



**±9,300 SF
Secured Gated Yard**

**For Lease Rare Oversized Yard
with ±5,625 SF Warehouse**

231 SUNPAC AVENUE

Henderson, NV 89011



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Property Information

Freestanding industrial building featuring three private offices, a showroom, warehouse space, and multi-stall restrooms. Additional highlights include one grade-level loading door and a secured/gated private yard ideal **for** storage and parking.

Located in the East Henderson industrial submarket, just minutes from major transportation routes including US-95 and I-215. The property is within close proximity to the Galleria Mall, restaurants, and retail amenities.

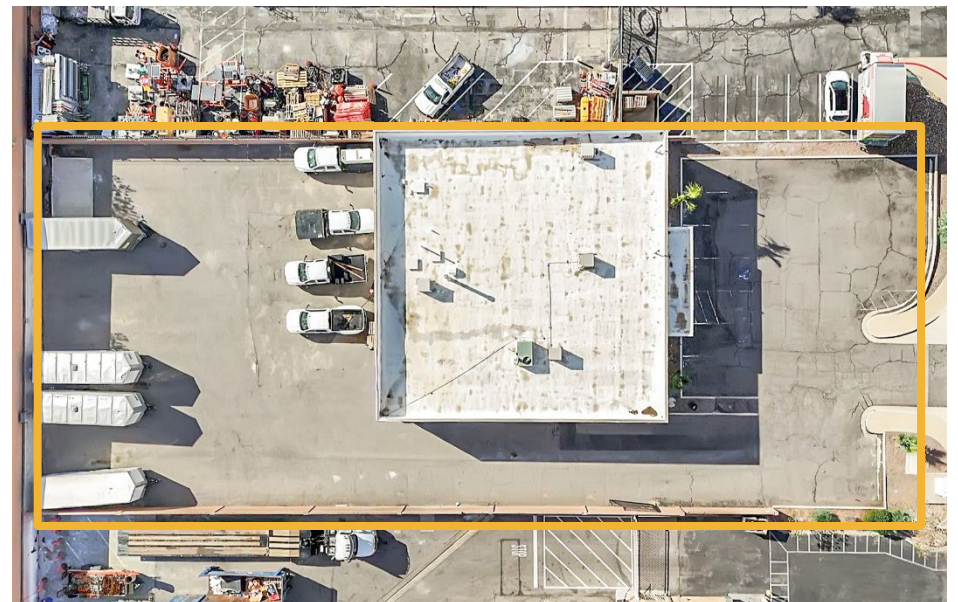
Property Address:	231 Sunpac Avenue Henderson, NV 89011
Yard:	±9,300 SF
Building Size:	±5,625 SF
Land Size:	±0.57 Acres
APN:	178-01-511-012
Date Available:	Within 30 days from lease execution
Min. Clear Height:	10'
Grade Doors:	One (1) 10'x8'
Power:	400 Amps, 120/240V, 3-phase power
Lease Rate:	\$1.50/PSF modified gross



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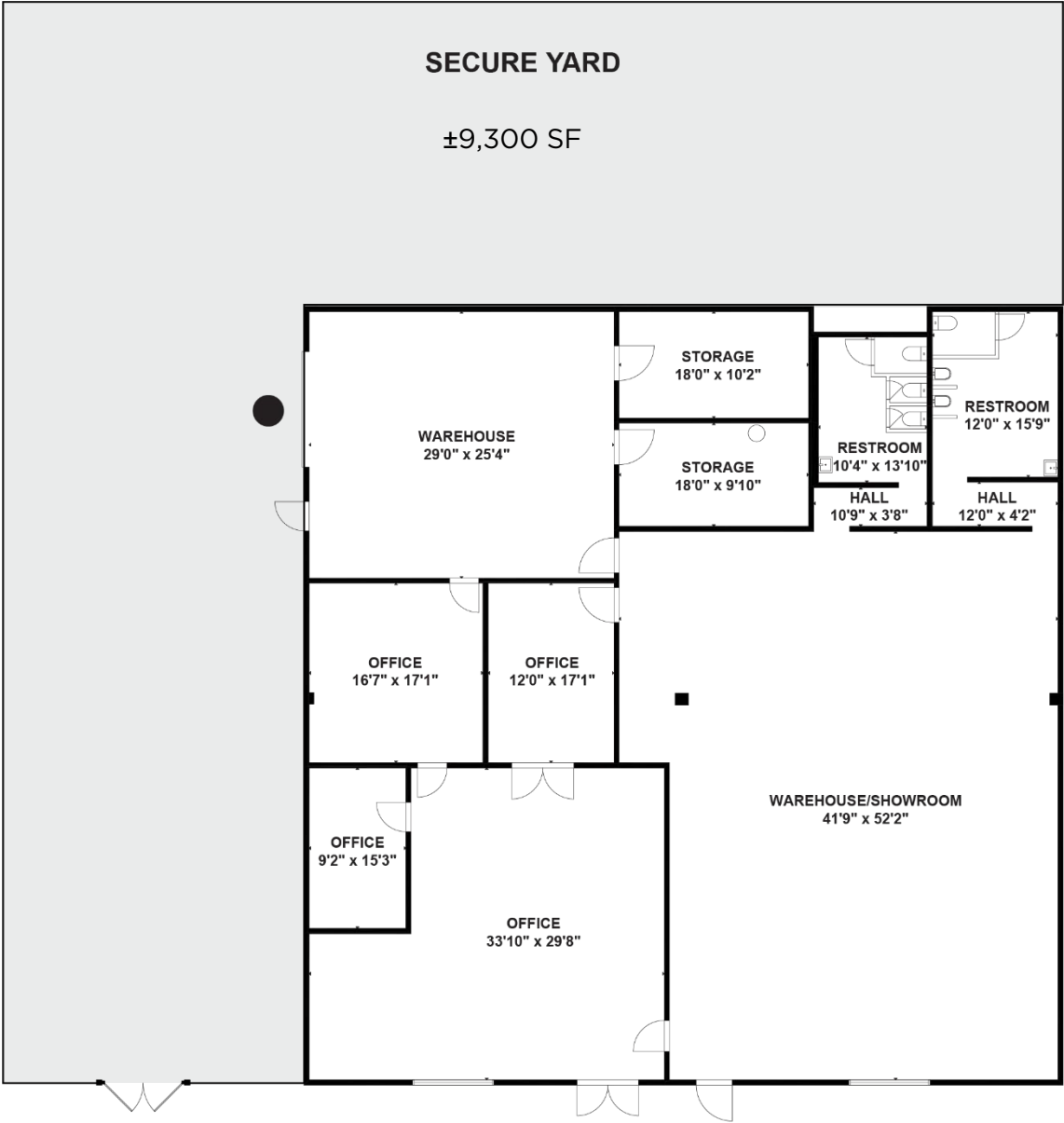
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Property Photos



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Floor Plan



**Not to scale.
For illustration purposes only.*

● Grade Level Doors

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Aerial Map





SUNPAC AVENUE

FOR MORE INFORMATION, PLEASE CONTACT:

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