



OFFERING MEMORANDUM

155 N Gibson Rd | Henderson Industrial

155 N Gibson Rd
Henderson, NV 89014

\$1.30M
PRICE

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PRICE

\$1,300,000

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Executive Summary

155 N Gibson Rd
Henderson, NV 89014

We are pleased to present 155 N Gibson Rd | Henderson Industrial, a premier industrial warehouse and distribution facility located at 155 N Gibson Rd in Henderson, Nevada. This institutional quality warehouse and logistics asset offers owner-users and investors a rare opportunity to acquire a modern, concrete tilt-up, well-maintained property in one of the region's most active industrial corridor. Currently occupied by an owner-user who is relocating to a larger building, this exceptional property is a +/- 4,792 square foot industrial facility originally developed in 2006 is strategically located easy access to the 215 freeway. The property is zoned IG (General Industrial) and sits on 0.400 acres, offering owner-users and tenants modern warehouse specifications, 3-phase heavy power capacity, a loading door with 12 foot clear height, 17 foot ceilings, and a layout optimized for warehousing, distribution, and light manufacturing operations.









 \$1,300,000 ASKING PRICE	 \$271.29 PRICE/SF
 4,792 BUILDING SF	 2006 YEAR BUILT
 0.4 Acres LOT SIZE	 \$1.50 NNN / per SF per month PROFORMA LEASE RATE
 \$86,250 PROFORMA NOI	 6.64% PROFORMA CAP RATE
PROPERTY DATA	
Building SqFt	4,792
Lot Size (Acres)	0.400
Year Built	2006
Property Type	Industrial
Zoning	IG (General Industrial)
Parcel ID	172-15-511-050

Investment Highlights

155 N Gibson Rd | Henderson Industrial is a modern, concrete tilt-up +/- 4,792-square-foot industrial facility situated on +/- 0.40 acre lot at 155 N Gibson Rd in Henderson, NV with heavy 3-phase power, 17 foot ceiling height, a drive in door with 12 foot clear height, and easy access to the 215 freeway, making it an exceptional building and desirable location for both owner-users and investors. With low vacancy rates in smaller industrial buildings like this one, and the institutional quality of the building, the estimated cap rate is 6.64% for an investor looking to lease the property.

*Disclosure: The 155 N Gibson Rd property is occupied by an owner-user who is relocating. The proforma cap rate is for illustration only.

KEY METRICS

 Asking Price	\$1,300,000
 Price/SF	\$271.29
 Building SF	4,792
 Year Built	2006
 Lot Size	0.4 Acres
 Proforma Lease Rate	\$1.50 NNN / per SF per month
 Proforma NOI	\$86,250
 Proforma Cap Rate	6.64%

Location Highlights

155 N Gibson Rd | Henderson Industrial is strategically positioned within one of the premier freight corridors serving the Henderson metropolitan distribution market. This property is less than a mile (.04 miles) from the 215 freeway, and the surrounding road network features wide, truck-friendly arterials with minimal congestion during peak freight movement hours. It is also located within minutes of a major international airport with dedicated air cargo facilities, supporting time-sensitive distribution operations.

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.



LOCATION

Address	155 N Gibson Rd
City	Henderson
State	Nevada
Zip Code	89014
County	Clark
APN / Parcel #	178-15-511-050
Coordinates	36.038381,-115.030730

