

±33,698 SF LAB PRODUCTION FACILITY AVAILABLE



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LARKIN
INDUSTRIAL GROUP

1710 Whitney Mesa Dr., Henderson, NV 89014

NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Details

LEASE RATE	Negotiable
AVAILABLE SF	±33,698 SF
DATE AVAILABLE	Immediate
EXPIRATION DATE	May 31, 2029

- ±6,024 SF Second Story HVAC Office*
- ±22,566 SF HVAC Laboratory/Production Area*
- ±5,108 SF HVAC Warehouses*
- 3 Phase, 277/480 Volts, 2,000 Amps*
- 22' Clear Height*
- ESFR Fire Sprinkler System
- 1 Dock High Loading Door
- 1 Grade Level Loading Door
- IP Zoning

*To be verified by the Subtenant



OR TEXT 22730 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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Floor Plan

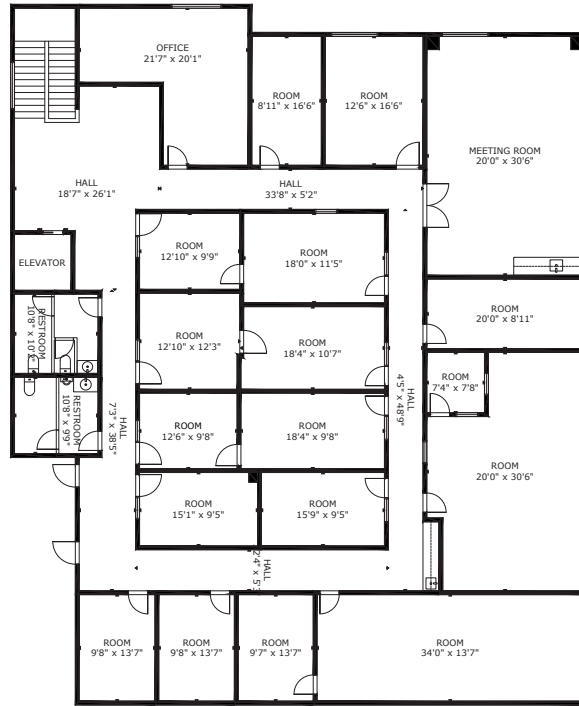
*NOTE: This site plan is not drawn to scale



