

FOR LEASE | ±11,067 SF | IG ZONING



LEASE RATE \$1.30 PSF

7481 Eastgate Rd, Henderson, NV 89011



SCAN & SUBSCRIBE!

LARKIN
INDUSTRIAL GROUP

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naixel.com

Eric J. Larkin, MBA, CCIM, SIOR

LIC#BS.0073906
702.279.2479
elarkin@naixel.com

LISTING LEAD

Leslie Houston, SIOR

LIC#S.01879121
660.287.2253
lhouston@naixel.com

Michael Kenny, SIOR

LIC#S.0178188
702.408.0963
mkenney@naixel.com

Seth Wright

LIC#S.0202229
949.531.8369
swright@naixel.com

Property Summary

NNN LEASE RATE/MO	\$1.30/SF
OPEX	\$0.18/SF
AVAILABLE SQFT	±11,067
AVAILABLE	30 Days

- **±1,416 SF HVAC Office***
 - One (1) Warehouse Restroom
 - One (1) Office Restroom
 - Two (2) Private Offices
- ±900 SF Mezzanine
- One (1) 9'x10' Dock High Loading Door
- One (1) 12'x14' Grade Level Loading Door
- 24' Clear Height*
- 20 Parking Spaces
- Fully Sprinklered*
- Skylights
- Henderson Submarket

*To be verified.

HYDRAULIC SYSTEM

No. of Sprinklers	22
Basis of Design	
1. Density	0.295 GPM/SQFT
2. Designed area of discharge	2,000 SQFT
System Design	
1. Water flow rate	638.6 GPM
2. Residual pressure at the base of the riser	31.4 PSI