TRANSIT

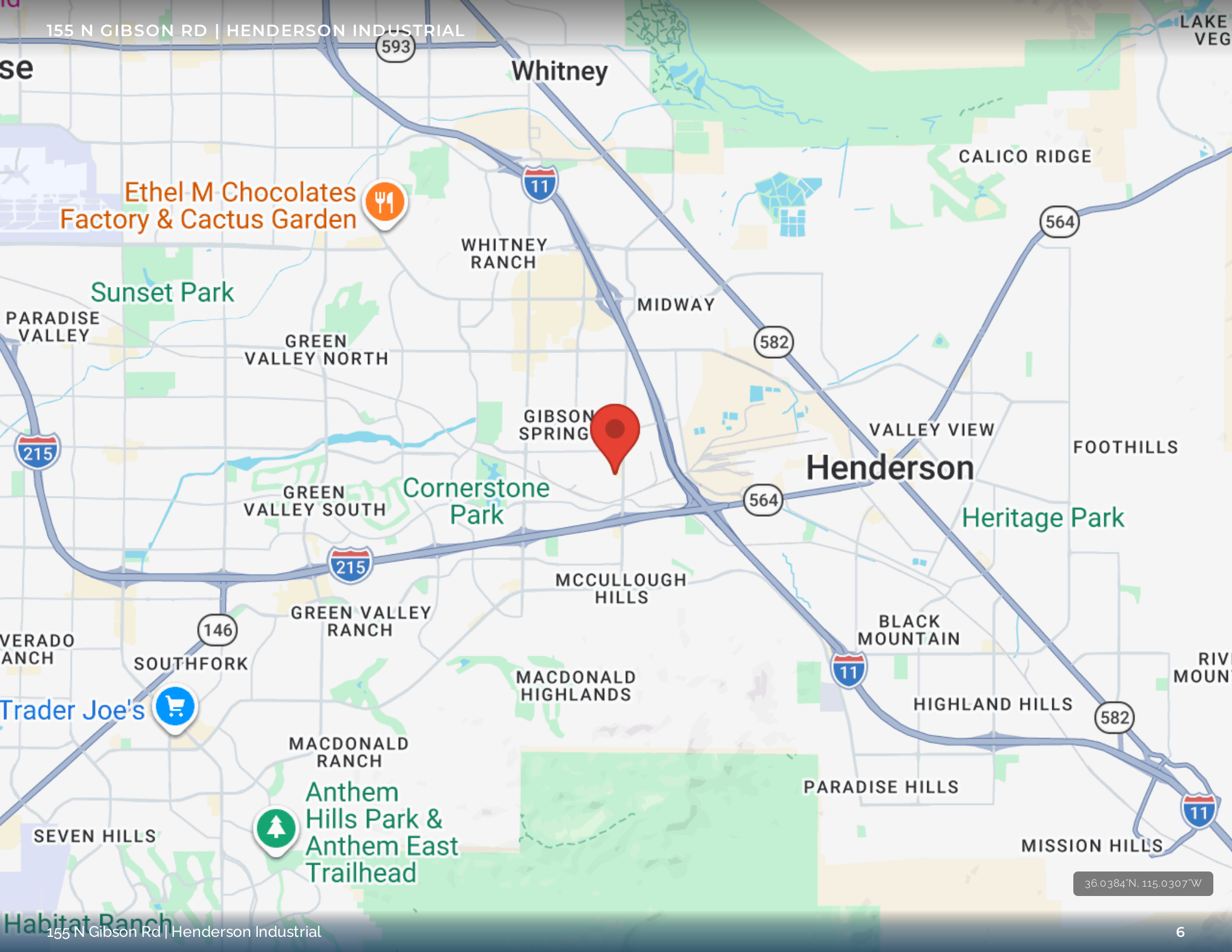
SB Gibson after Mary Crest	132 ft
SB Gibson after American Pacific	0.2 mi
SB Gibson after Wigwam	0.3 mi

AIRPORTS

Harry Reid International Airport	7.3 mi
Boulder City Municipal Airport	11.6 mi
Millennium Vip Group Inc	8.4 mi

HIGHWAYS

Bruce Woodbury Beltway	0.4 mi
West Lake Mead Parkway	0.5 mi
Purple Heart Highway	0.6 mi
Saint Rose Parkway	4.0 mi



