

±19,233 SF Available | For Lease

7521 Eastgate Road

W. Warm Springs Rd. & Eastgate Rd., Henderson, NV 89011



Sam Newman, SIOR

Vice President

Direct: +1 702 836 3724

sam.newman@colliers.com

License # NV-S.0172845

Charlie Newman

Associate

Direct: +1 702 425 5537

charlie.newman@colliers.com

License # NV-S.196915

Pat Marsh, SIOR

Executive Vice President

Direct: +1 702 836 3741

pat.marsh@colliers.com

License # NV-S.0039553



Accelerating success.

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7521 Eastgate Road is located in the heart of the Henderson industrial submarket. The building has excellent access to the US-95 and 215 Beltway.

HIGHLIGHTS

- High Image Concrete Tilt Construction
- Dock and Grade Loading
- Fenced/Secured Yard Space
- 28' Clear Height in the Warehouse
- Zoned: IG (General Industrial)
- Skylights in Warehouse
- Rear Loaded
- Glass Storefront Entry
- Freestanding building sharing a concrete wall
- Excellent access to both the I-515 (US-95) and the I-215 Freeways
- Henderson Submarket
- Frontage on Eastgate Road

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Highlights

- ±19,233 Total SF
- ±1,440 SF Open Office
- Approx. ±8,300 SF of Secured Outside Storage
- Two (2) Multi-Stall Restrooms
- 600 AMP's of 277/480 Volt, 3-Phase Power
- Two (2) 9' x 10' Dock High Loading Doors
- One (1) 12' x 14' Grade Level Loading Door
- 28' Clear Height
- Sprinkler System



Contact Broker For Details

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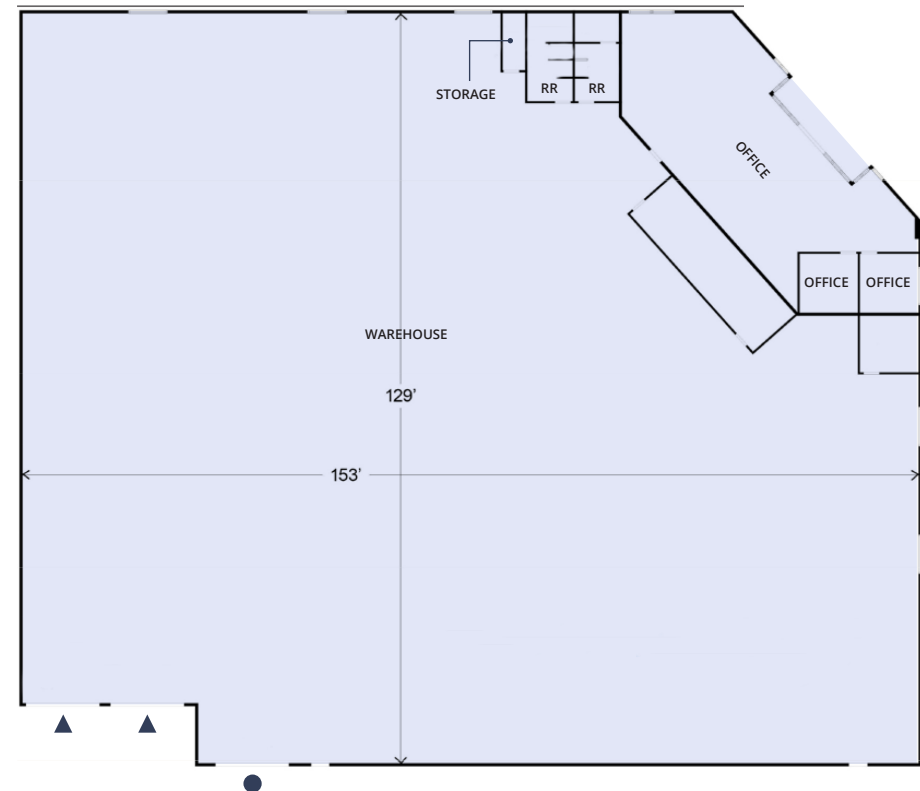
Executive Vice President

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▲ = Dock Loading Door ● = Grade Loading Door ◀ N



Drawings not to scale. For illustration purposes only.

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Aerial Map



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Corporate Neighbors Map



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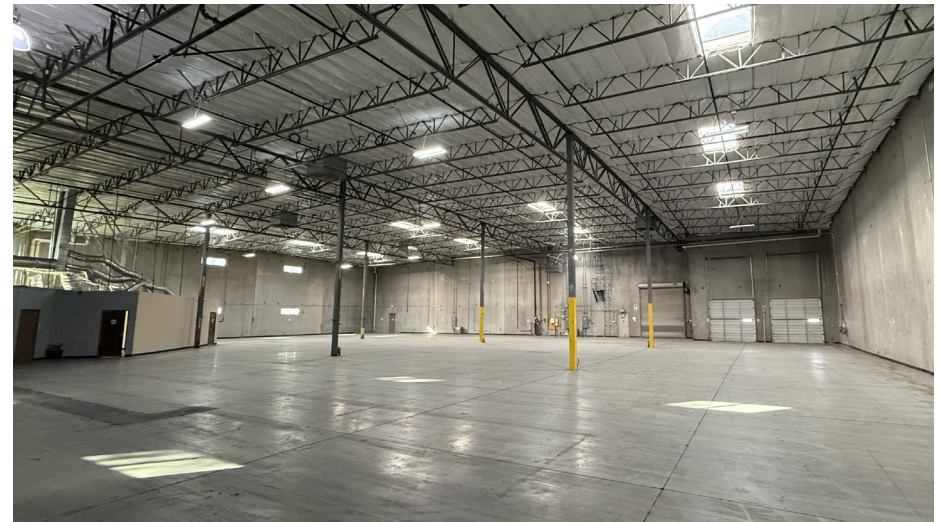
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Property Photos



\$4.5B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
\$99B Assets under management
22,000 Professionals

Exclusive Listing Agents:

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