

**AUTOMOTIVE APPROVED!**

**FOR LEASE**

249-257 Elliott Road,  
Henderson, NV 89011



**UNDER NEW OWNERSHIP!**

**NAIExcel**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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 **THE  
SEXTON**  
GROUP

## Property Specs

Desert Canyon Business Center offers modern, functional flex and warehouse spaces within five multi-tenant industrial buildings. Strategically situated in the heart of the Henderson Submarket, it provides easy access from the E Sunset Road interchanges on I-95 and Boulder Highway. Its proximity to Galleria Mall, restaurants, and retail stores makes it a convenient and strategic location for business operations.

YEAR BUILT	2001-2007
ZONING	I-L
CLEAR HEIGHT	±18'
CONSTRUCTION	Masonry Construction
LOADING	Grade Level
POWER	200 Amps, Three-Phase
ADDITIONAL FEATURES	Fire Sprinklers
PARKING RATIO	1.81 per 1,000 SF



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# SUMMARY







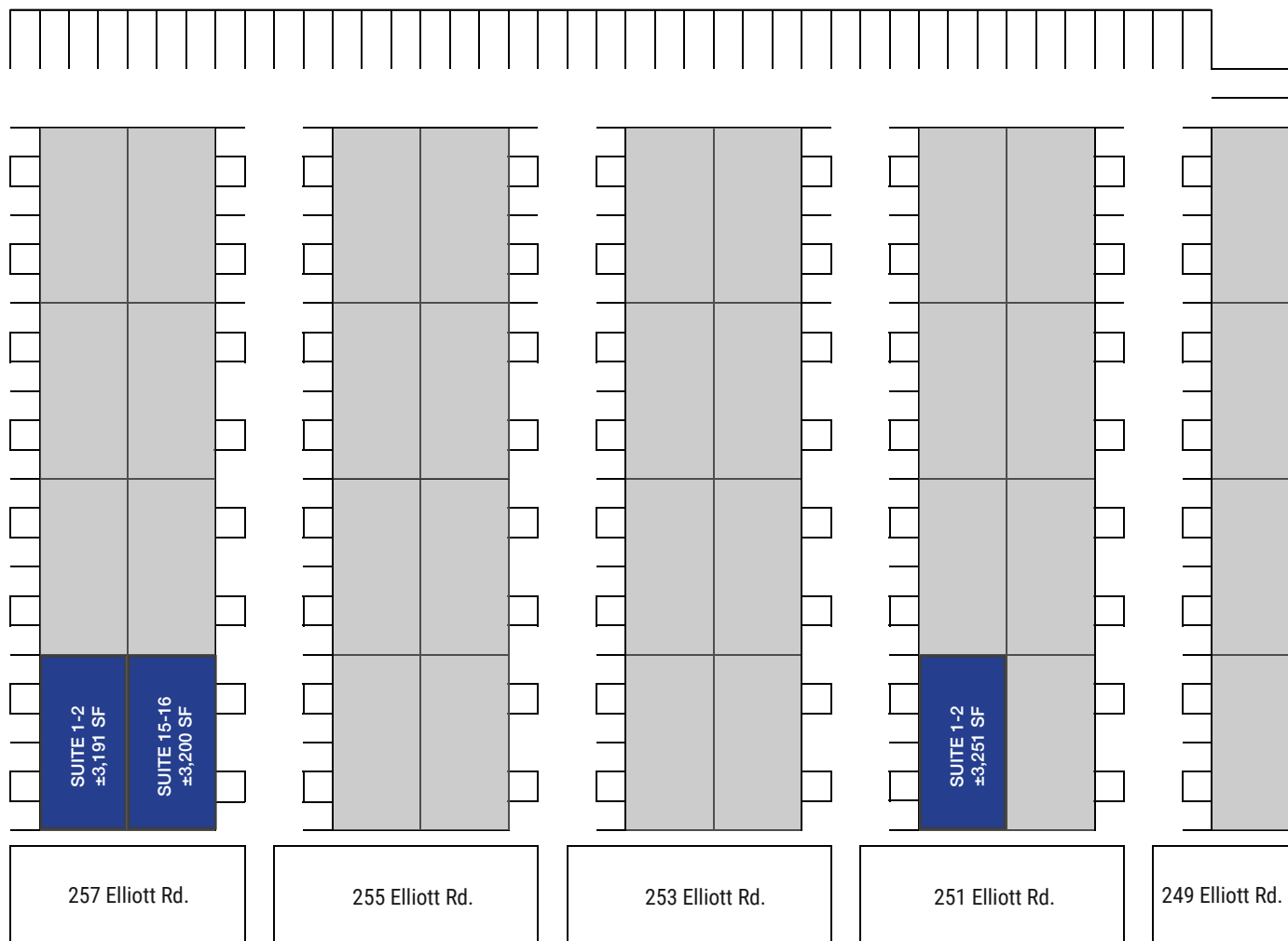
# AREA MAP



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



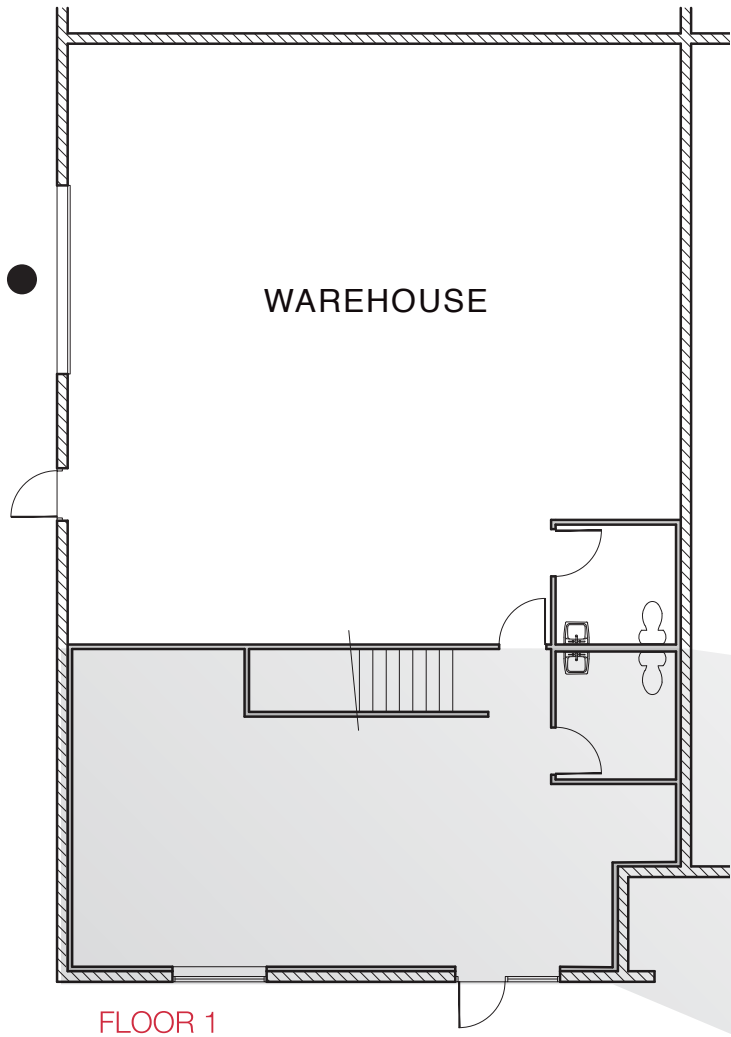
# SITE PLAN



## Office With Warehouse

Address	Total SF	Lease Rate	CAM	Total Monthly	Availability
251 Elliott, Suite 1-2	±3,251 SF	\$1.30/SF NNN	\$0.29	\$5,169.09	Available Now
257 Elliott, Suite 1-2	±3,191 SF	\$1.30/SF NNN	\$0.29	\$5,073.69	Available Now
257 Elliott, Suite 15-16	±3,200 SF	\$1.30/SF NNN	\$0.29	\$5,088.00	Available Now

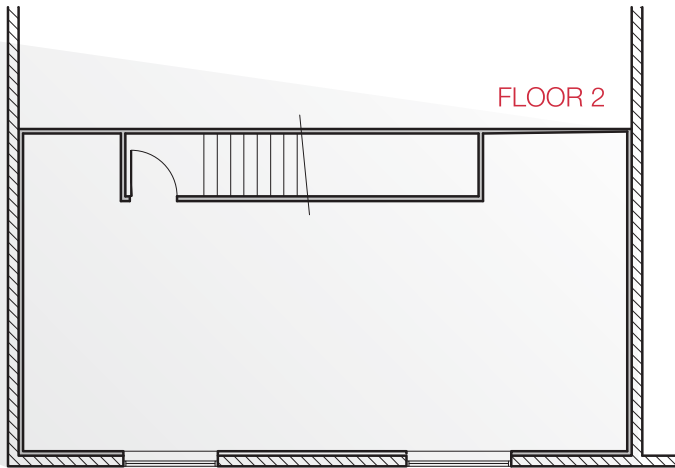
OFFICE WITH WAREHOUSE



● Grade Level Loading

Property Details

Address	251 Elliott, Suite 1-2
Total SF	±3,251
Office SF	±1,625
Warehouse SF	±1,624
Grade Door	One (1) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.30/SF NNN
CAM	\$0.29
Total Monthly	\$5,169.09
Additional Features	Two-story HVAC office with two restrooms



