

BREAKING GROUND
Q1 2026

SERRANO
WHITNEY MESA
INDUSTRIAL CENTER



DELIVERING Q1 2027

Q1 2026
GROUNDBREAKING

APRIL 2026
CONSTRUCTION STARTS

TBD
SLABS POURED

TBD
WALLS TILTED

Q1 2027
DELIVERING

1786 WHITNEY MESA DRIVE, HENDERSON, NV 89014

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CBRE
 **SERRANO**
DEVELOPMENT GROUP

SERRANO WHITNEY MESA INDUSTRIAL CENTER

Serrano Whitney Mesa Industrial Center is a premier Class A ±61,067 SF manufacturing and distribution facility designed to meet the demands of modern industrial operations. This strategically located property combines state-of-the-art features with unparalleled accessibility, making it an ideal choice for businesses looking to thrive in a dynamic market.

- ± 61,067 SF multi-tenant distribution building for Lease
- Units available from ±5,300 - ±61,067 SF
- BTS single-story office area
- ESFR Sprinklers
- 4000 AMP, 277/480v, 3-phase power
- Three (3) 9' x 10' dock high loading doors
- Seven (7) 12' x 14' grade level doors
- White-box interior warehouse walls
- 60' reinforced concrete truck apron
- 52' x 60' avg. column spacing
- Scrim faced batt insulation
- Natural gas available
- 91.5' apron & +/-83' dock length
- Delivering Q1 2027

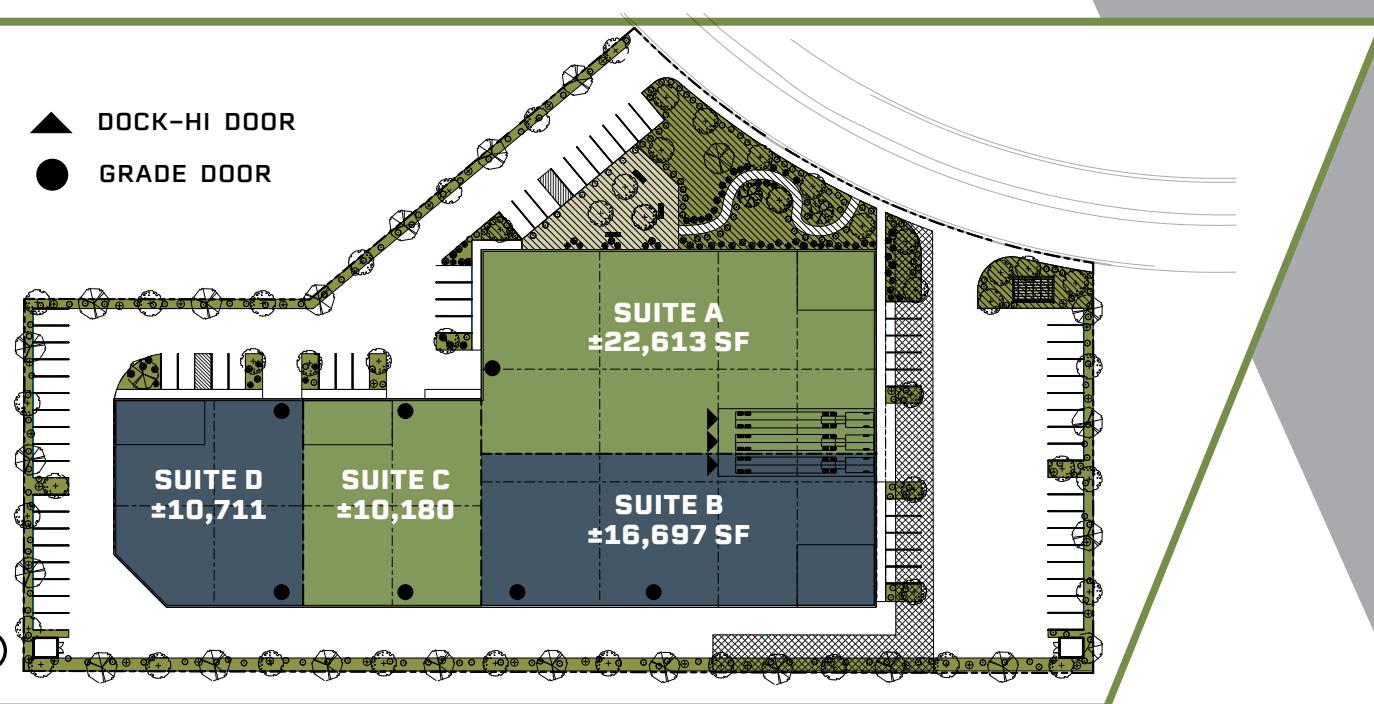
Contact us today to schedule a private tour and explore how this property can elevate your business operations!

