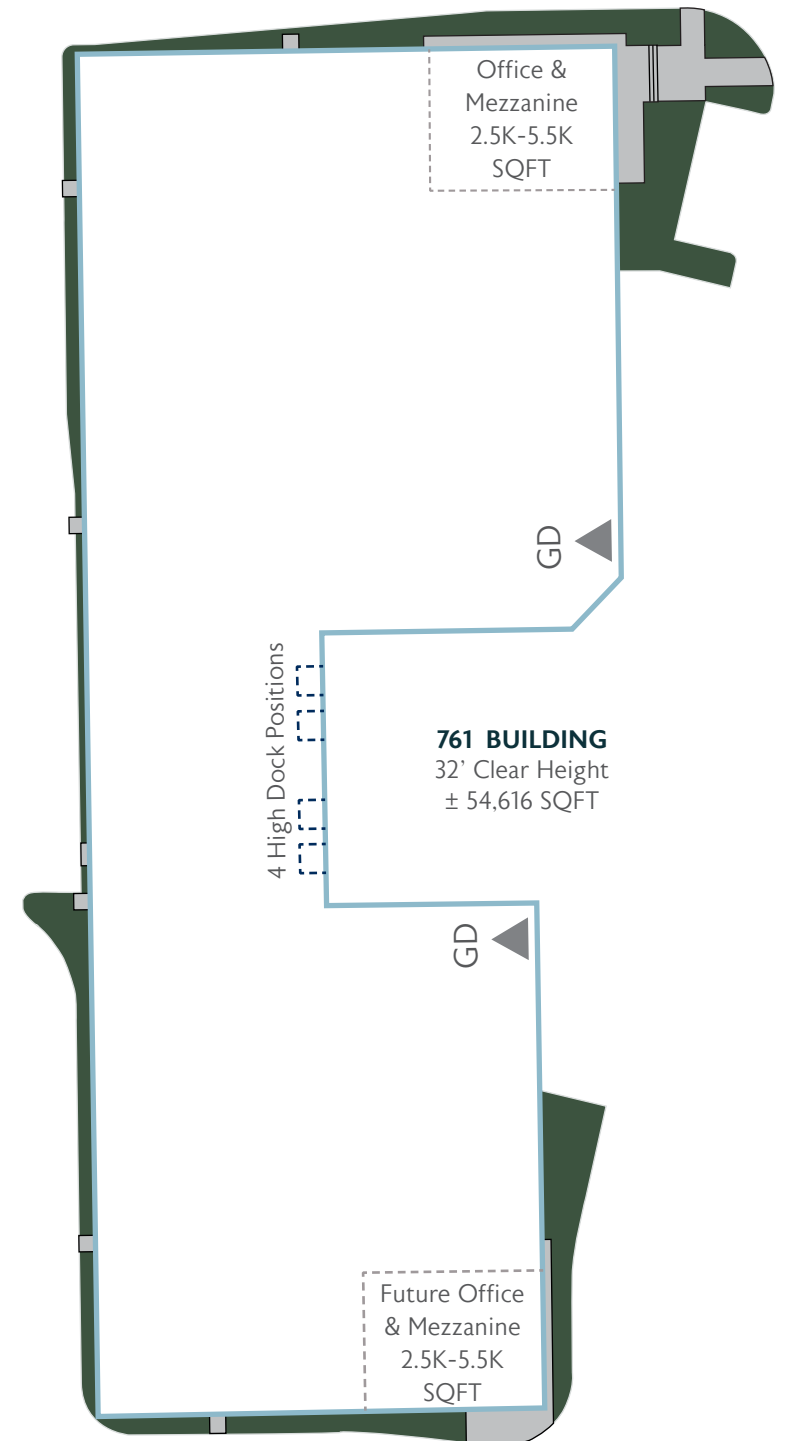
± 6' Reinforced Concrete Slab

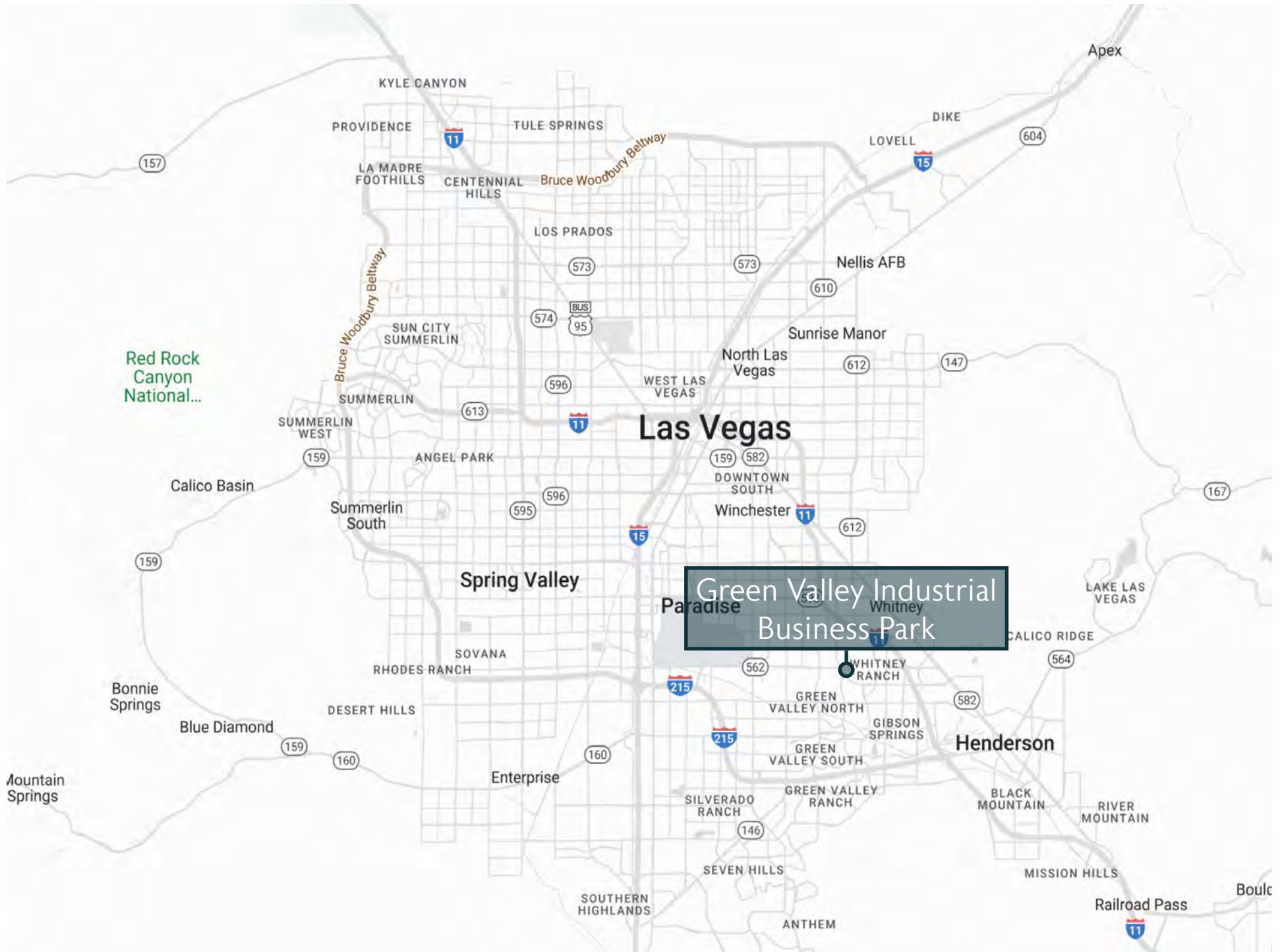
Power: 2500 amps

Parking Spaces: 79

Situated on ± 3.73 Acres

ESFR Sprinkler System







Green Valley Industrial
Business Park

EXCLUSIVELY LISTED BY

LEAD BROKER

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