

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

# 1196 Wigwam Parkway

Colliers



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

### Pat Marsh, SIOR

*Executive Vice President*  
Direct: +1 702 836 3741  
pat.marsh@colliers.com  
License # NV-S.0039553

### Sam Newman, SIOR

*Vice President*  
Direct: +1 702 836 3724  
sam.newman@colliers.com  
License # NV-BS.0022696

### Charlie Newman

*Brokerage Specialist*  
Direct: +1 702 425 5537  
charlie.newman@colliers.com  
License # NV-S.196915

# Site Aerial



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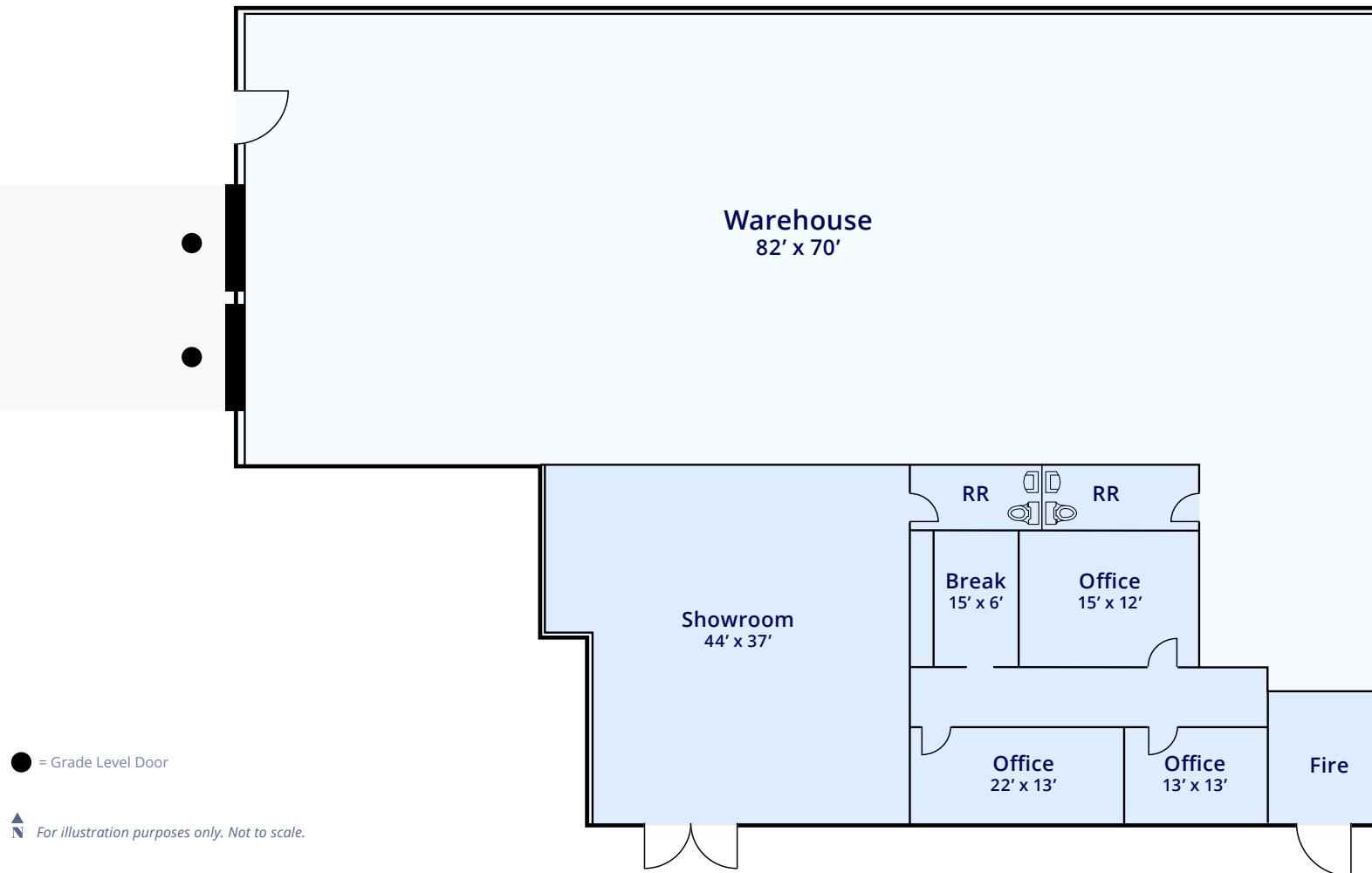
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# Floorplan



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[sam.newman@colliers.com](mailto:sam.newman@colliers.com)  
License # NV-B5.0022696

