

FOR SUBLEASE | ±27,412 SF | IG ZONING



LEASE RATE \$1.05 PSF

7390 Eastgate Rd #150, Henderson, NV 89011



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INDUSTRIAL GROUP

NAIExcel

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Property Summary

NNN LEASE RATE/MO	\$1.05/SF
OPEX	\$0.21/SF
AVAILABLE SQFT	±27,412
AVAILABLE	Immediately
SUBLEASE EXPIRATION	September 30, 2027

- ±2,647 SF HVAC office*
 - Four (4) private offices
 - Separate office restroom
- Skylights and upgraded LED lights in the warehouse
- 40' x 50' column spacing
- Six (6) 10' x 10' dock high loading doors
 - Three (3) mechanical pit levelers
 - Three (3) edge of dock plates
- Two (2) 12' x 14' grade level doors
- 30' Clear Height
- 3 phase, 277/480V, 225 Amps*
- Two (2) warehouse restrooms
- Concrete Tilt-Up Construction (2005)
- Ample Parking

*To be verified.



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

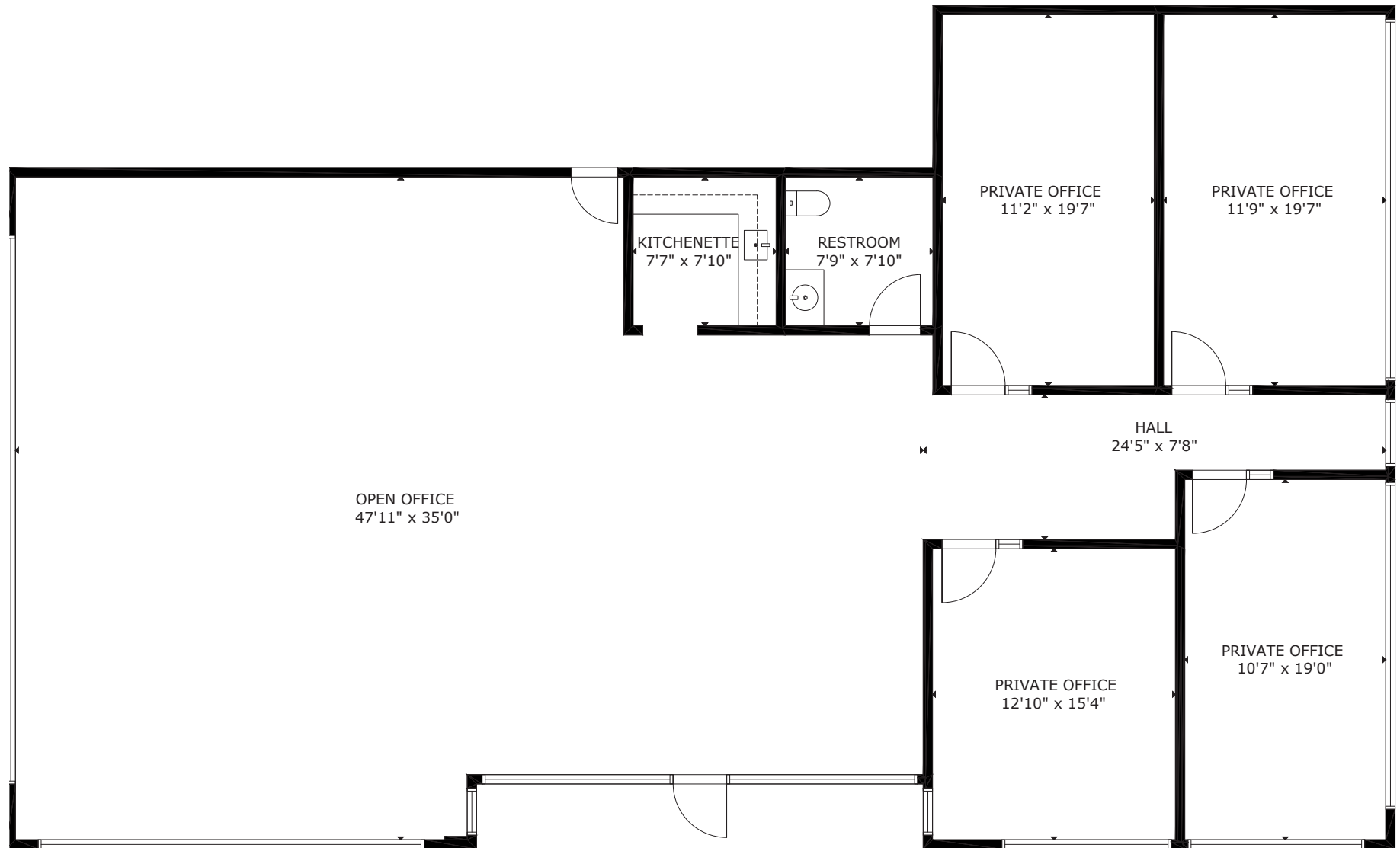
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Office Floorplan






