

# EASTGATE

TRAILER FACILITY

▶ VIEW VIDEO

**NEW** HENDERSON INDUSTRIAL OUTDOOR STORAGE SITE



SITE

EASTGATE ROAD

CORNUCOPIA AVENUE

CONSTRUCTION NOW COMPLETE

±4.0 ACRES IOS FACILITY | 129 TRAILER STALLS

695 Eastgate Road, Henderson, NV 89011

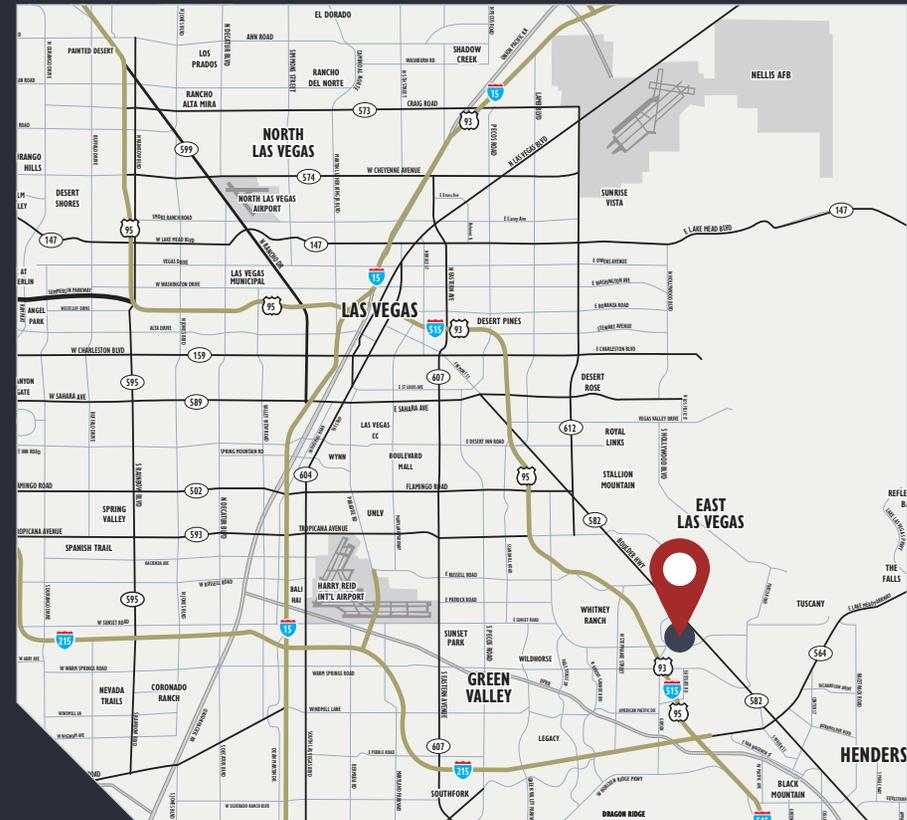
FOR SALE OR LEASE



## PROPERTY HIGHLIGHTS

- 129 Trailer Stalls
- ±2 – ±4 Acres Available for Lease (Up to Two Tenants)
- Zoned IG (General Industrial)
- Secured Area with ±8' Block Walls
- Security Booth on Site
- Lighted Parking Lot
- Two (2) Entrance Points
- Excellent Henderson location with access to US-95 at Sunset Road
- Conditional Use Permit in Place
- Construction Now Complete

