

Traverse Pointe | ±10,567 SF Owner/User Opportunity

Colliers

1196 Wigwam Parkway



FOR SALE

Henderson, NV 89074

Property Overview

1196 Wigwam Parkway is a freestanding industrial building in Las Vegas, NV strategically positioned in the Henderson submarket. The highly sought-after location is conveniently located near The Las Vegas Strip and Harry Reid International Airport with immediate access to the 215 Beltway and I-11 Freeway.

Contact Broker
For Pricing



±10,567 Total SF



±2,500 SF
Existing Office



APN
178-15-710-018



Zoned IG
(General Industrial)



±22'
Warehouse Clear Height



Property Highlights

- Two (2) Grade Level Loading Doors
- 3 Phase Power 120/208V 600 Amps
- Fire Sprinklered
- Southwest Gas
- Skylights
- Current Property Taxes: \$11,484.98
- Excellent Henderson location with convenient access to I-215

CONTACT US

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Site Aerial



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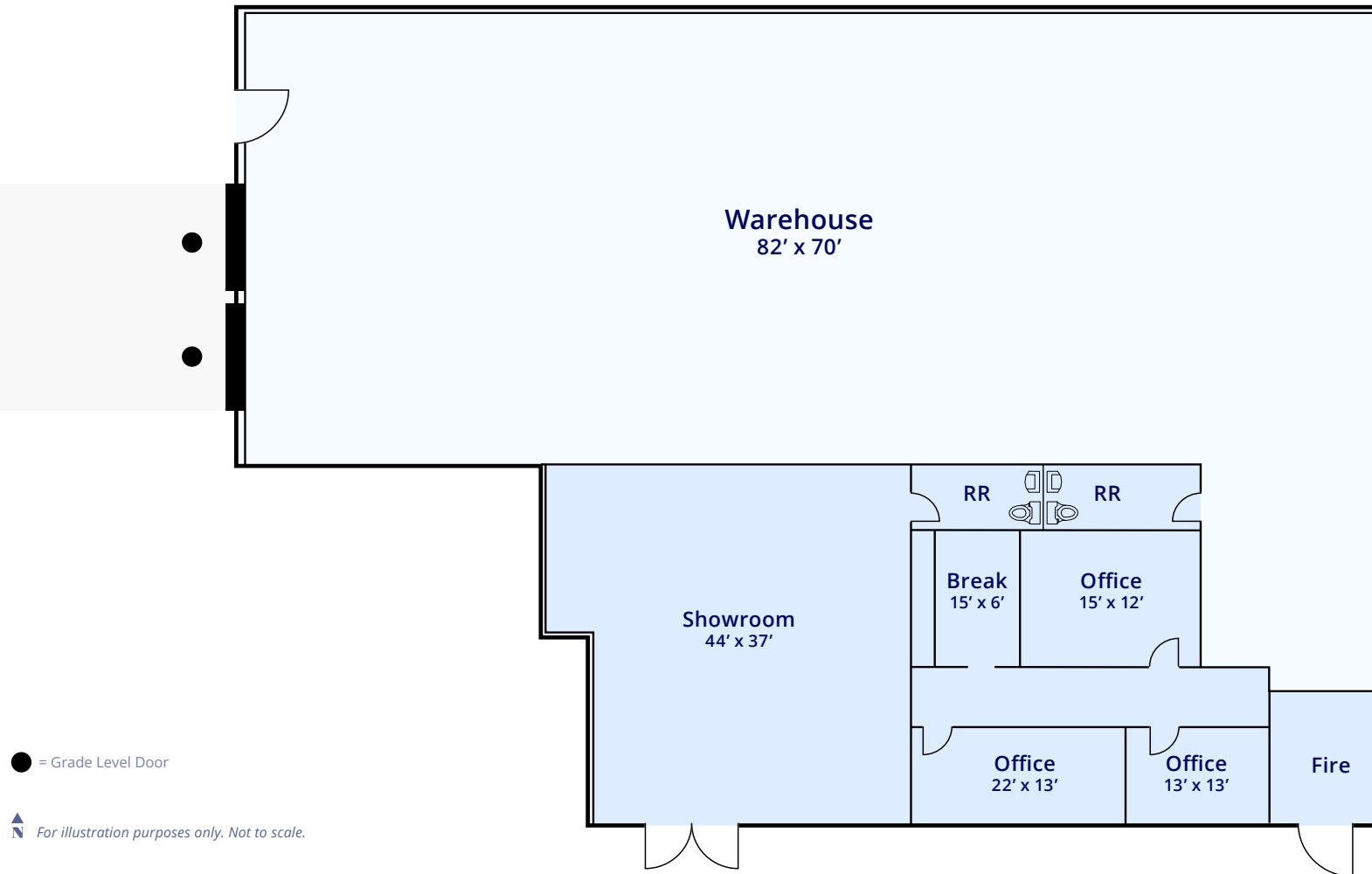
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Floorplan



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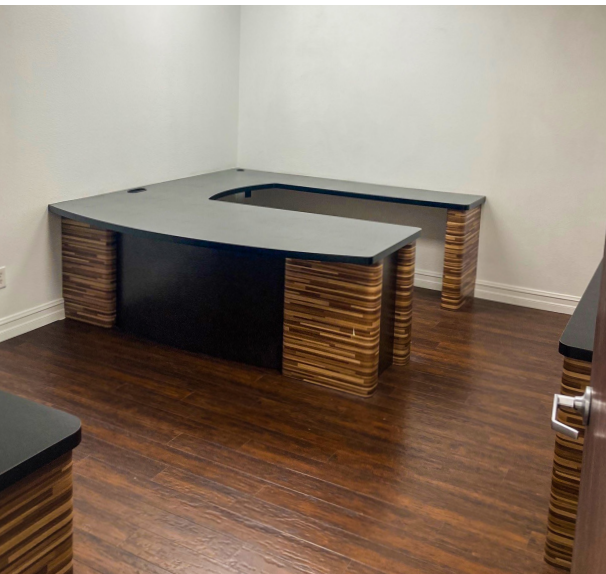
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Interior Images

 Contact Broker
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Location Map

Located in the Heart of the Henderson Submarket, what is considered to be a premier location within Southern Nevada.