702-369-4874



PROPERTY OVERVIEW

ADDRESS	1786 WHITNEY MESA DRIVE, HENDERSON, NV 89014
MARKET / SUBMARKET	HENDERSON
APN	161-327-10-030
OWNERSHIP	SERRANO DEVELOPMENT GROUP



TOTAL BUILDING SF
±61,067 SF



DIVISIBILITY RANGE
±5,300 - ±61,067 SF



BUILDING CLASS
A



CEILING HEIGHT
28'



DOCK-HI LOADING
3 EXT 9' W X 10'H



GRADE LEVEL LOADING
7 EXT 12' W X 14' H



POWER
4000 AMPS, 277/480V,
3-PHASE POWER



SPRINKLER SYSTEM
ESFR SPRINKLER SYSTEM



CONSTRUCTION
CONCRETE-TILT UP



OFFICE BUILDOUT
BUILD-TO-SUIT
(PROPOSED LAYOUTS AVAILABLE)



PARKING RATIO
65 PARKING SPACES



ZONING
IP (INDUSTRIAL PARK)
CITY OF HENDERSON



TRUCK COURT DEPTH
91.5' APRON & +/-83' DOCK
LENGTH

POTENTIAL BUILDING DIVISIBILITY

SUITE A

TOTAL SF: $\pm 22,613$ SF

SPEC OFFICE AREA: $\pm 1,350$ SF

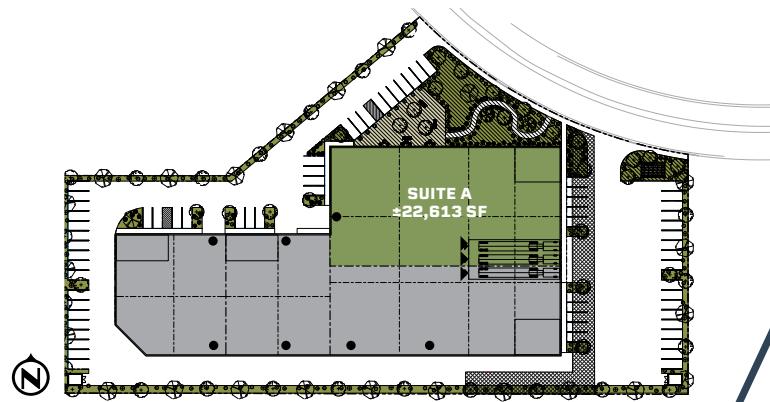
DOCK DOORS: [2] 9' X10'

GRADE DOOR: [1] 12' X14'

