

# 7340 Eastgate Road

Henderson, NV 89011

AVAILABLE  
For Sublease



 **MDL Group**

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## Leasing Details



**\$3,845.00**

Monthly Base Rent



**±4,160 SF**

Space Available



**\$1,055.00**

Monthly CAM's

## Property Details

- + Submarket:** Henderson
- + Campus Size:** ±601,085 SF (7 buildings)
- + Land Size:** ±17.44 AC
- + Zoning:** IG (General Industrial)
- + Power:** 200-800 amps, 277/480 V 3 phase power
- + Clear Height:** ±22'
- + Loading:** 1 Dock Level Door  
1 Grade Level Door
- + Fire and Safety:** ESFR sprinkler system
- + HVAC:** Evaporative coolers in warehouse & HVAC in office
- + Parking:** **Phase II:** Parking ratio: 2.2:1,000
- + Notes:** Energy efficient T5 office and warehouse lighting with office motion sensors and control panels in some suites



## Location Highlights

- Located 1.6 miles (3-min.) from the I-215/I-11 Interchange to the southeast, and 13.2 miles (15-min.) from the I-15 and CC 215/I-215 Interchange to the west
- Conveniently located 9.7 miles (17-min.) from Harry Reid International Airport
- The property benefits from being surrounded by ample amenities such as Galleria Mall, Sunset Station Hotel and Casino, Stephanie Street Shopping Center, Eastgate Plaza, dozens of national, regional, and local quick-service and dine-in service restaurants, and much more
- The office portion of the space is HVAC controlled and the warehouse space is maintained with evaporative coolers



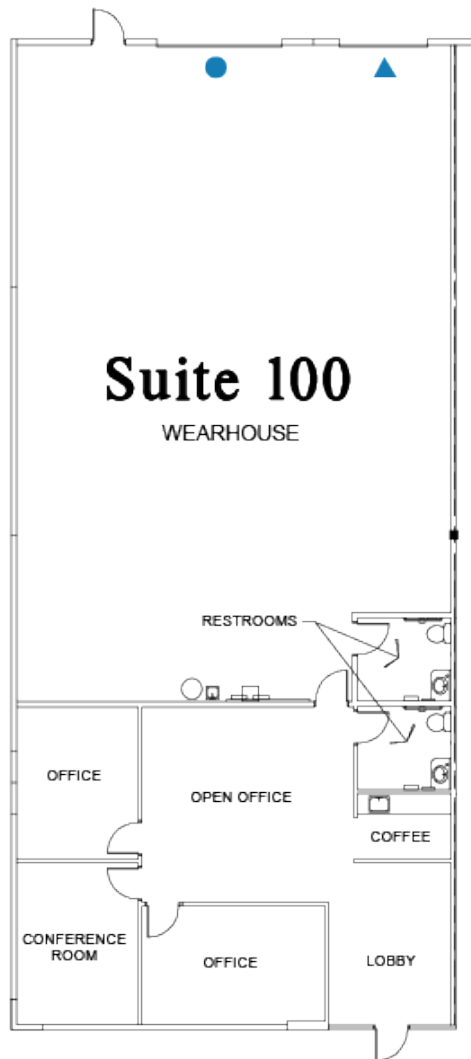
- Power Centers
- Planned Communities
- Hospitals





## Suite Details

Building/Suite	Total SF	Office SF	Warehouse SF	Monthly Lease Rate	Monthly CAM's	Monthly Rent	Available
7340 Eastgate Rd. Suite 100	±4,160	±1,498	±2,662	\$0.924 PSF NNN	\$0.25 PSF	\$4,900.00	Within 30 Days



## Building L - Leasing Details



**\$3,845.00**

Monthly Base Rent



**\$1,055.00**

Monthly CAM's



**\$4,900.00**

Monthly Total Rent

## Suite Details

- + **Building/Suite:** 7340 Eastgate Rd. Suite 100
- + **Total SF:** ±4,160
- + **Office SF:** ±1,498
- + **Warehouse SF:** ±2,662
- + **Clear Height:** ±22'
- + **Power:** 200 amps 277/480V 3-Phase (to be verified)
- + **Dock Level Doors:** One (1)
- + **Grade Level Doors:** One (1)
- + **Availability:** Within 30 Days
- + **Sublease Until:** September 27, 2024

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

▼ Dock Level Door      ● Grade Level Door

# Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



## Shipping and Mailing Services



Freight Service Center  
3 Mi

Freight Center  
3 Mi

Customer Service Center  
5 Mi

Distribution Center  
10 Mi

Ship Center  
8 Mi

Cargo Center  
3 Mi

UPS Air Cargo  
18 Mi

Air Cargo  
20 Mi

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