Whitney

Ethel M Chocolates
Factory & Cactus Garden

CALICO RIDGE

WHITNEY RANCH

Sunset Park

MIDWAY

GREEN VALLEY NORTH

GIBSON SPRING

VALLEY VIEW

Henderson

FOOTHILLS

GREEN VALLEY SOUTH

Cornerstone Park

Heritage Park

MCCULLOUGH HILLS

GREEN VALLEY RANCH

BLACK MOUNTAIN

SOUTHFORK

MACDONALD HIGHLANDS

MACDONALD RANCH

HIGHLAND HILLS

Anthem Hills Park &
Anthem East Trailhead

PARADISE HILLS

SEVEN HILLS

MISSION HILLS









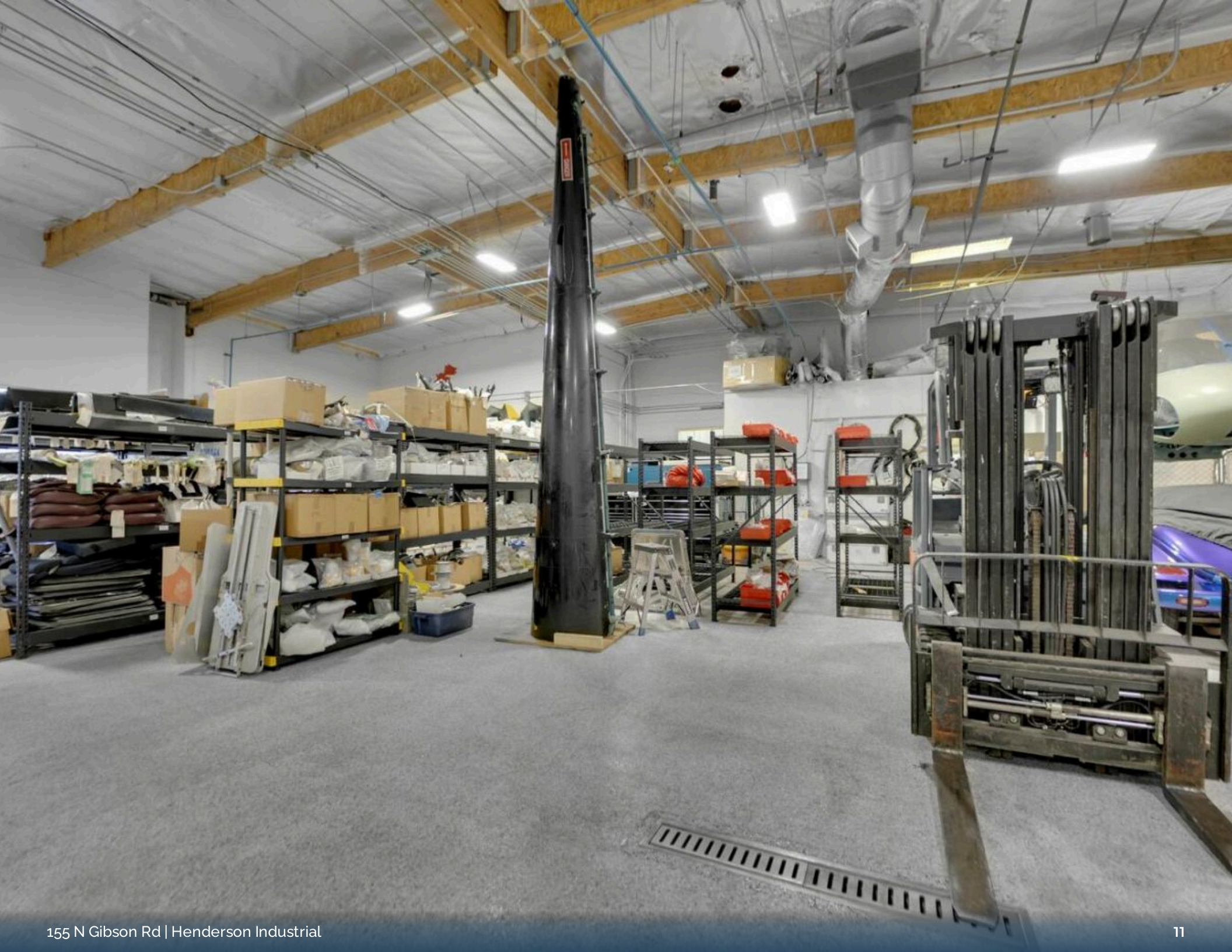






Photo Gallery



Photo Gallery (continued)