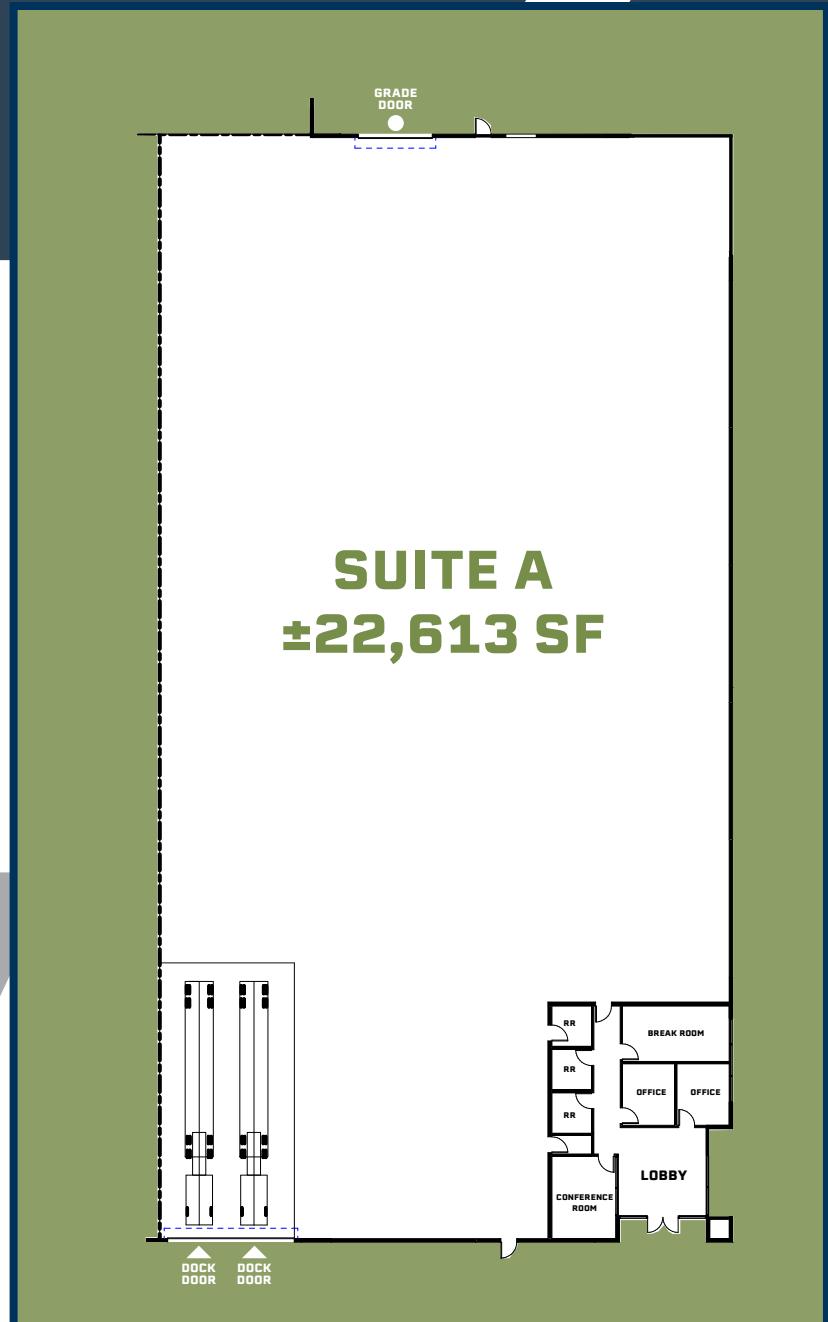
BASE RENT: CALL FOR PRICING

ESTIMATED NNN FEES: TBD

CONTACT TODAY FOR MORE INFORMATION



SUITE A
 $\pm 22,613$ SF



POTENTIAL BUILDING DIVISIBILITY

SUITE B

TOTAL SF: $\pm 16,697$ SF

SPEC OFFICE AREA: $\pm 1,350$ SF

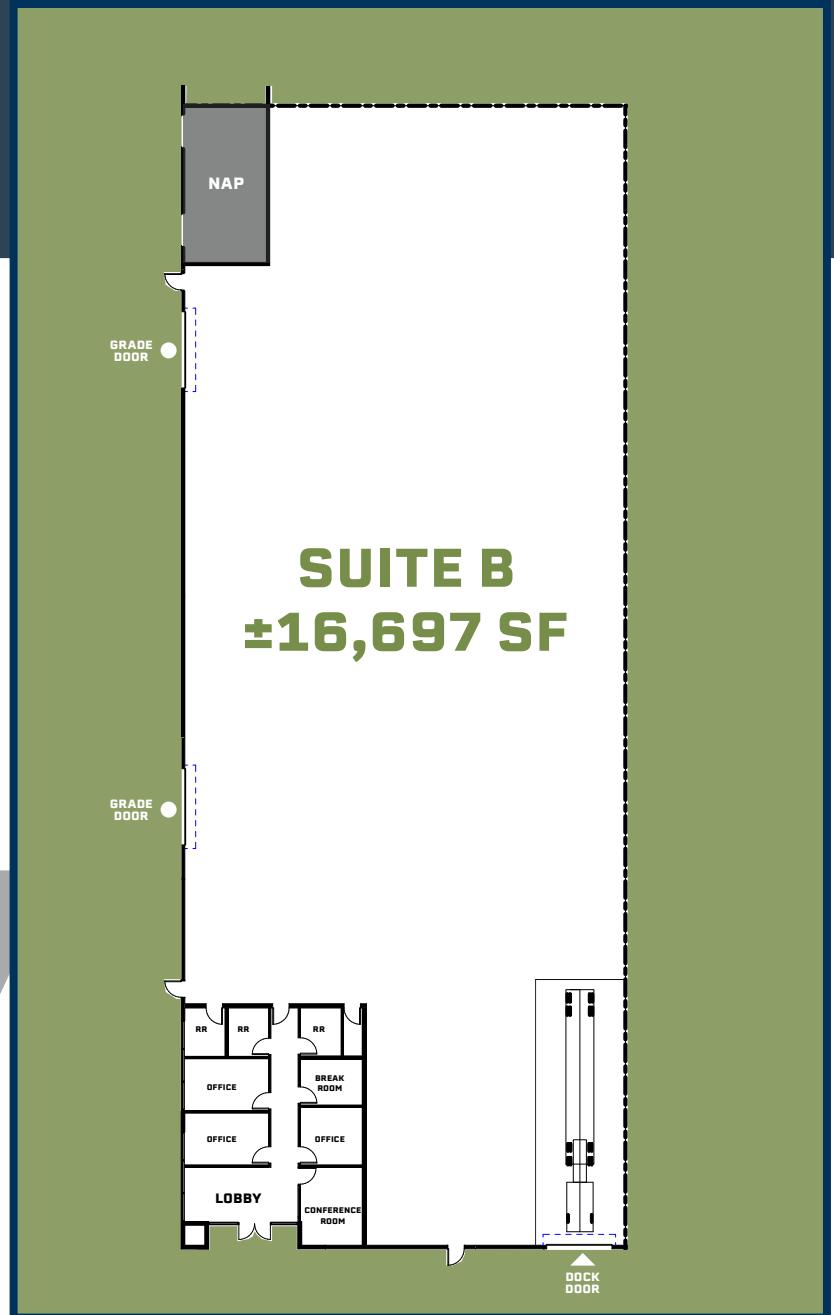
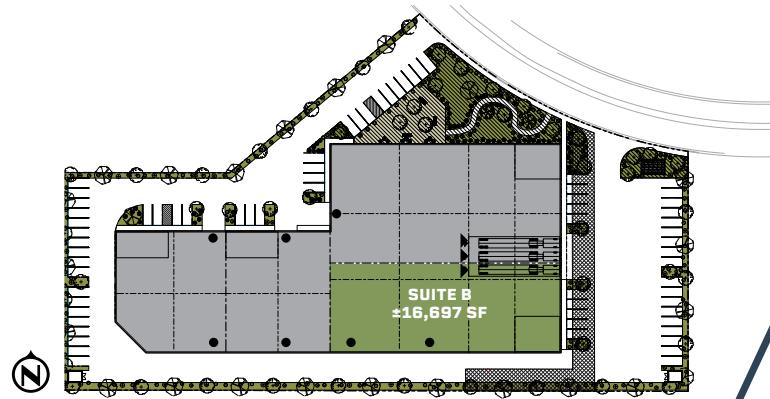
DOCK DOORS: [1] 9' X10'

GRADE DOOR: [2] 12' X14'

BASE RENT: CALL FOR PRICING

ESTIMATED NNN FEES: TBD

CONTACT TODAY FOR MORE INFORMATION



POTENTIAL BUILDING DIVISIBILITY

SUITE C

TOTAL SF: $\pm 10,180$ SF

SPEC OFFICE AREA: $\pm 1,110$ SF

GRADE DOOR: [2] 12' X14'

BASE RENT: CALL FOR PRICING

ESTIMATED NNN FEES: TBD

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POTENTIAL BUILDING DIVISIBILITY