 For illustration purposes only. Not to scale.



One-Day Truck Service

2.3M+ Residents in Southern Nevada

Colliers

Access to serving over 77 million+ people within a one day truck drive.

23.1% of U.S. Population

1 Los Angeles

265 Miles
3h 54min

2 Phoenix

300 Miles
4h 39min

3 Salt Lake City

424 Miles
5h 50min

4 Reno

452 Miles
6h 55min

5 San Francisco

562 Miles
8h 20min

6 Santa Fe

634 Miles
9h 8min

7 Boise

634 Miles
9h 31min

8 Denver

752 Miles
10h 45min

9 Cheyenne

837 Miles
11h 52min

10 Helena

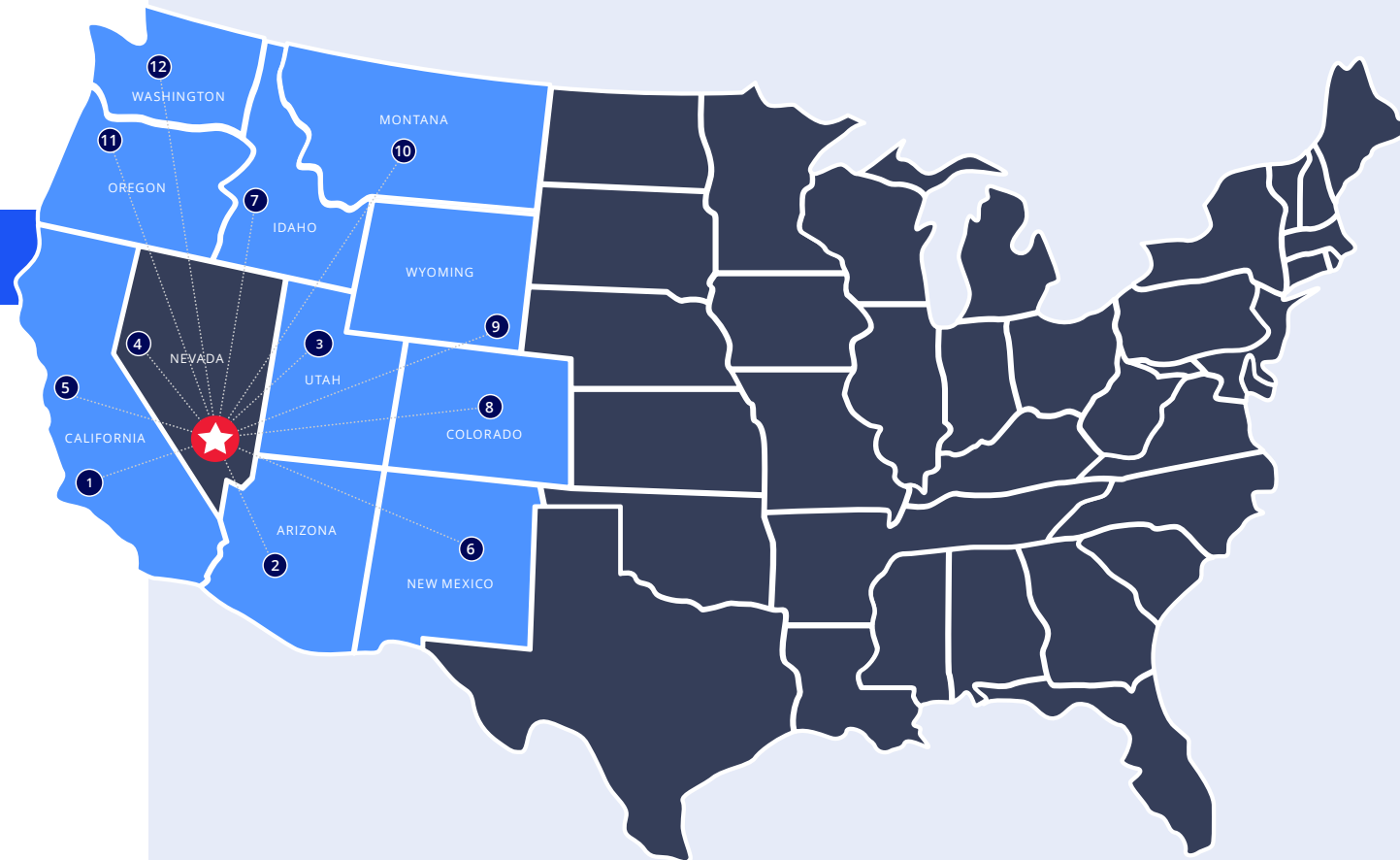
907 Miles
12h 31min

11 Portland

982 Miles
15h 44min

12 Seattle

1,129 Miles
16h 52min



Nevada Tax Climate

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

Business Assistance Programs

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

ABOUT COLLIERS

\$4.9B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$100B+ Assets under management

23,000 Professionals

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