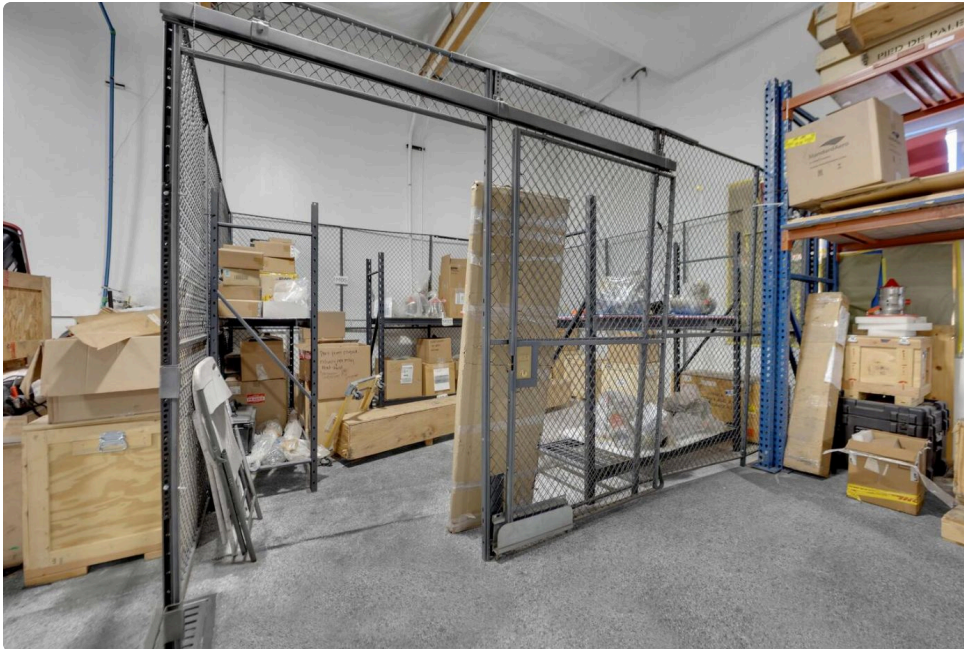
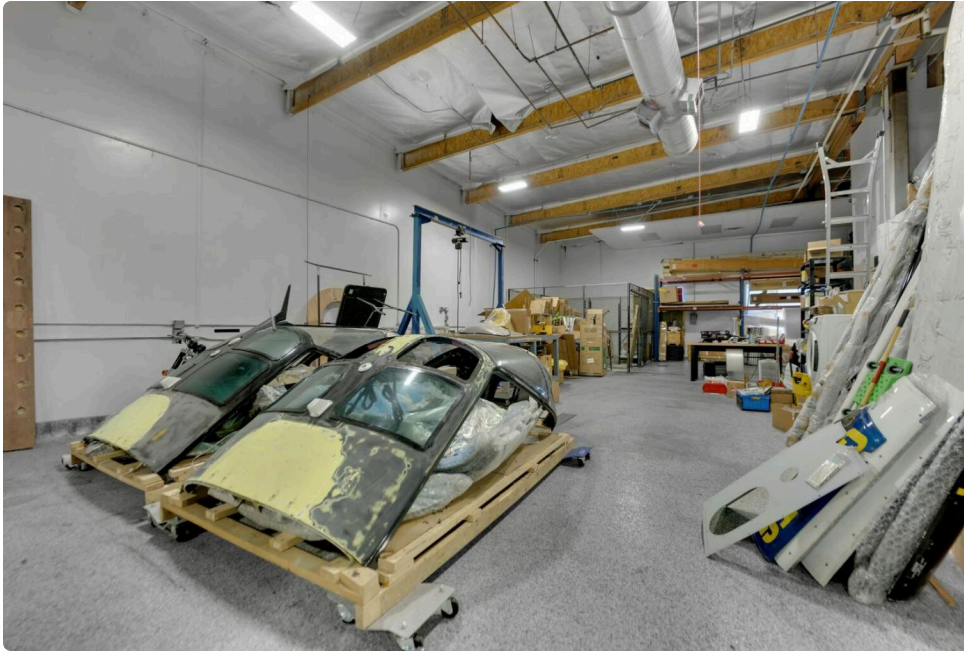


Photo Gallery (continued)

