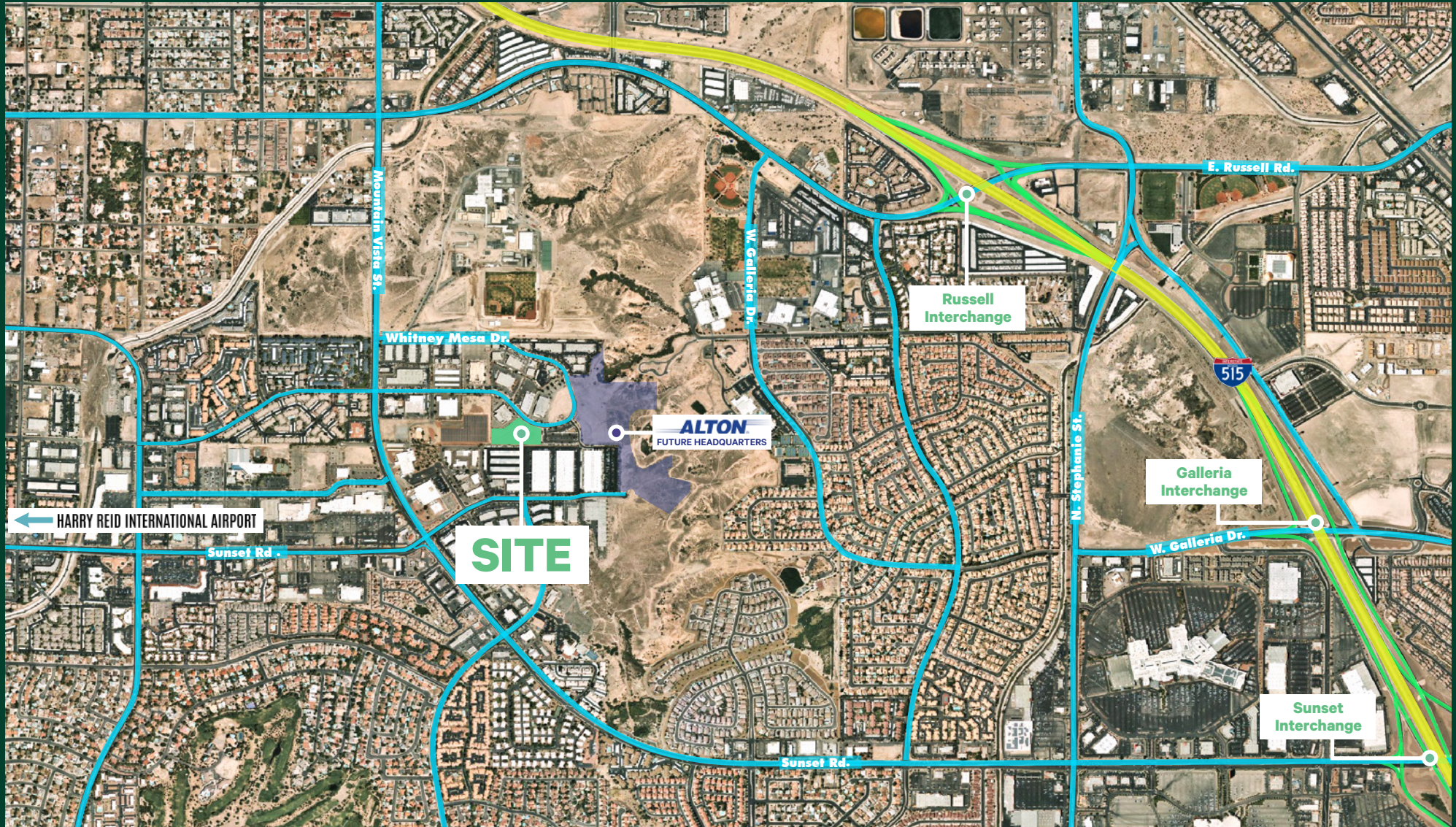


±3.24 Acres

1786 Whitney Mesa Dr.
Henderson, NV 89014
www.cbre.com/lasvegas



±3.24 Acres

Property Highlights

The property is located in the Henderson submarket within the Whitney Mesa Business Park. With close proximity to I-515, Harry Reid International Airport, the future headquarters of Alton Industries, and numerous amenities, this site is ideal for development. This site is one of the last infill sites available for development.