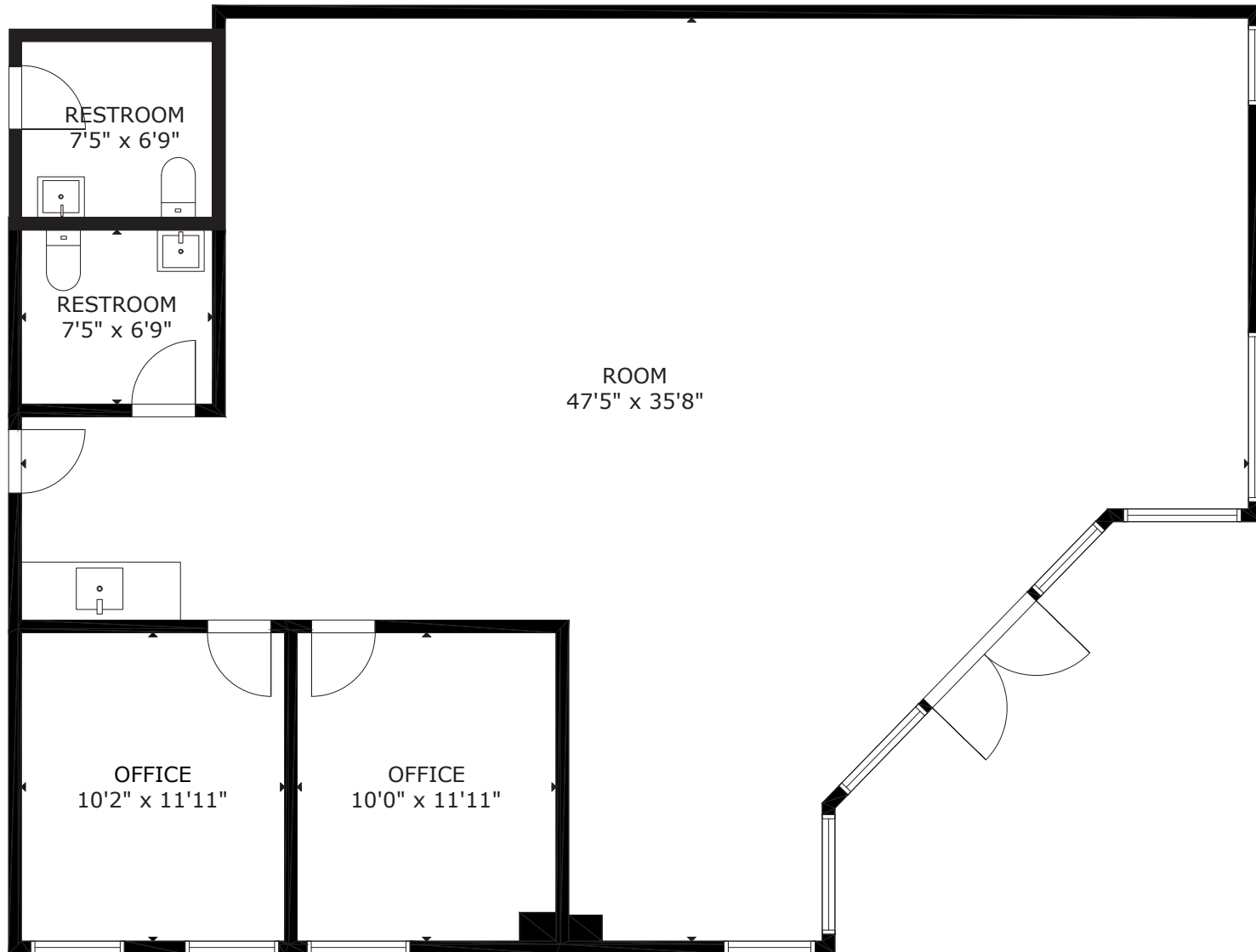


Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel. ARTI Terms of Service | ARTI Privacy Statement

Office Floorplan





[CLICK HERE](#)
FOR 3D TOUR

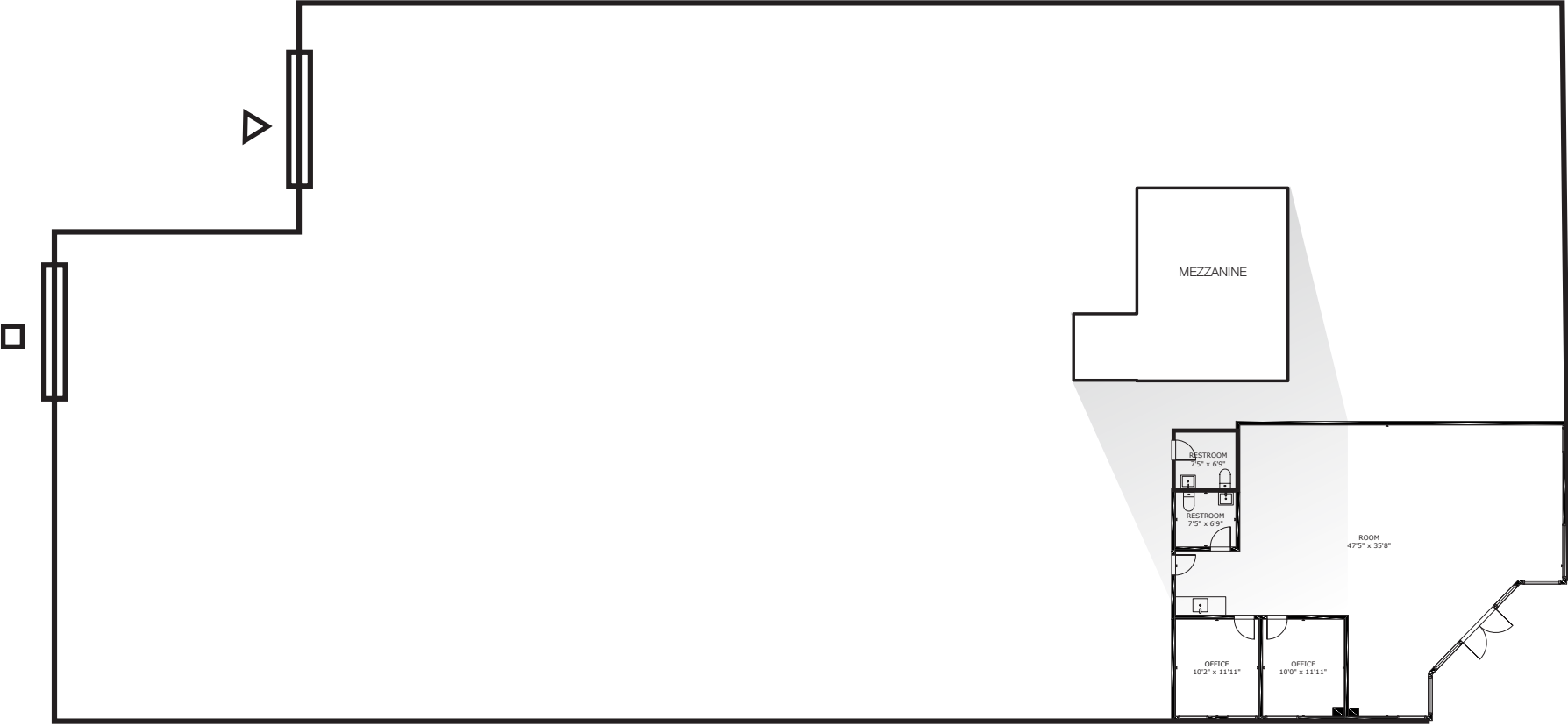


*Floorplan not drawn to scale.