±4.0 ACRES IOS FACILITY



### LEASE RATE

\$0.30 PSF + \$0.03 NNN PSF

### SALES PRICE

\$7,000,000

695 Eastgate Road, Henderson, NV 89011

### EXCLUSIVELY LISTED BY

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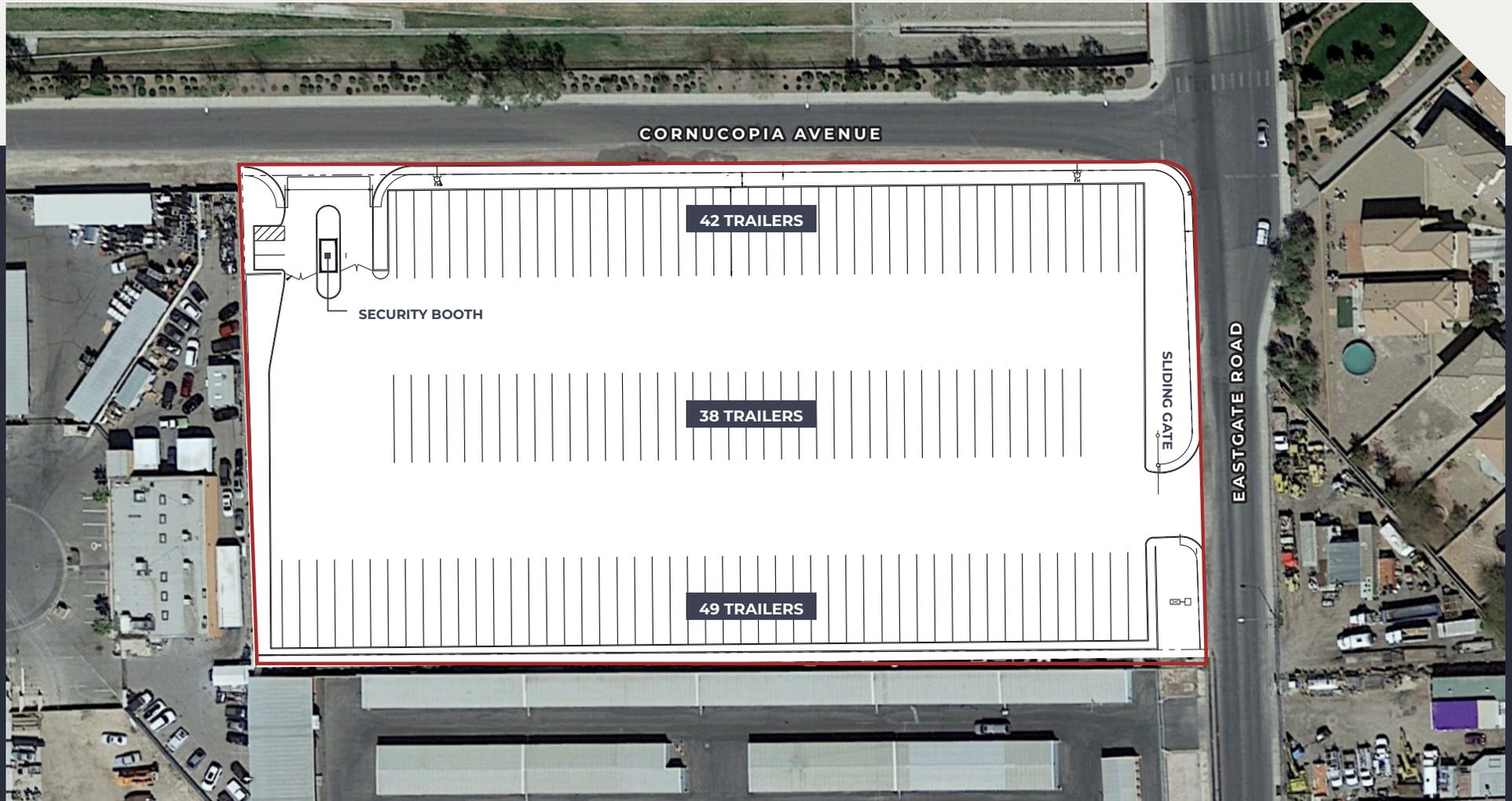
TRAILER FACILITY

±4.0 ACRES

129 TRAILER STALLS

±8' BLOCK WALLS

2 ENTRANCE POINTS



# AERIAL MAP



Excellent Henderson location with access to US-95 at Sunset Road

# EASTGATE

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AERIAL VIEW



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# PROPERTY IMAGES



CONSTRUCTION NOW COMPLETE

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