- + ±3.24 acres
- + Zoned I-P (Industrial Park), Henderson
- + Whitney Mesa Dr. & Russell Rd.
 - + 2 miles to I-515 via Russell Rd.
 - + 4 miles to Harry Reid International Airport
- + APN: 161-32-710-030
- + Partially Improved Site

Price: \$3,000,000.00



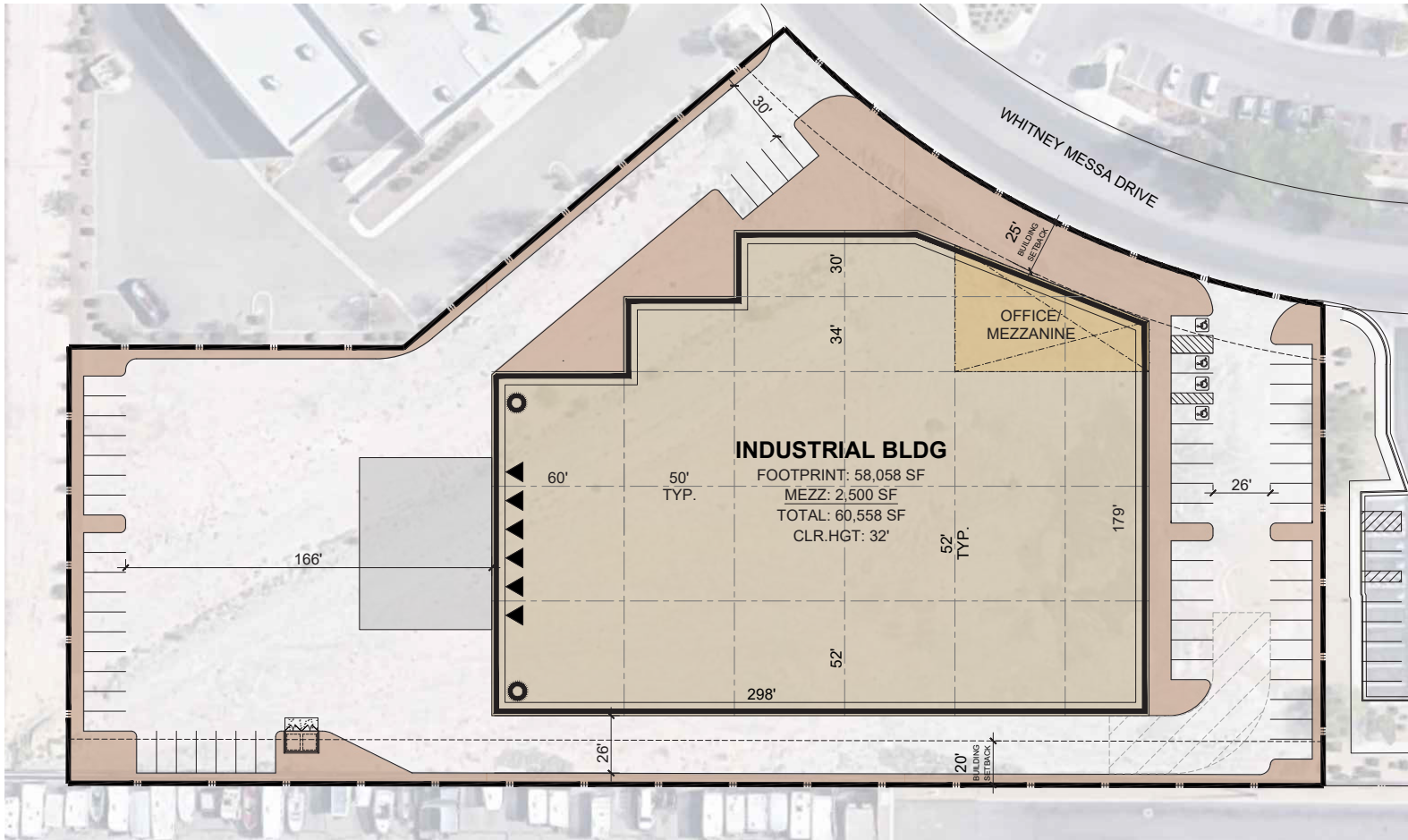
±3.24 Acres

Corporate Neighbors



±3.24 Acres

Freestanding Building



DEVELOPMENT STANDARDS:

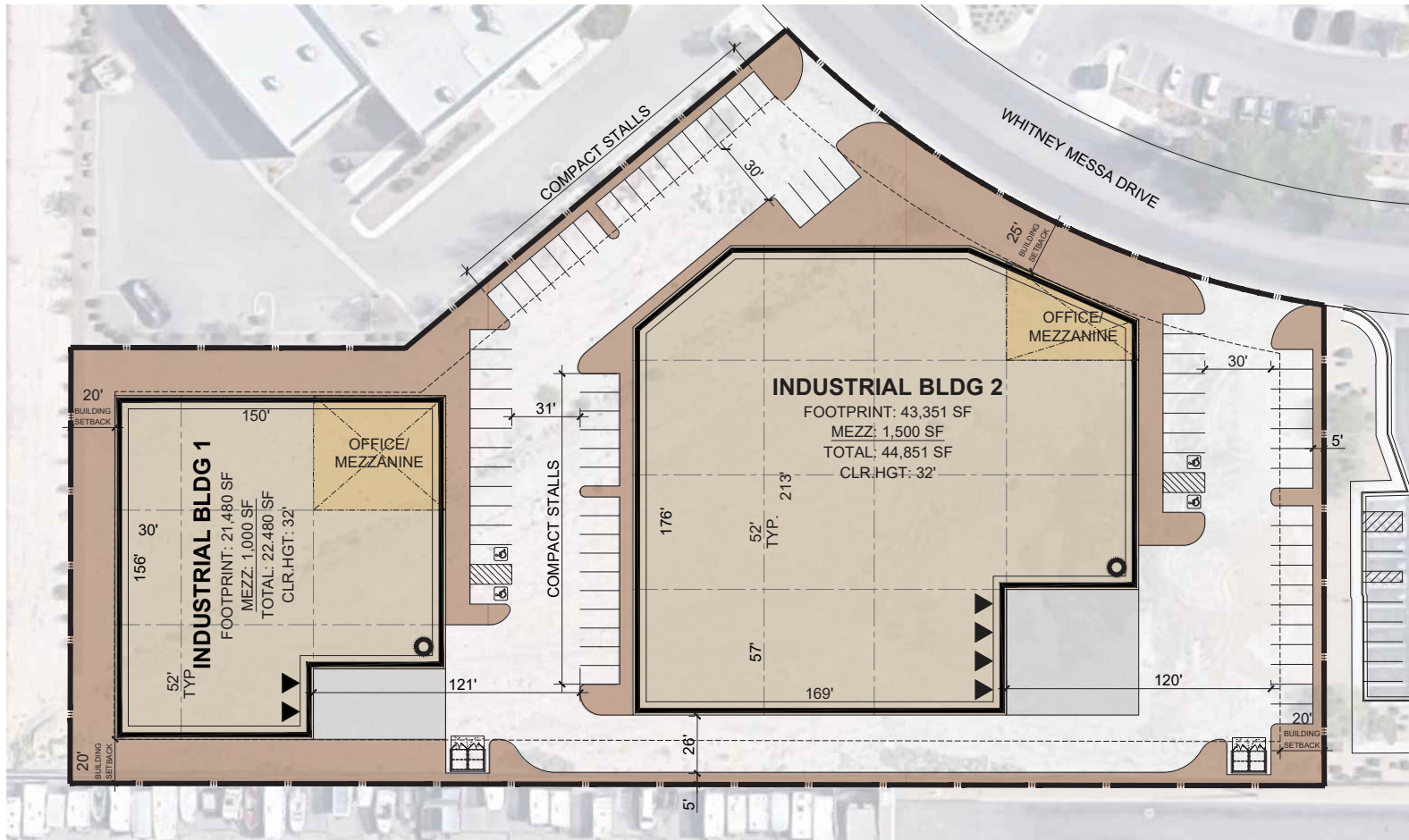
ZONING:	IP-AE
MAX. F.A.R.:	n/a
MAX. COVERAGE:	50%
MAX. HEIGHT:	50 FT
BUILDING SETBACKS:	
FRONT:	25 FT
SIDE:	20 FT
REAR:	20 FT
LANDSCAPE SETBACKS:	
FRONT:	5 FT
SIDE:	5 FT
REAR:	5 FT
LANDSCAPE REQ.:	
15%	
OFF-STREET PARKING:	
STANDARD:	9X19
COMPACT:	8.5X18
COMPACT %:	50%
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT
OVERHANG:	2 FT
TREE WELL:	8 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/250 SF ¹
OFFICE:	1/300 SF
NOTES:	
1. 1. 1,000 sq ft 1 per 250 sq ft 3,000 - 5,000 sq ft 1 per 300 sq ft 5,001 - 10,000 sq ft 1 per 300 sq ft 10,001 sq ft 1 per 300 sq ft 30,000 sq ft 1 per 1,200 sq ft	

PROJECT DATA:

SITE AREA:	
GROSS:	3.24 AC
	141,091 SF
BUILDING AREA:	
FOOTPRINT:	58,058 SF
MEZZANINE:	2,500 SF
TOTAL BUILDING AREA:	60,558 SF
BUILDING USE:	
WAREHOUSE	55,558 SF
OFFICE	5,000 SF
FAR:	
GROSS:	0.43
COVERAGE:	
GROSS:	41%
PARKING REQUIRED:	
WAREHOUSE	1/250 SF 44 STALLS
OFFICE	1/300 SF 17 STALLS
TOTAL	61 STALLS
PARKING PROVIDED:	
AUTO:	65 STALLS
	@ 1.07/1000 SF
REQ. ACCESSIBLE	2 STALLS
TRAILER:	5 STALLS
TRUCK DOCKS:	
DOCK-HIGH DOORS	6
GRADE-LEVEL DOORS	2
LANDSCAPE	
@ 15%	21,504 SF

±3.24 Acres

Two-Building Configuration



DEVELOPMENT STANDARDS:

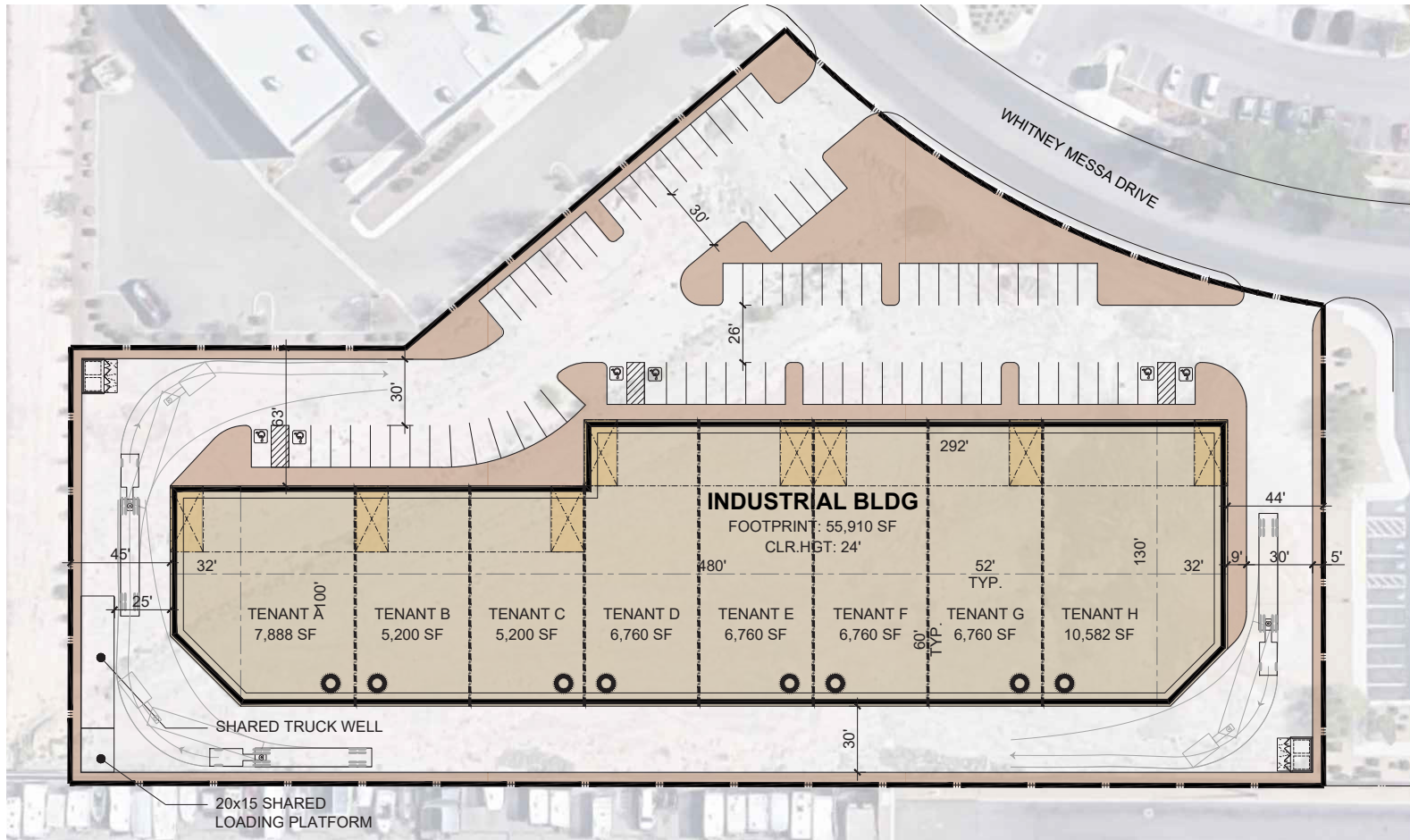
ZONING:	IP-AE
MAX. F.A.R.:	n/a
MAX. COVERAGE:	50%
MAX. HEIGHT:	50 FT
BUILDING SETBACKS:	
FRONT:	25 FT
SIDE:	20 FT
REAR:	20 FT
LANDSCAPE SETBACKS:	
FRONT:	5 FT
SIDE:	5 FT
REAR:	5 FT
LANDSCAPE REQ.:	
15%	
OFF-STREET PARKING:	
STANDARD:	9X19
COMPACT:	8.5X18
COMPACT %:	50%
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT
OVERHANG:	2 FT
TREE WELL:	8 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/250 SF ¹
OFFICE:	1/300 SF
NOTES:	
1. 1. 3,000 SF @ 1 per 250 SF @ 3,000 - 3,000 SF @ 1 per 300 SF @ 3,001 - 10,000 SF @ 1 per 700 SF @ 10,001 or greater @ 1 per 1,200 SF	