SUITE D

TOTAL SF: 10,711 SF

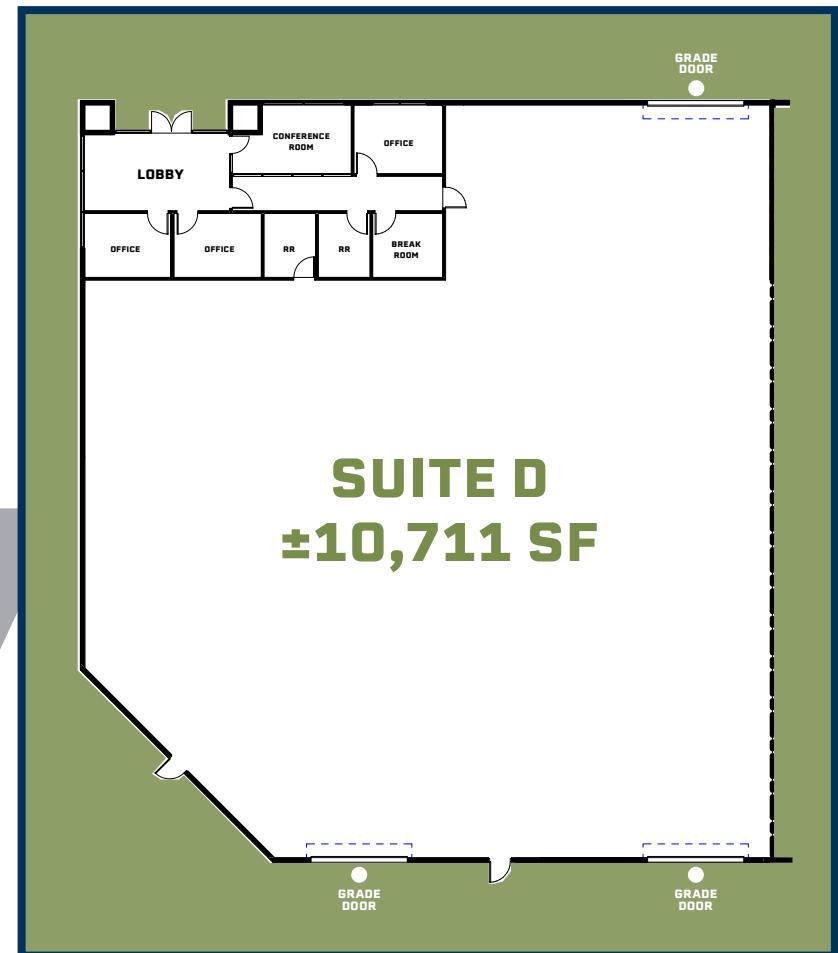
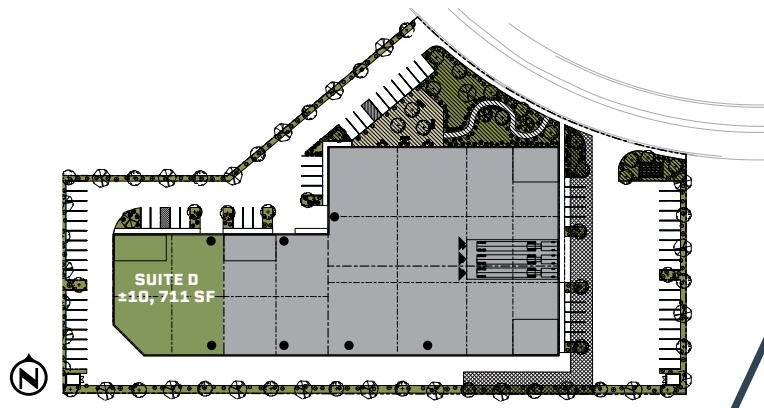
SPEC OFFICE AREA: ±1,225 SF

GRADE DOOR: [2] 12' X14'

BASE RENT: CALL FOR PRICING

ESTIMATED NNN FEES: TBD

CONTACT TODAY FOR MORE INFORMATION



AERIAL MAP

Situated in an established industrial hub with convenient access to major highways including I-15 and I-215, this building offers seamless connectivity to regional and national markets. Proximity to McCarran International Airport enhances logistics capabilities for both domestic and international shipping. The building is zoned for manufacturing and distribution, compliant with all local regulations, and ready for immediate occupancy. Its design aligns with the latest standards for industrial facilities, making it a robust option for businesses in various sectors.



