



IOS Site For Sublease

1239 N. Boulder Hwy., Henderson, NV 89011

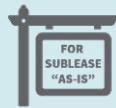
±21,500 SF office/warehouse building on ±5.91 acres

±6.81 acres - divisible



Size

±21,500 SF office/warehouse building on ±5.91 acres
±6.81 acres - divisible



As-Is Sublease

Land & Existing Building



Submarket

Henderson



Location

±4 miles to I-215 via Lake Mead Pkwy.
±2.3 miles to I-11 via Sunset Rd.



Master Lease Expiration

12/31/2033



Zoning

M-R
(regional mixed-use)

About the property

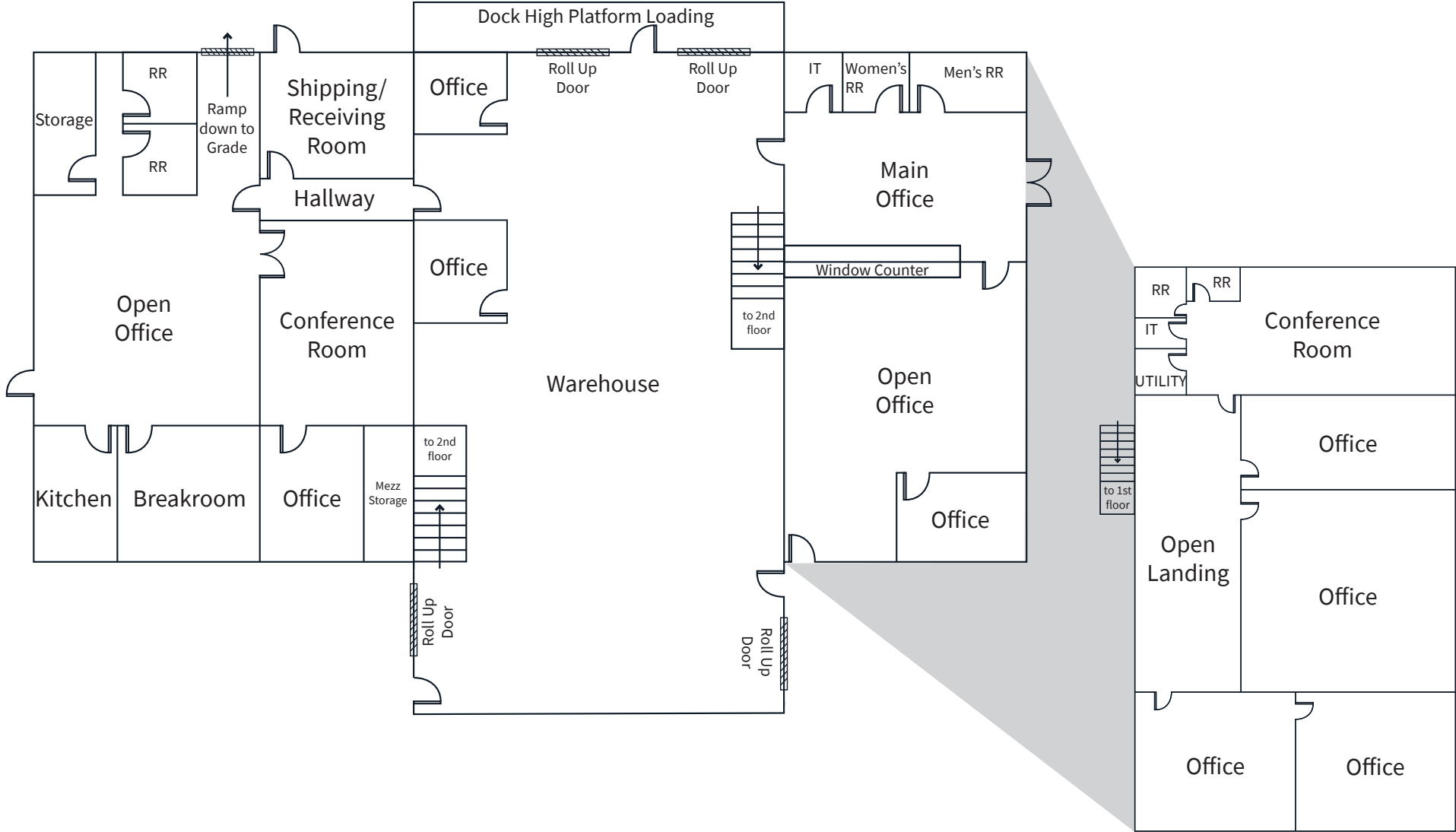
This Henderson industrial outdoor storage opportunity offers two remaining sites: a ±21,500 SF office/warehouse building situated on ±5.91 acres and ±6.81 acre lot (divisible to ±2 acres). The property is positioned a mere 8.4 miles from Harry Reid International Airport and 12.7 miles from the Las Vegas Strip, providing convenient connectivity to major commercial and tourism centers while maintaining operational advantages in an established industrial corridor.

21,500 SF Bldg. Floor Plan

For Sublease

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First Floor

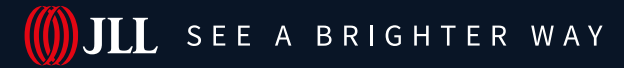


Second Floor

Drawing is for Illustrative Purposes Only. Not to Scale

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Project Photos



JLL

Rob Lujan, SIOR, CCIM

Executive Managing Director
702.522.5002
rob.lujan@jll.com
Lic # S.0051018

Jason Simon, SIOR

Executive Managing Director
702.522.5001
jason.simon@jll.com
NV Lic # S.0045593

Danny Leanos

Senior Associate
702.522.5008
danny.leanos@jll.com
Lic # S.0191773

Brayden Stockbauer

Associate
702.522.5114
brayden.stockbauer@jll.com
Lic # S.0203930

Jones Lang LaSalle Brokerage, Inc.

1980 Festival Plaza Drive
Suite 250
Las Vegas, NV 89135

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