



High Image 12,320 SF Freestanding Building

**HENDERSON CORPORATE PARK  
125 CORPORATE PARK DRIVE  
HENDERSON, NV 89074**

Henderson Corporate Park is located at Corporate Park Drive and Mary Crest Road. Prime Henderson Location with immediate access to I-215 & I-515 Freeways, along with close proximity to Harry Reid International Airport, the Las Vegas “Strip”, Convention Centers and Nearby Retail and Restaurant Amenities.

**FOR SALE:**  
**3,700,000**  
(\$300.32SF)

# Property Details

- +/- 12,320 SF Freestanding Building

1000 SF HVAC Office

11,320 SF Evaporative Cooled Warehouse

Roof recoated in 2023, Landscape redone 2024, Building repainted 2024

- Situated on a 0.82 Acre Parcel
- Large CMU Wall Fenced Rear Yard Area
- 800A, 120/208V, 3-PH Main Power Panel
- 2 - 12' x 14' Grade Level Loading Doors
- 22' Average Clear height
- Fire Sprinklers
- Warehouse Skylights
- Parking Ratio: 1.64 : 1,000SF
- I-G Zoning (Industrial-General - City of Henderson)
- High Image Concrete Tilt Construction
- Business Park Environment
- Immediate Access to I-215 and I-515 Freeways
- APN: 178-15-611-045
- 4.71 CAP Rate



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