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FOR 3D TOUR

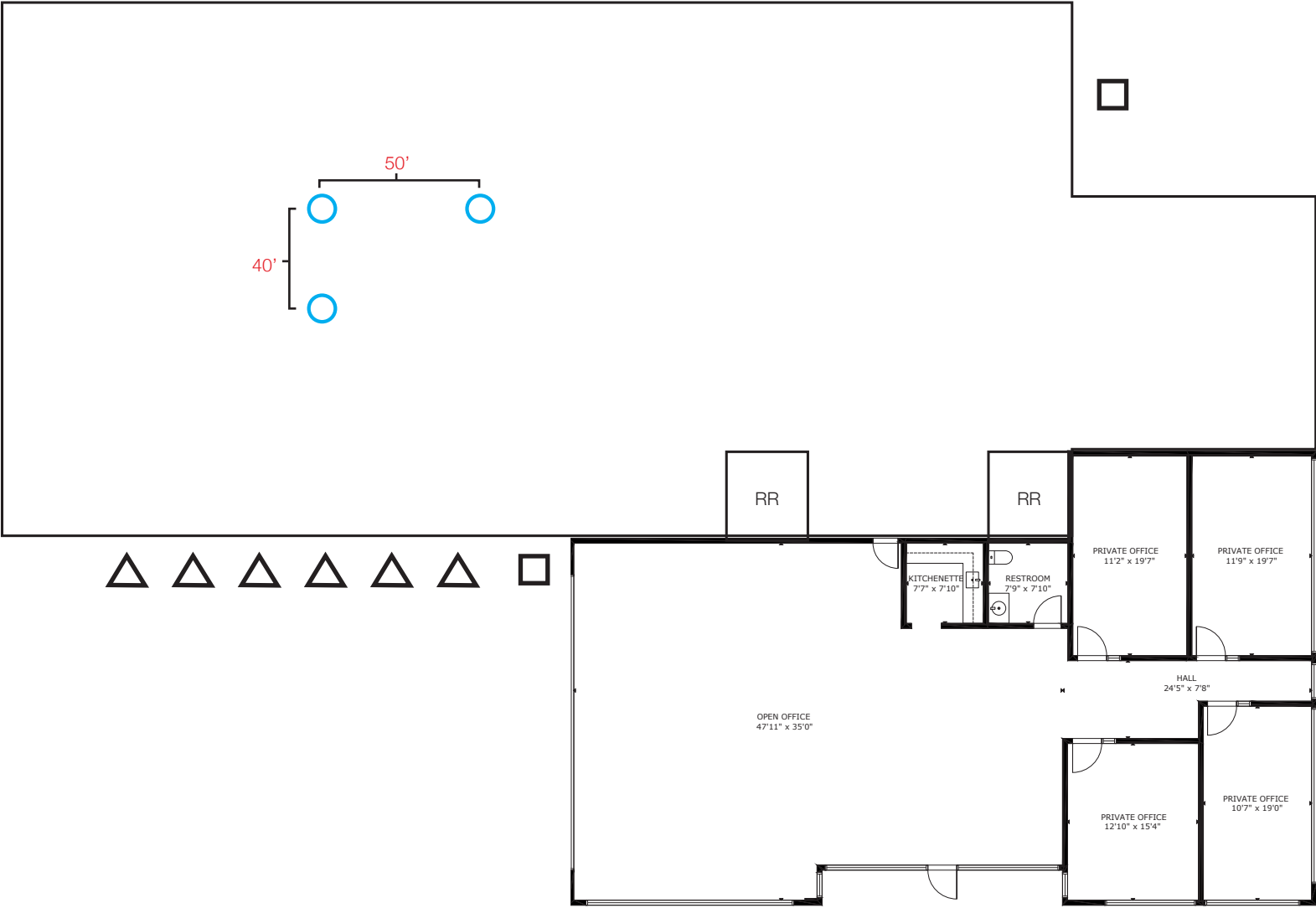


*Floorplan not drawn to scale.

