

3.8 acre Industrial Land in Henderson

E Dale Ave, Henderson, NV 89052



Presented By:
Berkshire Sahara Office



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Property Details

Amazon, FedEx Ground, and Kroger chose to build their distribution services within half a mile of this site because of its easy access to Interstate 15 and the Henderson, Las Vegas, North Las Vegas, and Boulder City markets. Two quick turns and you are passing the new Las Vegas Raiders Practice facility and the popular M Resort and Casino which has just announced major expansion plans. This 3.8 acre site will accommodate up to a 65,000 sf industrial/distribution/warehouse/cold storage facility. The land is zoned IP (Industrial Park) and is located at E Dale and Chaparral Road in Henderson, NV. If you need distribution space, this is the ideal location in Southern Nevada as trucks coming in from California don't have to battle the traffic and congestion of driving through Las Vegas and in to North Las Vegas where most industrial buildings are concentrated. This location literally erases 45 minutes of extra time behind the wheel and that will save your company a lot of money in drive time and fuel when bringing in shipments from California or distributing out to the ten major city markets within a ten hour drive of Las Vegas. This land is nearby St Rose Parkway so your employees will enjoy amazing retail offerings and a wide choice of housing. In addition, the valley's newest hospital is under construction within a mile of the site and the Henderson Executive Airport is less than a mile making travel to and from as convenient as possible. If you are not from the Las Vegas area and you are looking for a new place to add distribution give me a call to discuss all the benefits you will receive from building in this area.

Price: \$7,250,000

- Amazon Fulfillment Center, FedEx Ground, and Kroger all operate distribution centers within walking distance

- Easy access to Interstate 15
- Nearby retail and housing
- 3.8 acres zone IP (Industrial Park)
- Site will accommodate up to a 65,000 sf facility

- Truckers shave 45 minutes off a round trip from LA by unloading in Henderson instead of Las Vegas or North Las Vegas. Saves time, gas, and money.

View the full listing here: <https://www.loopnet.com/Listing/E-Dale-Ave-Henderson-NV/31928127/>

Price:	\$7,250,000
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	3.80 AC
No. Lots:	1
Zoning Description:	IP
APN / Parcel ID:	191-10-301-005

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Property Photos



DRONE LOTS Via Centro Dale-print-014-006-Aerial008b-4000x2666-300dpi



DRONE LOTS Via Centro Dale-print-035-037-Aerial017b-4000x2667-300dpi

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DRONE LOTS Via Centro Dale-print-034-033-Aerial017-4000x2667-300dpi

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