

±12,300 SF TOTAL W/ YARD | FOR LEASE

611 CAPE HORN DRIVE, HENDERSON, NV 89011

MIKE DE LEW,  SIO®

(702) 469-6496

MDelew@rcadv.com

NV-RE License: S.25952

PAUL HOYT,  SIO®

(702) 782-3306

PHoyt@rcadv.com

NV-RE License: BS.144760





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- Two (2) - 12' x 14' Grade Level Loading Doors
- Four (4) - Evaporative Coolers
- Fire Sprinklers & LED Lighting
- Zoning: IL (Industrial Light - City of Henderson)
- Located in the Highly Desirable Southeast / Henderson Submarket @ the I-11 & Sunset Road

- ±12,300 SF Free-Standing Building Situated on ±0.79 Acres
- ±4,800 SF Two - Story Office
- ±2,000 SF Mezzanine in Warehouse (Not Included in Total SF)
- Secured Yard w/ Two Rolling Fenced Entrances
- 400 Amps, 120/208 Volt, 3-Phase Power
- ±24' Clear Height



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**MONTHLY BASE RENT: \$1.35 + MONTHLY NNN FEE: \$0.23 = \$19,434 TOTAL MONTHLY**



## BUILDING SKETCH

**±12,300 SF FREE-STANDING  
INDUSTRIAL BUILDING**

**±2,000 SF MEZZANINE STORAGE  
(NOT INCLUDED IN TOTAL SF)**

 = 12' X 14' GRADE LEVEL LOADING DOOR

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## TWO-STORY OFFICE FLOOR PLAN

**±4,800 TOTAL SF**



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