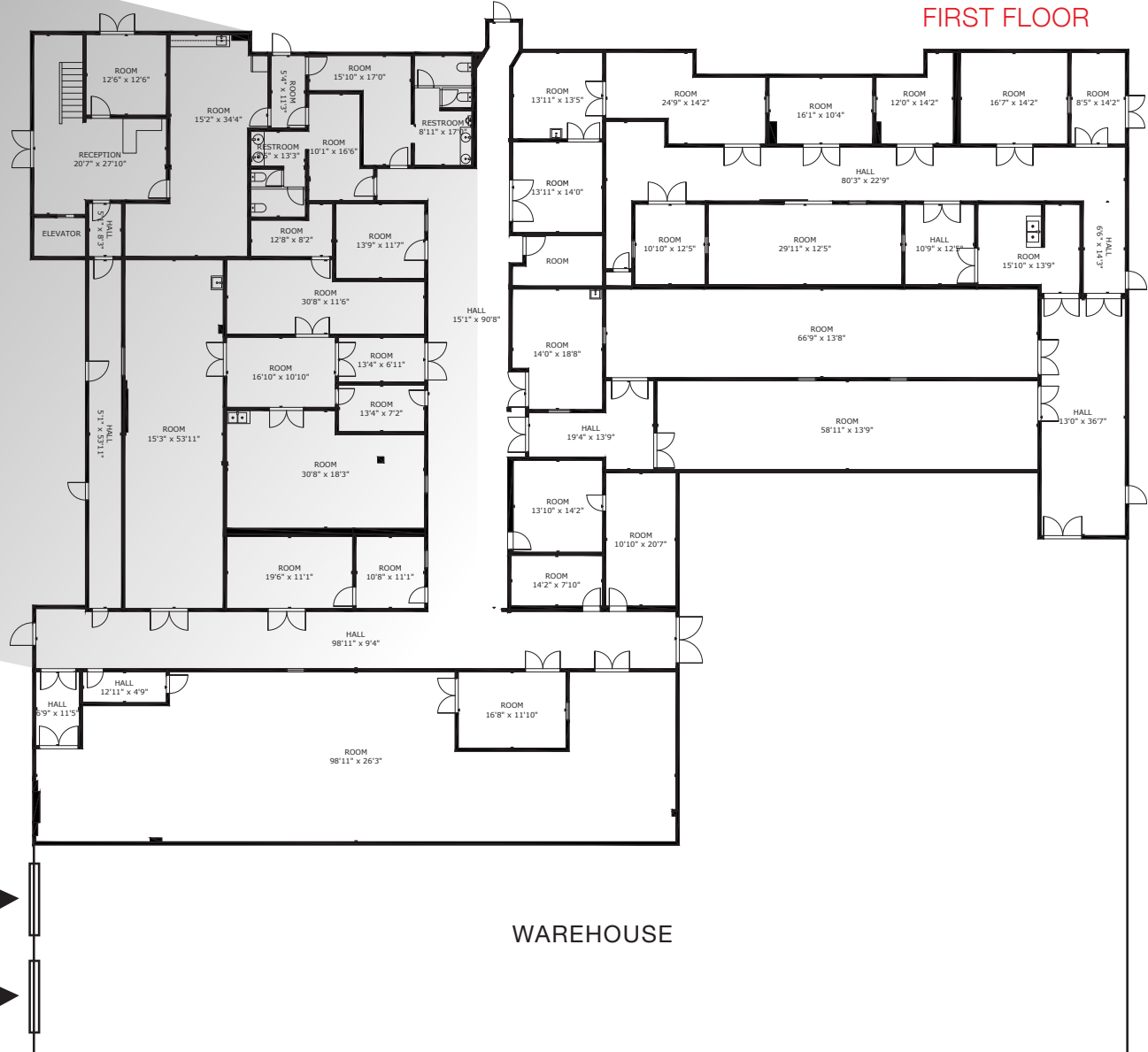
▶ Grade Level Loading Door

● Dock Level Loading Door

SECOND FLOOR



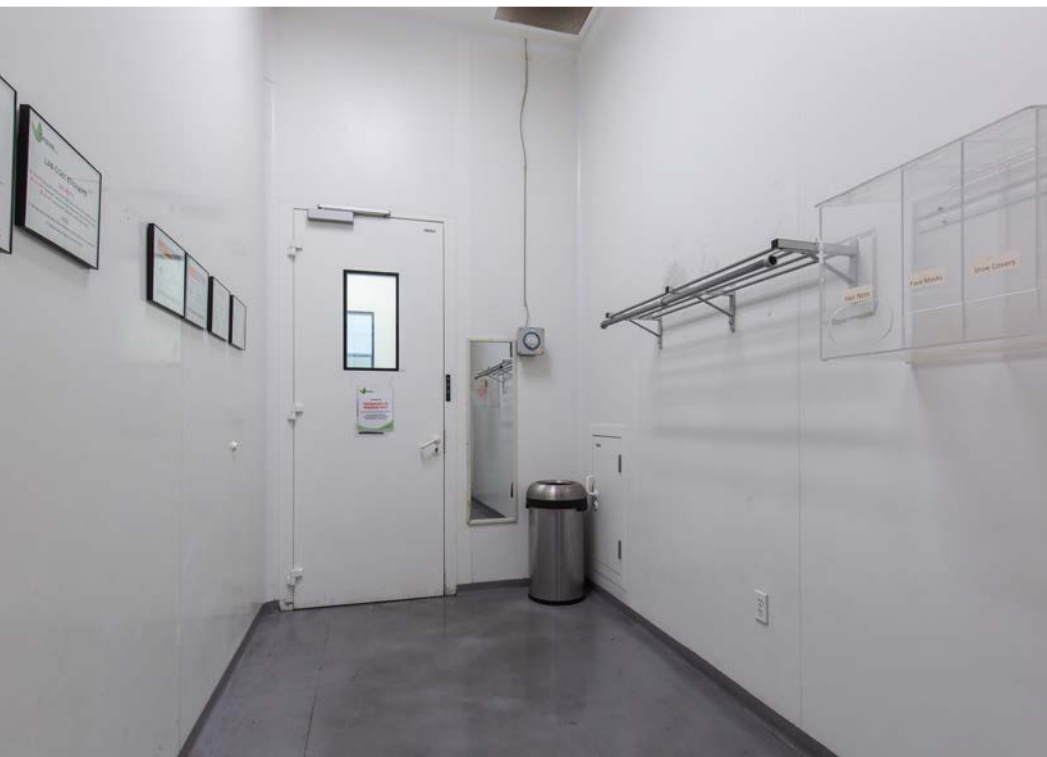
FIRST FLOOR



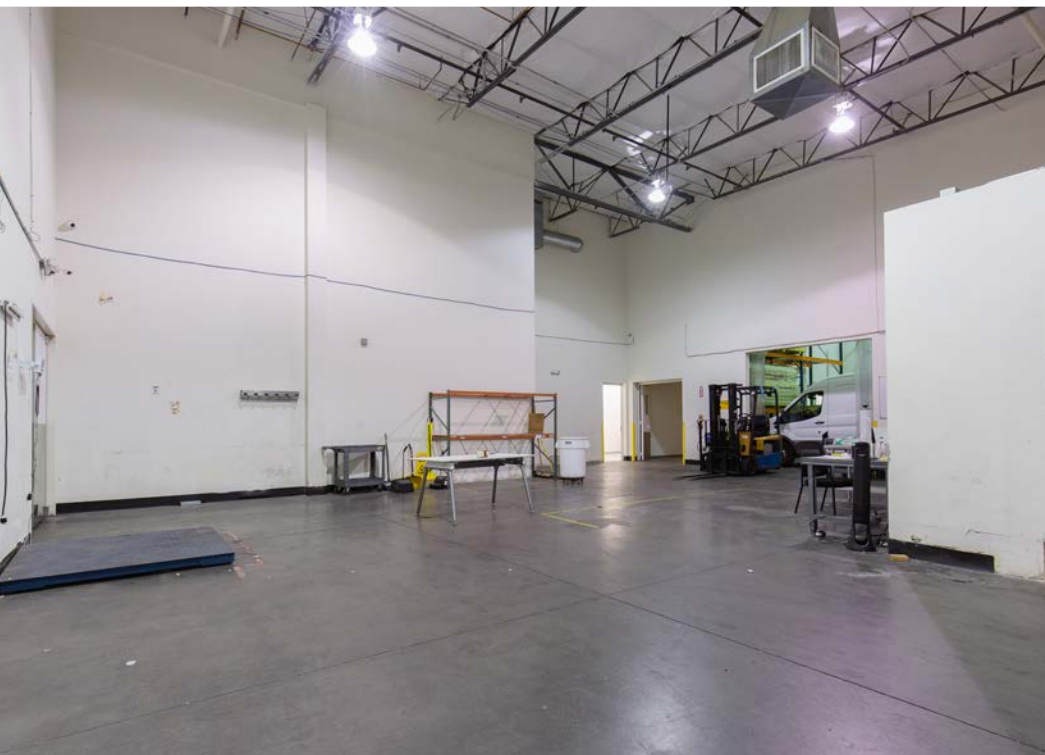
WAREHOUSE











Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



Las Vegas

TRANSIT ANALYSIS

Los Angeles, CA	265 miles
Phoenix, AZ	300 miles
San Diego, CA	327 miles
Salt Lake City, UT	424 miles
Reno, NV	452 miles
San Francisco, CA	562 miles
Sacramento, CA	565 miles
Boise, ID	634 miles
Santa Fe, NM	634 miles
Denver, CO	752 miles
Cheyenne, WY	837 miles
Helena, MT	907 miles
Portland, OR	982 miles
Seattle, WA	1,129 miles



LOCATION & TRANSPORTATION



- I-15 Interchange is 3 miles from site
- US-95 Interchange is 3.8 miles from site



- McCarran Airport is 7.6 miles from site



- The Las Vegas Strip is 4.7 miles from site

SHIPPING & MAILING SERVICES



- | | |
|--------------------------------|---|
| • FedEx Freight: 2.4 Miles | • UPS Freight Service Center: 2.1 Miles |
| • FedEx Ship Center: 1.4 Miles | • UPS Customer Center: 11.1 Miles |
| • FedEx Air Cargo: 9.3 Miles | • UPS Air Cargo: 9.3 Miles |
| • FedEx Ground: 4.4 Miles | • US Post Office: 1.1 Miles |

BUSINESS ASSISTANCE PROGRAMS



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

BUSINESS IN NEVADA

- ✗ Corporate Income Tax
- ✗ Admission Tax
- ✗ Personal Income Tax
- ✗ Unitary Tax
- ✗ Franchise Tax on Income
- ✗ Inventory Tax





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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