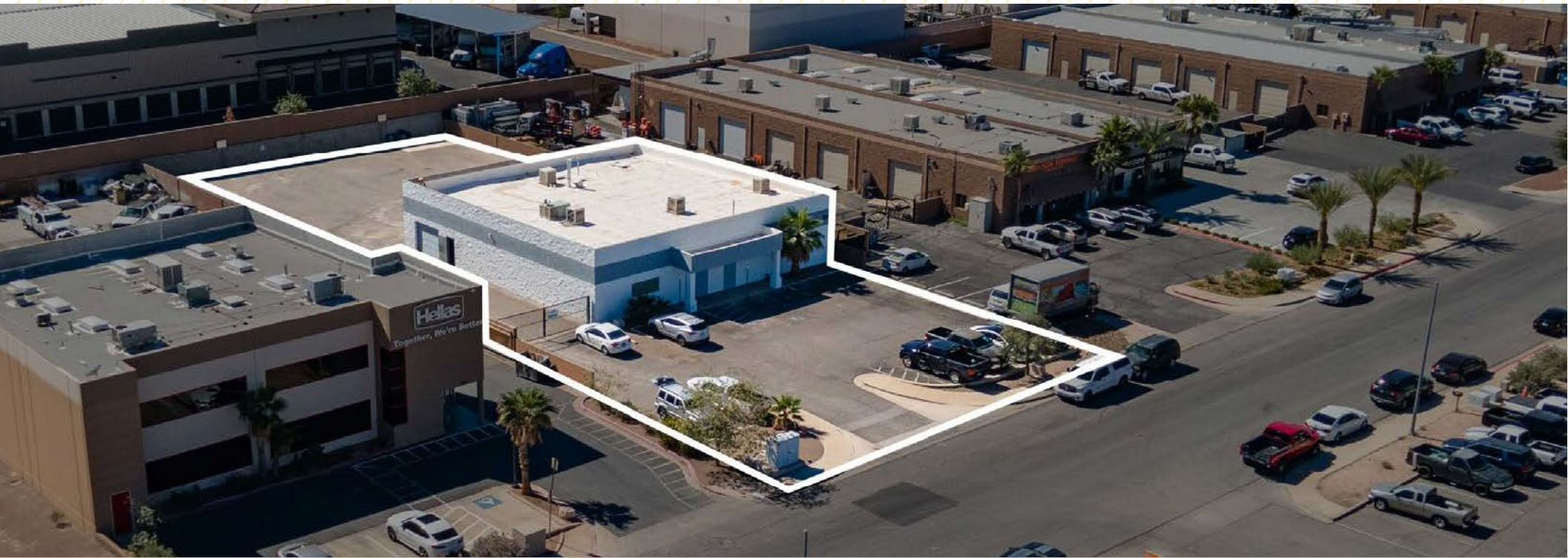


FOR LEASE

±5,625 SF OFFICE / WAREHOUSE

WITH SECURED GATED YARD



231 SUNPAC AVENUE

Henderson, NV 89011



231 SUNPAC AVENUE | HENDERSON, NV 89011

PROPERTY INFORMATION

Freestanding industrial building featuring three private offices, a showroom, warehouse space, and multi-stall restrooms. Additional highlights include one grade-level loading door and a secured/gated private yard ideal for storage and parking.

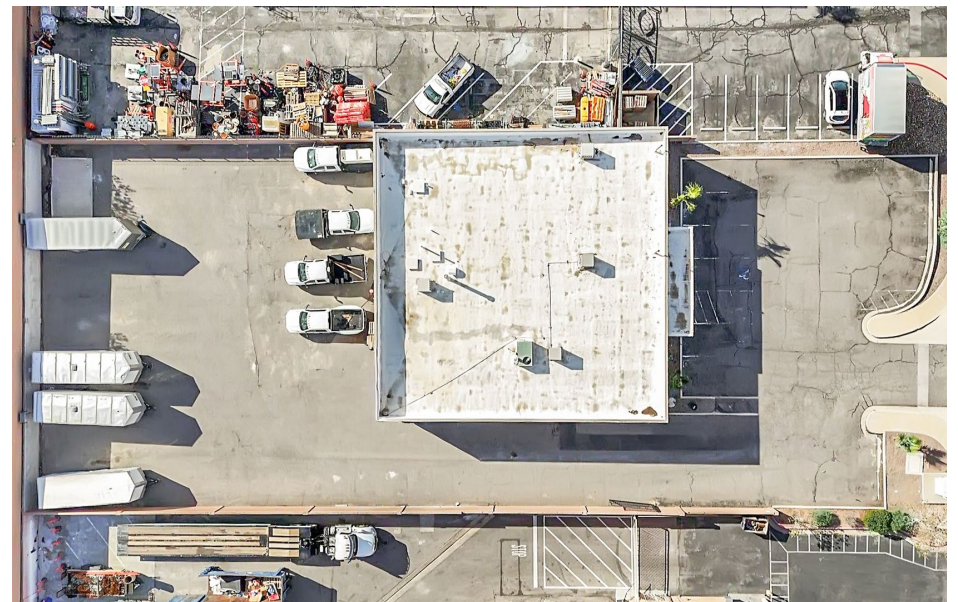
Located in the East Henderson industrial submarket, just minutes from major transportation routes including US-95 and I-215. The property is within close proximity to the Galleria Mall, restaurants, and retail amenities.