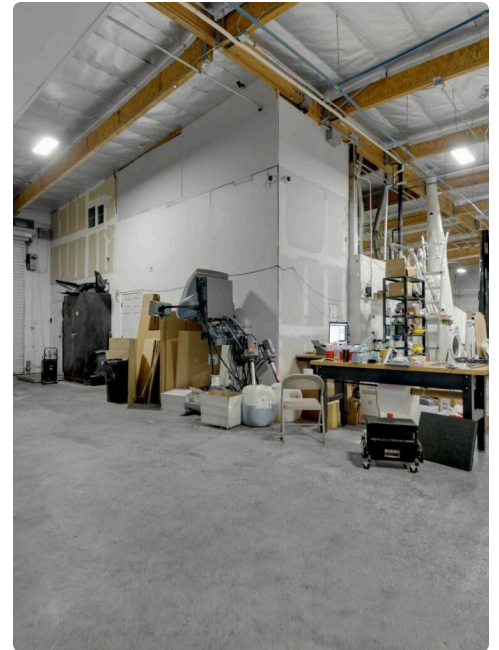
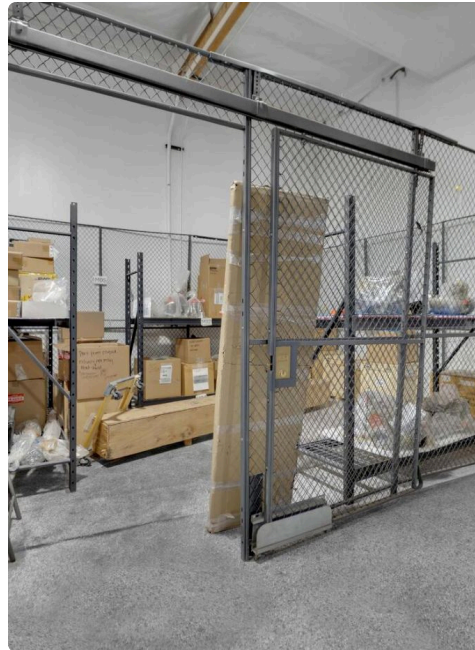
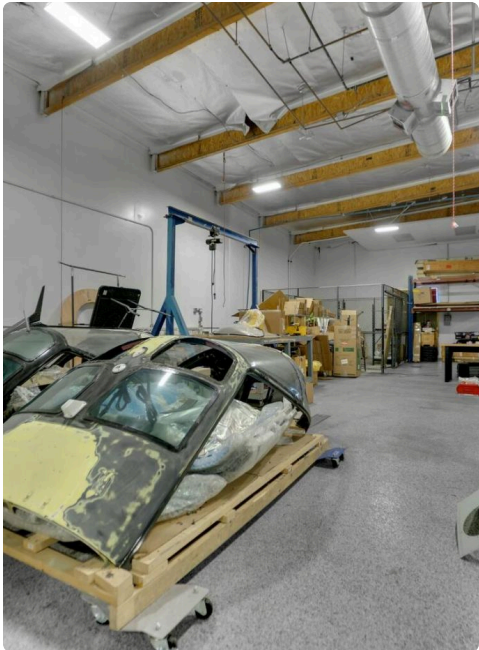
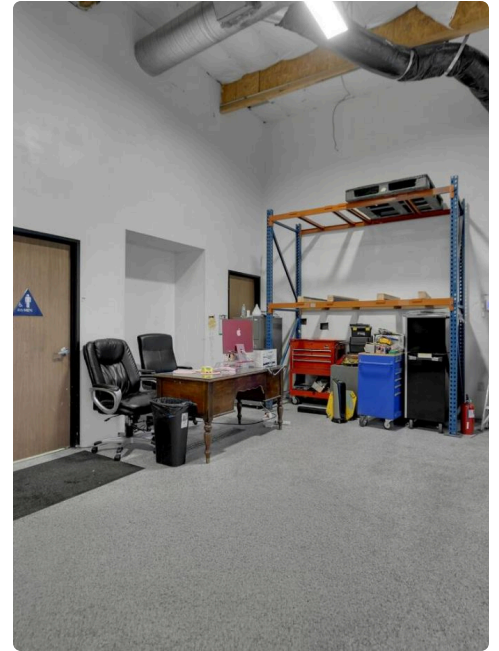
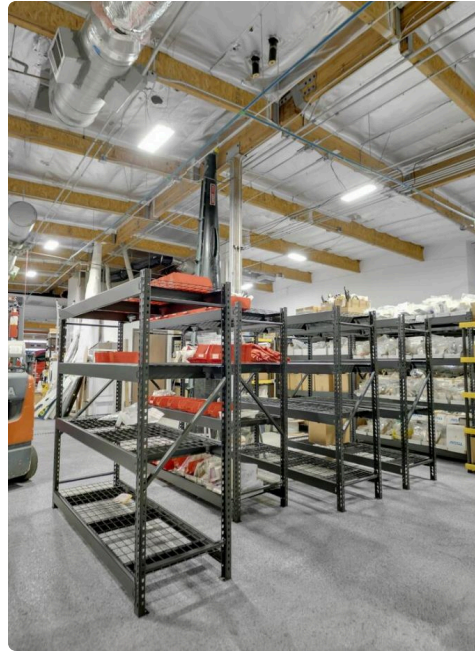