FLOOR PLAN

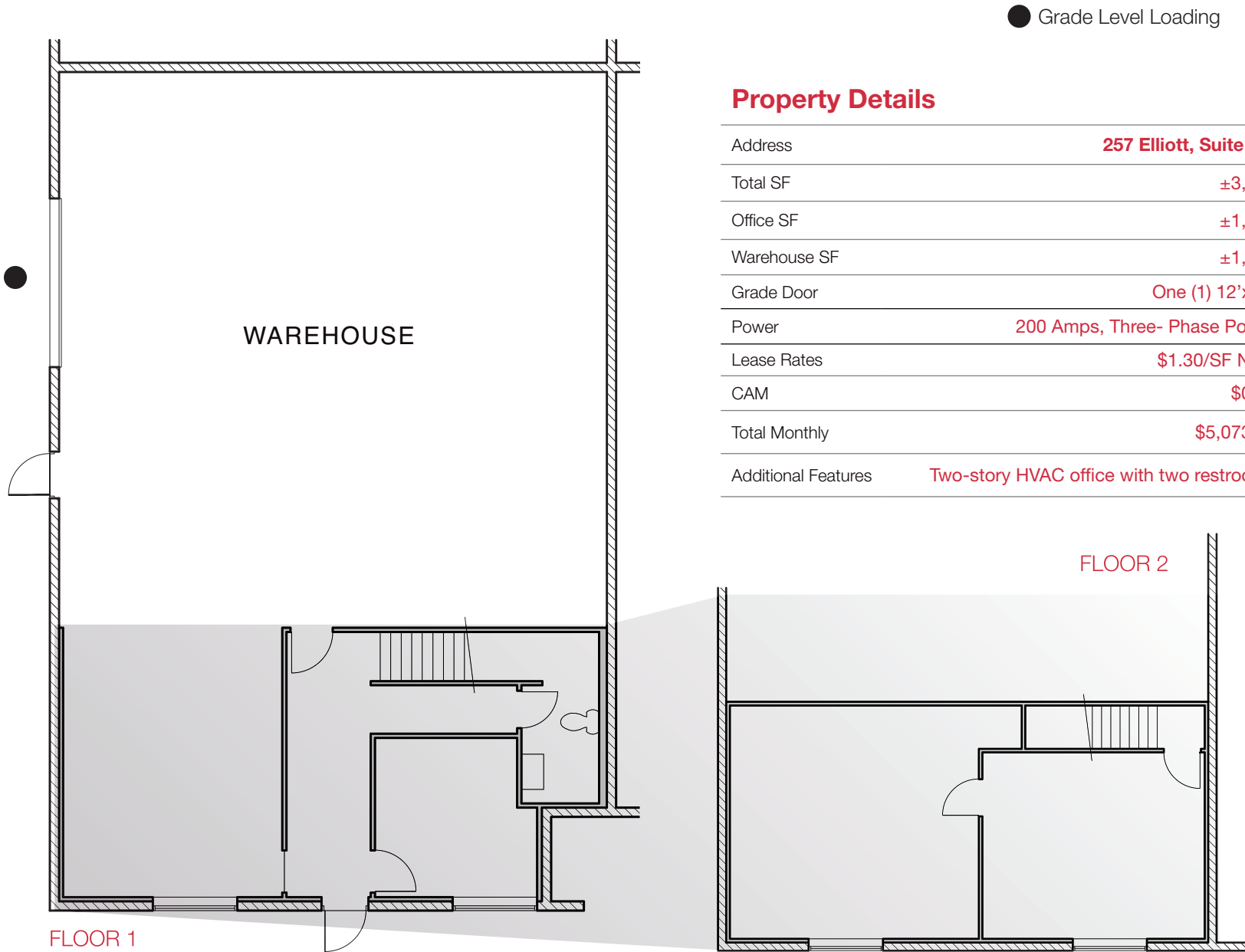
251 Elliott, Suite 1-2



PHOTOS



OFFICE WITH WAREHOUSE

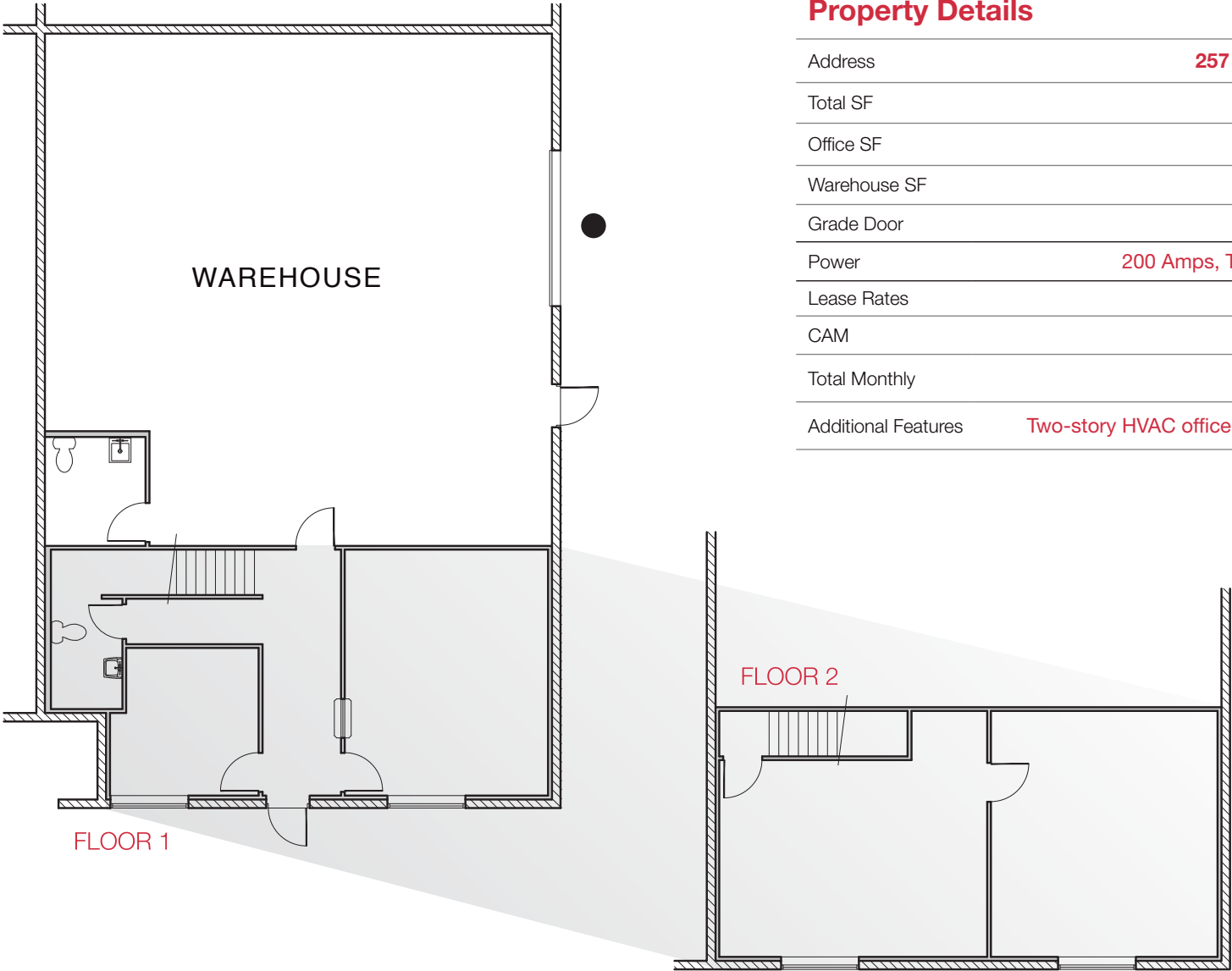


FLOOR PLAN



OFFICE WITH WAREHOUSE

● Grade Level Loading



Property Details

Address	257 Elliott, Suite 15-16
Total SF	±3,200
Office SF	±1,600
Warehouse SF	±1,600
Grade Door	One (1) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.30/SF NNN
CAM	\$0.29
Total Monthly	\$5,088.00
Additional Features	Two-story HVAC office with two restrooms

FLOOR PLAN



# DEMOGRAPHICS

	1-mile	3-mile	5-mile
<b>POPULATION</b>			
2024 Population	10,648	108,785	281,342
<b>HOUSEHOLDS</b>			
2024 Households	3,948	42,704	110,156
<b>INCOME</b>			
2024 Average HH Income	\$90,362	\$91,186	\$97,594

## Traffic Counts

STREET	AADT
I- 515/ Warm Springs Rd	111,000
Galleria Dr	109,000

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles



# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## **Summary Documents**

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**1.1 BIL**

SF MANAGED

**5,800+**

PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



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