PROJECT DATA:

SITE AREA:	
GROSS:	3.24 AC
	141,091 SF
BUILDING AREA:	
FOOTPRINT:	58,058 SF
MEZZANINE:	2,500 SF
TOTAL BUILDING AREA:	60,558 SF
BUILDING USE:	
WAREHOUSE	55,558 SF
OFFICE	5,000 SF
FAR:	
GROSS:	0.43
COVERAGE:	
GROSS:	41%
PARKING REQUIRED:	
WAREHOUSE	1/1250 SF 44 STALLS
OFFICE	1/300 SF 17 STALLS
TOTAL	61 STALLS
PARKING PROVIDED:	
AUTO:	65 STALLS
	@ 1.07/1000 SF
REQ. ACCESSIBLE	2 STALLS
TRAILER:	5 STALLS
TRUCK DOCKS:	
DOCK-HIGH DOORS	6
GRADE-LEVEL DOORS	2
LANDSCAPE	
@ 15%	21,504 SF

±3.24 Acres

Multi-Tenant Configuration



DEVELOPMENT STANDARDS:

ZONING:	IP-AE
MAX. F.A.R.:	n/a
MAX. COVERAGE:	50%
MAX. HEIGHT:	50 FT
BUILDING SETBACKS:	
FRONT:	25 FT
SIDE:	20 FT
REAR:	20 FT
LANDSCAPE SETBACKS:	
FRONT:	5 FT
SIDE:	5 FT
REAR:	5 FT
LANDSCAPE REQ.:	15%
OFF-STREET PARKING:	
STANDARD:	9X19
COMPACT:	8.5X18
COMPACT %:	50%
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT
OVERHANG:	2 FT
TREE WELL:	8 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/250 SF ¹
OFFICE:	1/300 SF
NOTES:	
1. 1-3,000 SF: 1 per 250 SF; 3,001-5,000 SF: 1 per 300 SF; 5,001-10,000 SF: 1 per 350 SF; 10,001-30,000 SF: 1 per 400 SF; 30,001-50,000 SF: 1 per 450 SF	

PROJECT DATA:

SITE AREA:	
GROSS:	3.24 AC
	141,091 SF
BUILDING AREA:	
FOOTPRINT:	58,058 SF
MEZZANINE:	2,500 SF
TOTAL BUILDING AREA:	60,558 SF
BUILDING USE:	
WAREHOUSE	55,558 SF
OFFICE	5,000 SF
FAR:	
GROSS:	0.43
COVERAGE:	41%
PARKING REQUIRED:	
WAREHOUSE	1/1250 SF 44 STALLS
OFFICE	1/300 SF 17 STALLS
TOTAL	61 STALLS
PARKING PROVIDED:	
AUTO:	65 STALLS
	@ 1.07/1000 SF
REQ. ACCESSIBLE	2 STALLS
TRAILER:	5 STALLS
TRUCK DOCKS:	
DOCK-HIGH DOORS	6
GRADE-LEVEL DOORS	2
LANDSCAPE	@ 15% 21,504 SF

±3.24 Acres

1786 Whitney Mesa Dr.
Henderson, NV 89014

Garrett Toft, SIOR

Vice Chairman
+1 702 369 4868
garrett.toft@cbre.com
Lic. BS.0061824

Sean Zaher, SIOR

Senior Vice President
+1 702 369 4863
sean.zaher@cbre.com
Lic. S.0175473

Jake Higgins, SIOR

Senior Vice President
+1 702 369 4844
jake.higgins@cbre.com
Lic. S.0176473

CBRE

8548 Rozita Lee Ave.
Suite 200
Las Vegas, NV 89113
www.cbre.com/lasvegas

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.