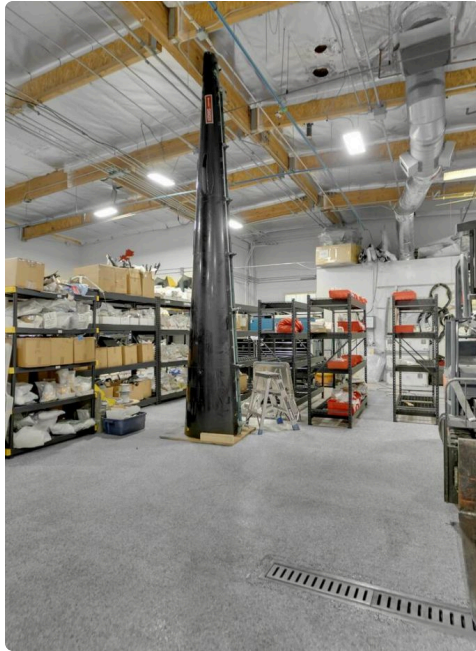
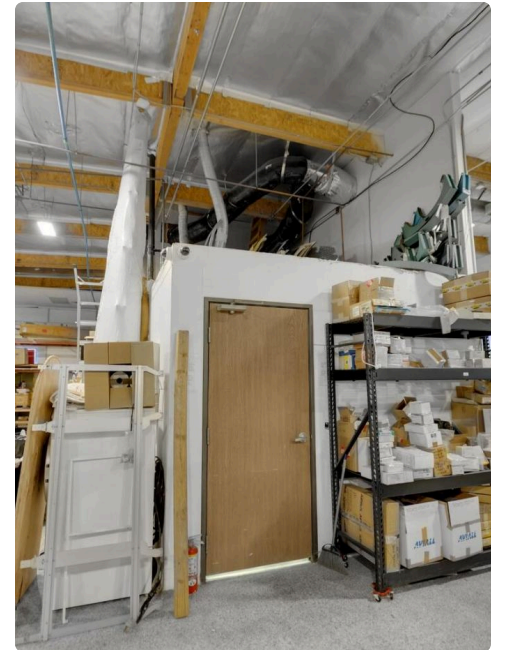
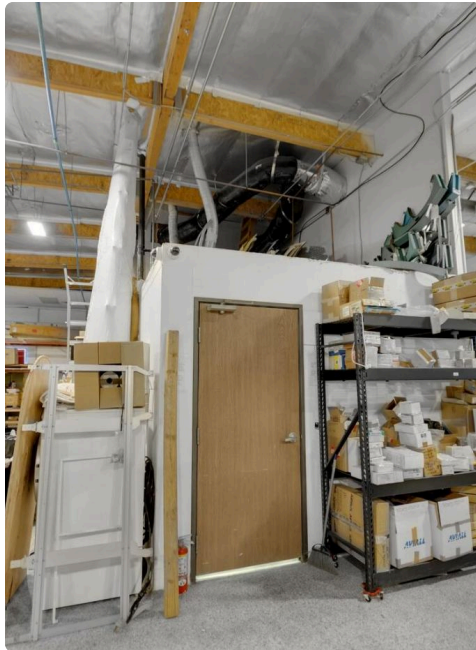
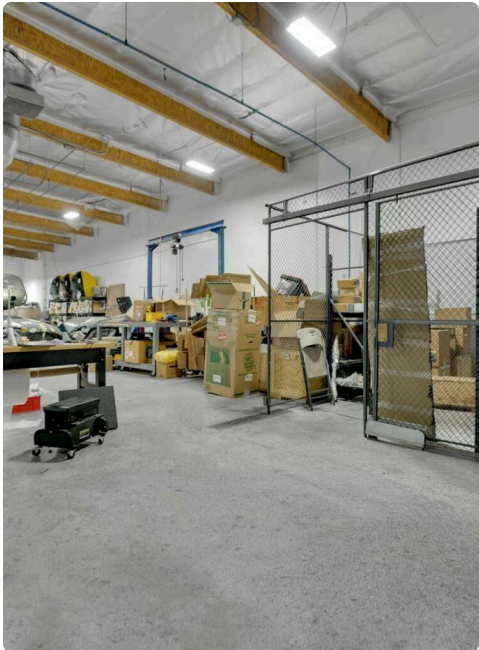
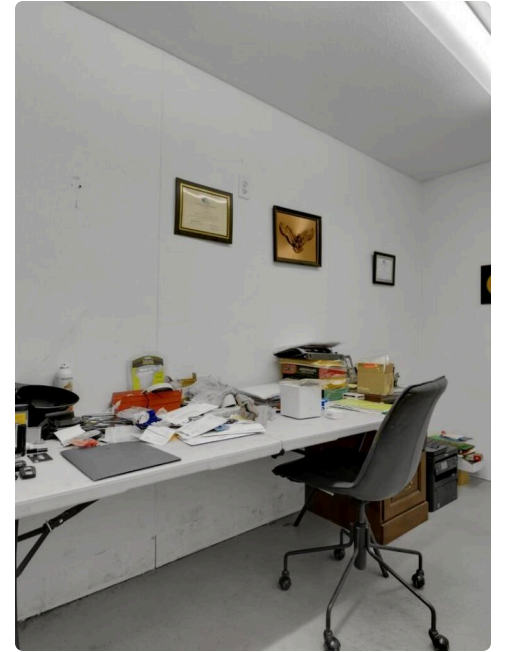