Warehouse Floorplan



-  Dock High Loading Positions
-  Grade Level Loading Positions



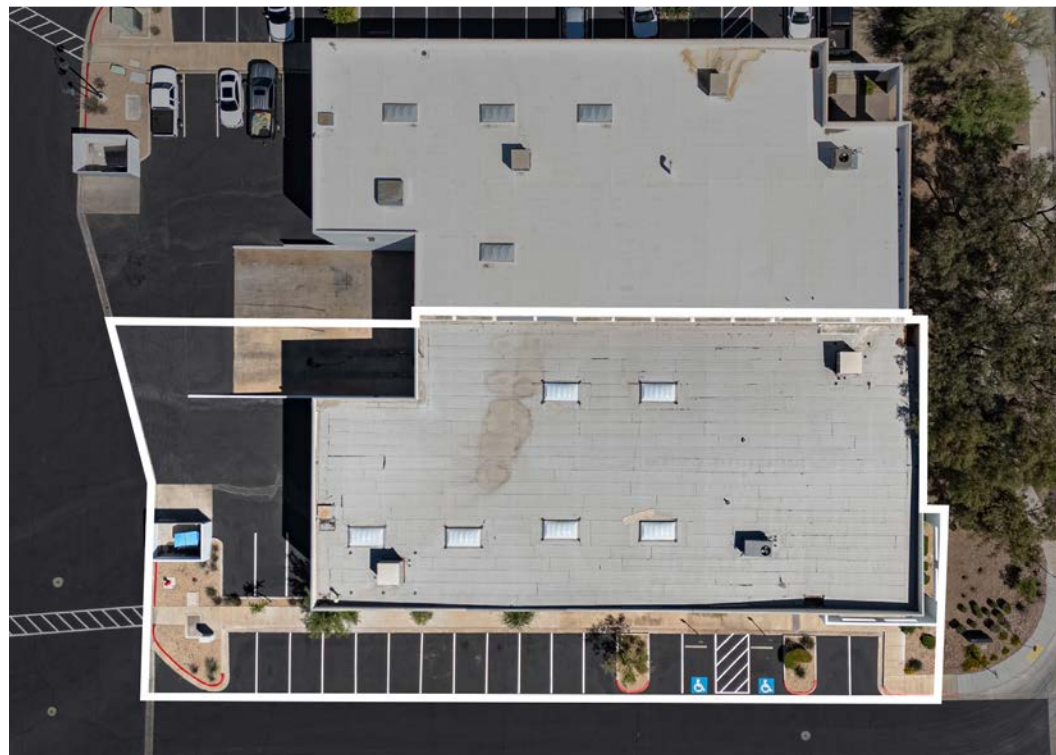
*Site Plan not drawn to scale.

Area Map

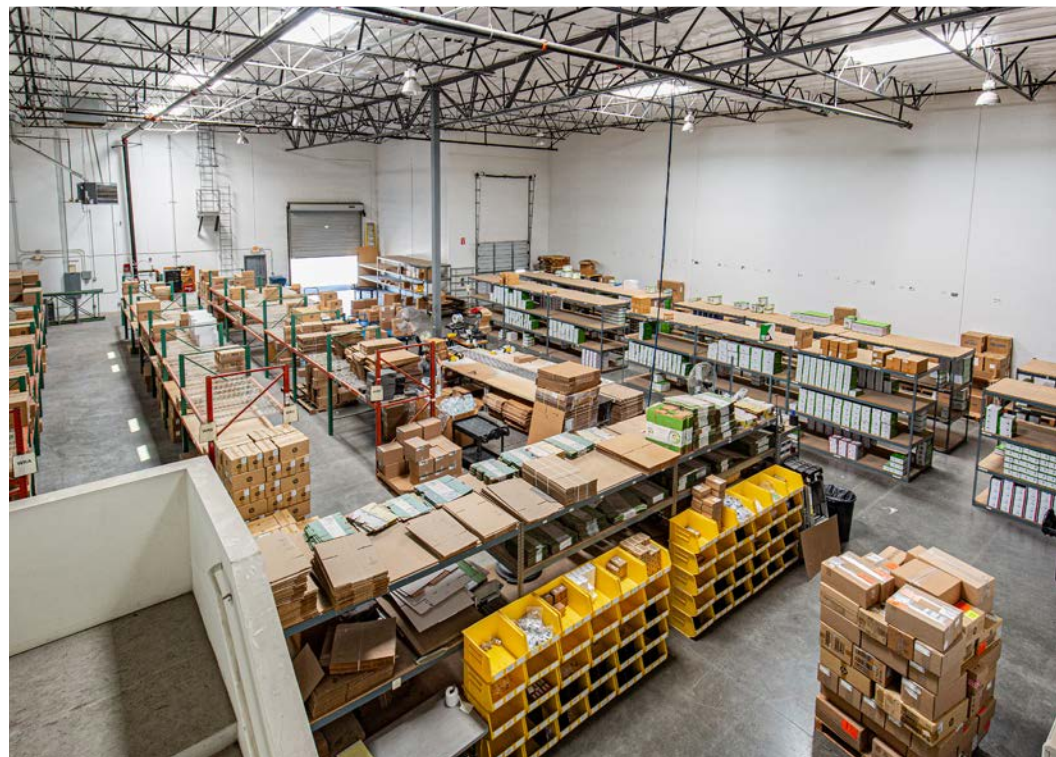
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