Property Address:	231 Sunpac Avenue Henderson, NV 89011
Building Size:	±5,625
Land Size:	±0.57 Acres
APN:	178-01-511-012
Date Available:	Within 30 days from lease execution
Min. Clear Height:	10'
Grade Doors:	One (1) 10'x8'
Power:	400 Amps, 120/240V, 3-phase power
Lease Type:	Gross
Lease Rate:	Contact Broker

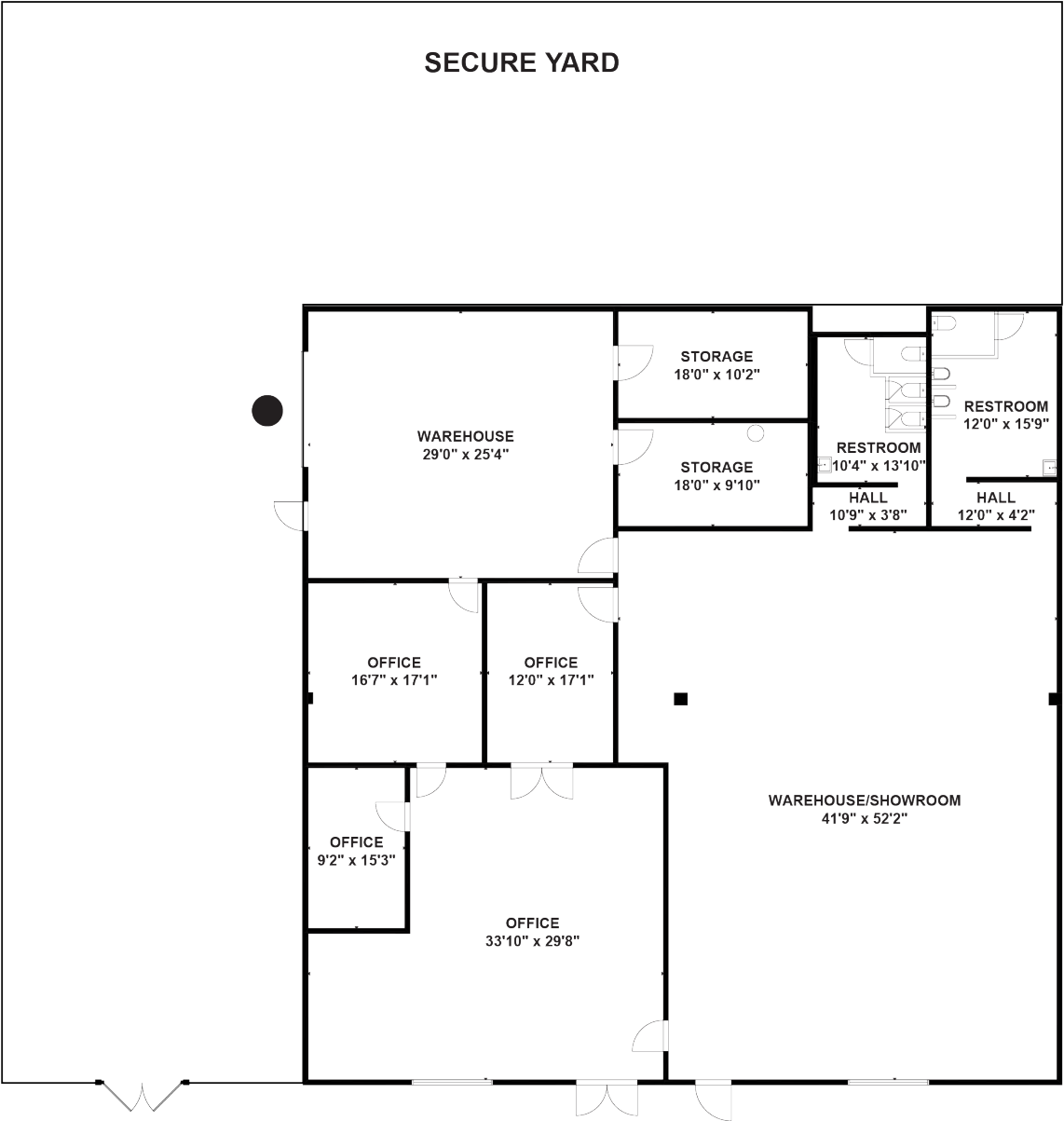


231 SUNPAC AVENUE | HENDERSON, NV 89011

PROPERTY IMAGES



FLOOR PLAN



231 SUNPAC AVENUE | HENDERSON, NV 89011

AERIAL MAP



CONTACT INFORMATION

CAMILA ROSALES, CCIM

Director
+1 702 609 3567
camila.rosales@cushwake.com

ALMA CUEVAS, SIOR

Managing Director
+1 702 303 4412
alma.cuevas@cushwake.com

JASON GRIFFIS, SIOR

Managing Director
+1 702 205 3861
jason.griffis@cushwake.com

MICHAEL SCHER

Senior Associate
+1 702 699 6893
michael.scher@cushwake.com