Photo Gallery (continued)



Market Overview

Market Overview: Henderson, NV

Henderson is a city in Clark County, Nevada, United States, about 16 miles (26 km) southeast of Las Vegas. It is the 2nd most populous city in the U.S. state of Nevada, after Las Vegas, with 317,610 residents as of the 2020 census. The city is part of the Las Vegas Valley. Henderson is notable for its extensive system of outdoor recreation facilities, including over 220 miles (350 km) of trails and 72 parks. Incorporated in 1953, Henderson was originally known for its role in magnesium production during World War II. Since then, it has grown rapidly through the development of master planned communities starting with the large Green Valley neighborhood, redevelopment and reinvestment after the PEPCON disaster, and the city government's historically proactive planning and management. edit The largest single employer in Henderson is the city government itself, with 3,524 full-time equivalent employees. Other large employers include Barclays , Green Valley Ranch , Sunset Station , Amazon , the Las Vegas Raiders , and Dignity Health , which operates two hospital campuses in Henderson. In 2023, the city released a report to identify areas for public policy improvement to support the city economy's primary



KEY FACTS

Population	257,729
Area	105.2 sq mi
Elevation	1,765 ft
County	Clark County
Incorporated	1941
State	Nevada

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	14,485
Median HH Income	\$84,057
Households	6,182

3-MILE RADIUS

Population	111,839
Median HH Income	\$90,072
Households	45,274

5-MILE RADIUS

Population	303,747
Median HH Income	\$87,588
Households	120,343

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,684	69,154	188,919
2010 Population	10,636	89,958	243,529
2025 Population	14,485	111,839	303,747
2030 Population	14,922	115,957	317,514
2025-2030 Growth Rate	0.60 %	0.73 %	0.89 %
2025 Daytime Population	19,163	112,147	274,691

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,290	25,959	71,380
2010 Total Households	4,238	34,849	93,112
2025 Total Households	6,182	45,274	120,343
2030 Total Households	6,450	47,418	126,904
2025 Avg. Household Size	2.34	2.46	2.51
2025 Owner Occupied Housing	2,720	25,753	74,475
2030 Owner Occupied Housing	2,862	27,441	80,092
2025 Renter Occupied Housing	3,462	19,521	45,868
2030 Renter Occupied Housing	3,588	19,977	46,813
2025 Vacant Housing	487	2,749	7,073
2025 Total Housing	6,669	48,023	127,416

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	546	2,583	6,902
\$15,000-\$24,999	324	2,352	5,761
\$25,000-\$34,999	290	2,214	7,009
\$35,000-\$49,999	610	3,632	10,531
\$50,000-\$74,999	824	7,087	20,058
\$75,000-\$99,999	1,124	7,110	17,257
\$100,000-\$149,999	1,260	8,742	23,473
\$150,000-\$199,999	689	5,356	13,150
\$200,000 or greater	515	6,197	16,202
Median HH Income	\$84,057	\$90,072	\$87,588
Average HH Income	\$104,104	\$122,410	\$118,857

\$84,057 MEDIAN HH INCOME	\$104,104 AVG HH INCOME
44.0% OWNER OCCUPIED	56.0% RENTER OCCUPIED
7.3% VACANCY RATE	0.60 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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