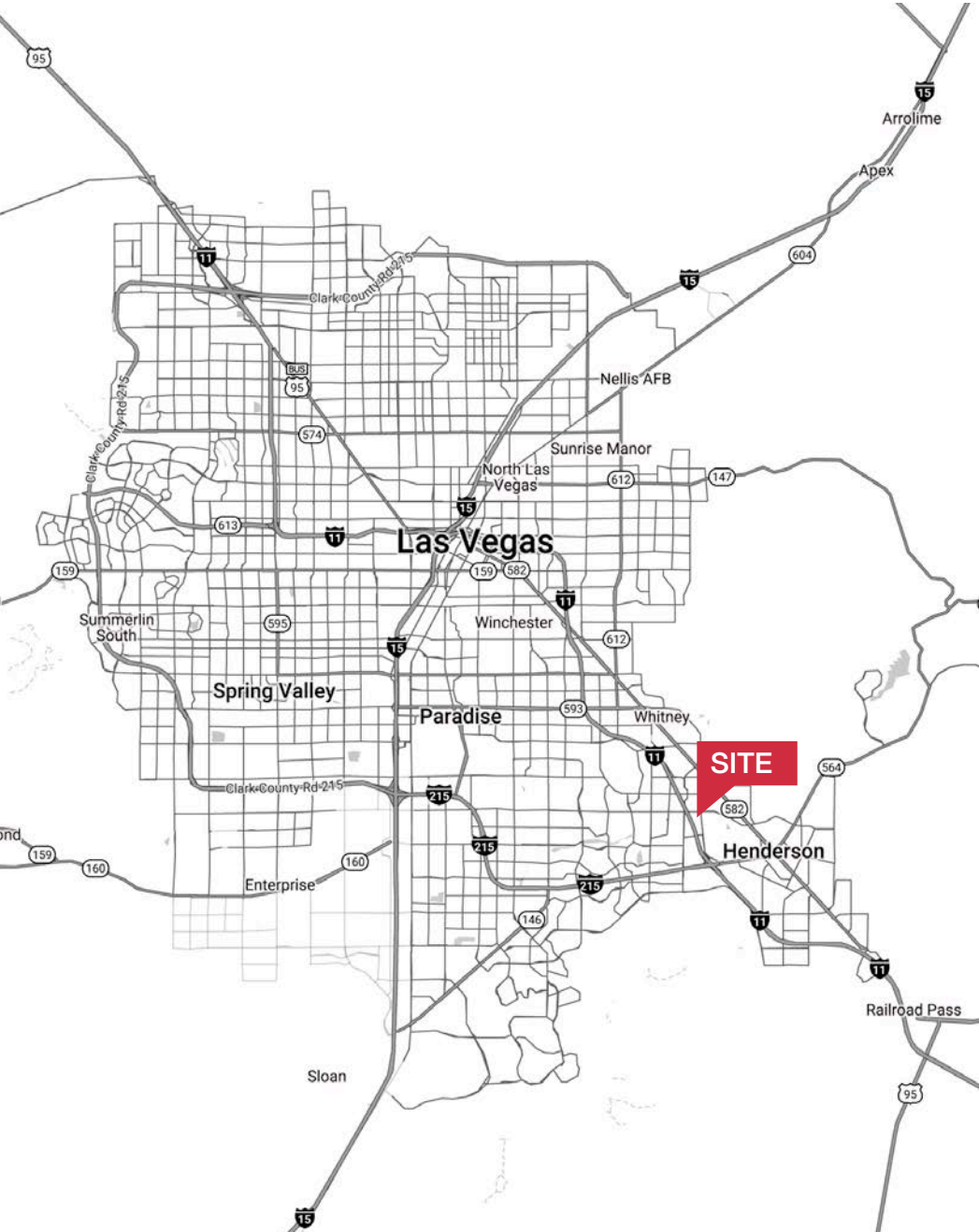








Area Map





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)
<https://brokerstechnology.com/terms-of-use/>
<https://brokerstechnology.com/privacy-policy/>

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naixel.com

Eric J. Larkin, MBA, CCIM, SIOR
 LIC#BS.0073906
 702.279.2479
elarkin@naixel.com

LISTING LEAD

Leslie Houston, SIOR
 LIC#S.01879121
 660.287.2253
lhouston@naixel.com

Michael Kenny, SIOR
 LIC#S.0178188
 702.408.0963
mkenney@naixel.com

Seth Wright
 LIC#S.0202229
 949.531.8369
swright@naixel.com