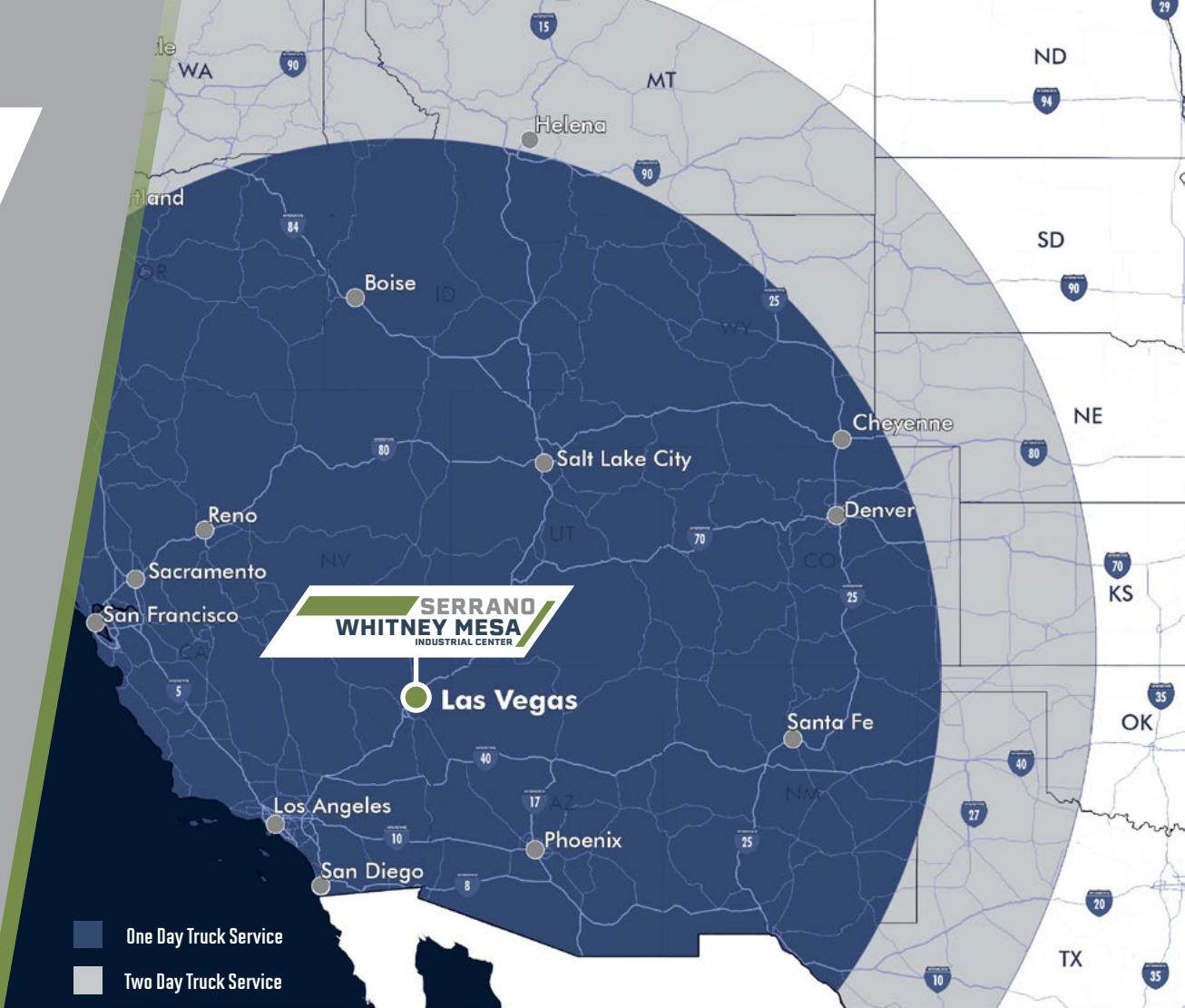
REGIONAL ADVANTAGE

LOCATION & TRANSPORTATION

- I-15 Interchange is 9.2 miles via West Warm Springs Road
- I-215 Interchange is ±2.1 miles via Gibson Road
- Harry Reid Int'l Airport is ±12.1 miles
- The Las Vegas Strip is ±13.5 miles

SHIPPING & MAILING SERVICES

- FedEx Freight:
- FedEx Ship Center:
- FedEx Air Cargo:
- FedEx Ground:
- UPS Freight Service Center:
- UPS Customer Center:
- UPS Air Cargo:
- US Post Office:



Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 min
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 min
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 min
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 min

Why Southern Nevada?



#1 Best States for Transportation, U.S. News & World Report (2018)



Las Vegas Has One Of The Most Business Friendly Environments In The U.S.



#1 Best Job Creation Index in the United States (Gallup 2017)



Great Location For Logistics, Manufacturing And Exporting—Making Las Vegas An Essential Part Of Any Global Business Economic Plan.



One Of The Most Digitally Connected Cities In The World Thanks To Switch Communications—the region contains 7,453 miles of fiber optic cable.



Lower Cost Of Living And A Lower Cost Of Business Operation Than California While Having Easy Access To Its Markets And Ports.



CURRENT STATE INCENTIVES

50% Elimination of payroll tax for 4 years

50% elimination of personal property taxes for 10 years

Training Grants \$1,000 to \$4,000 per employee

6.1% Elimination Of Sales Tax when purchasing capital equipment (you pay only 2% down from 8.1%)

50% to 90% subsidy for up to 6 months
(State will give businesses 50-90% of the new employee's hourly wage for up to 6 months)

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