Warehouse Floorplan



-  Dock High Loading Positions
-  Grade Level Loading Positions
-  Columns



*Floorplan not drawn to scale.

Area Map

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



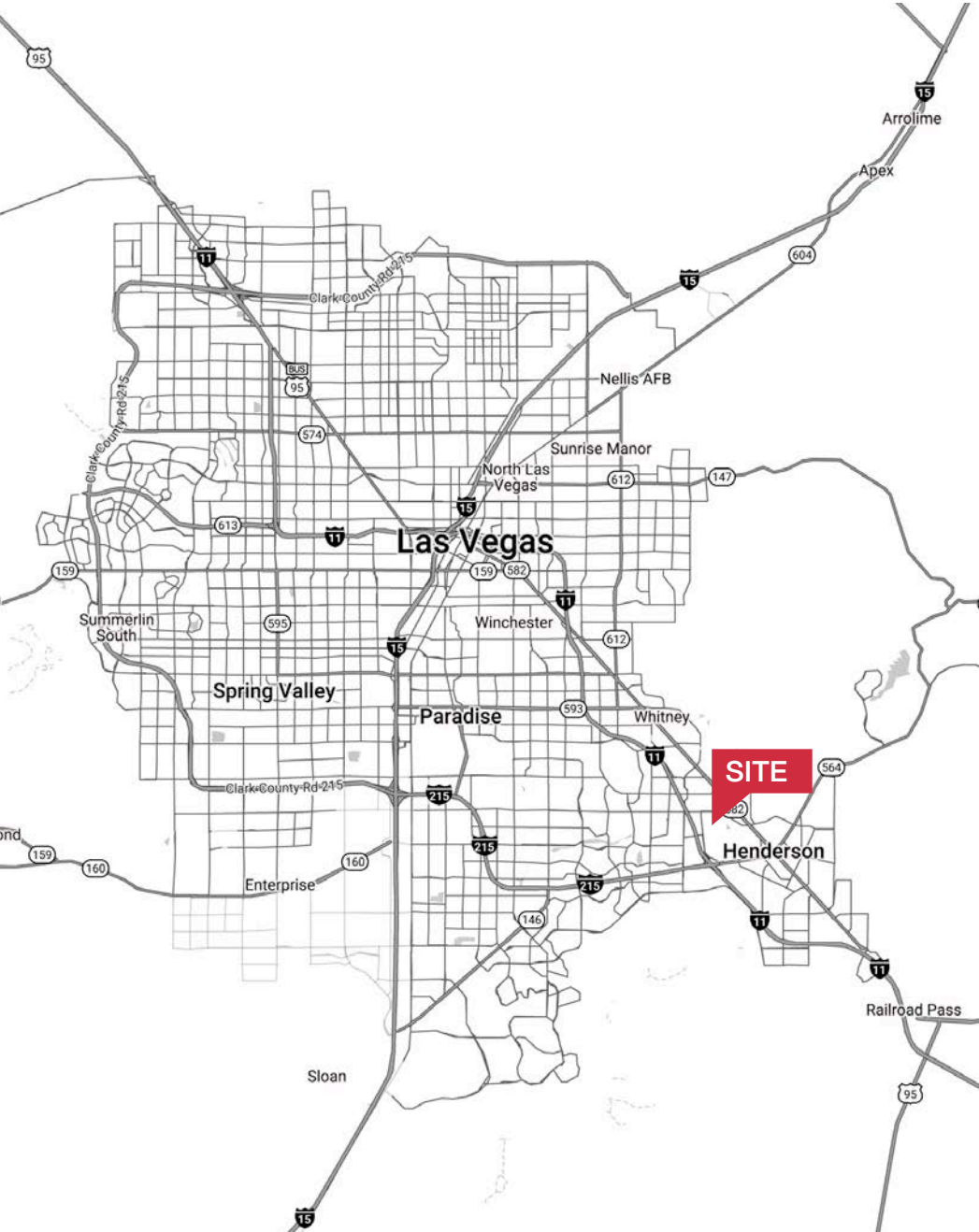








Area Map





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 is 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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