## Charlie Newman

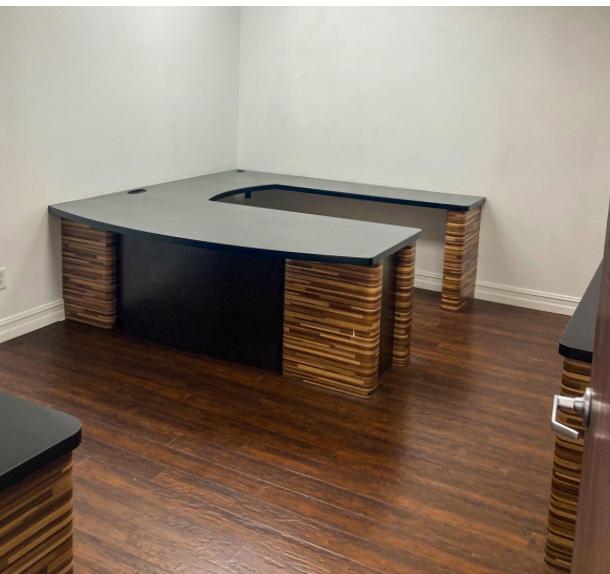
Brokerage Specialist  
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# Interior Images



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.



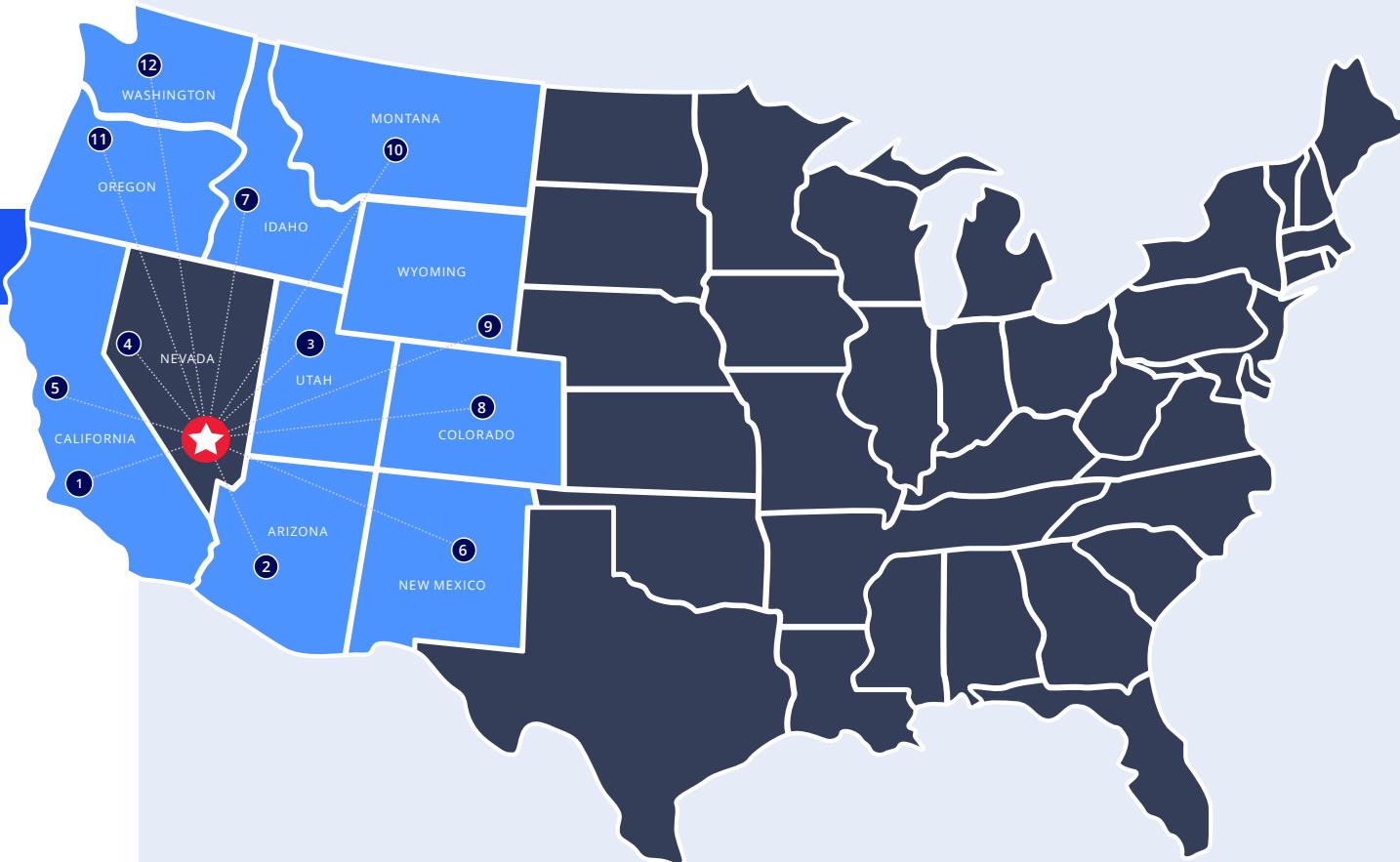
# One-Day Truck Service

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

2.3M+ Residents in Southern Nevada



### 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 COLLIER'S

\$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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