

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-15 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



OR TEXT 22476 TO 39200

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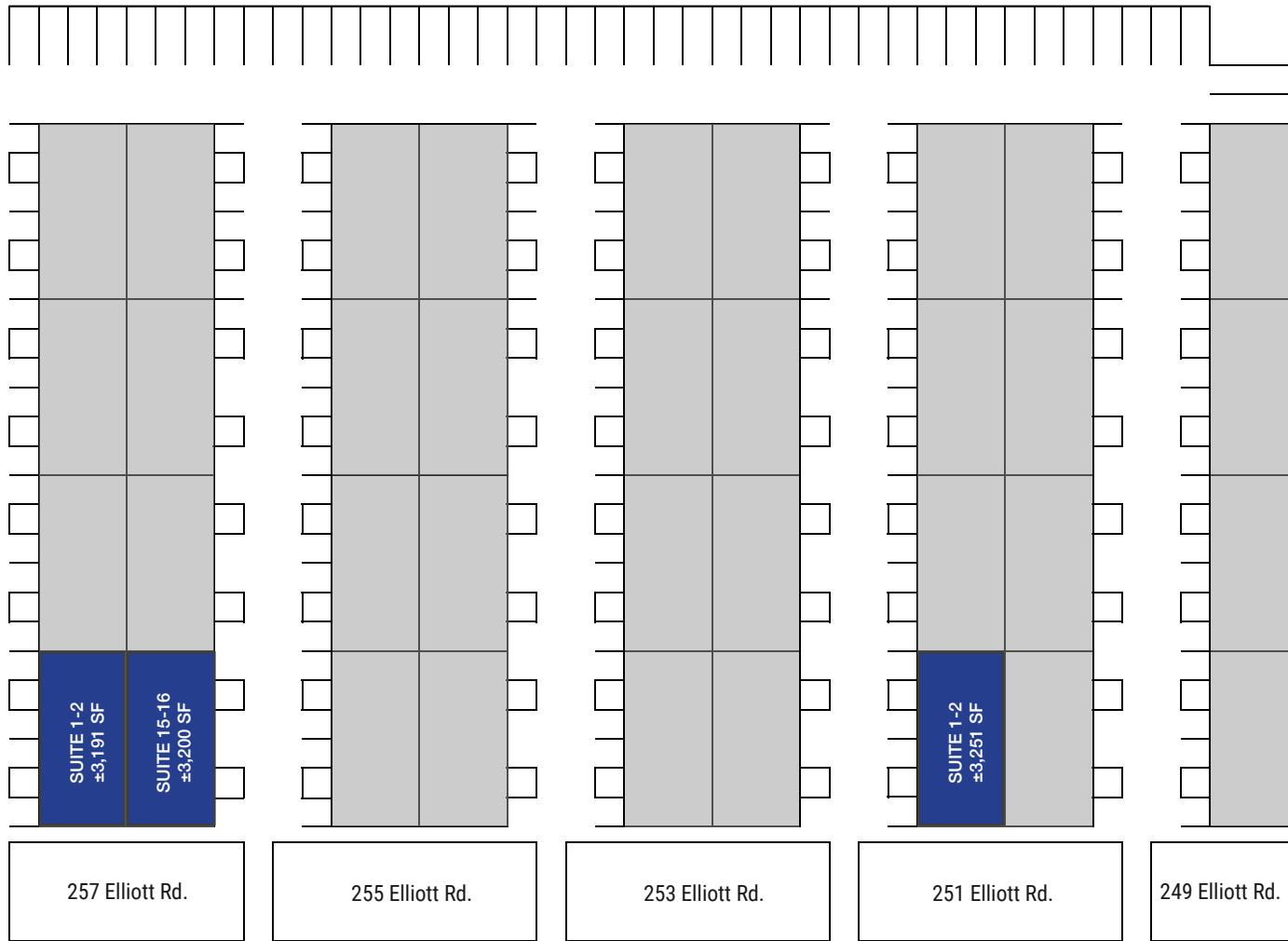
PHOTO



AREA MAP



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

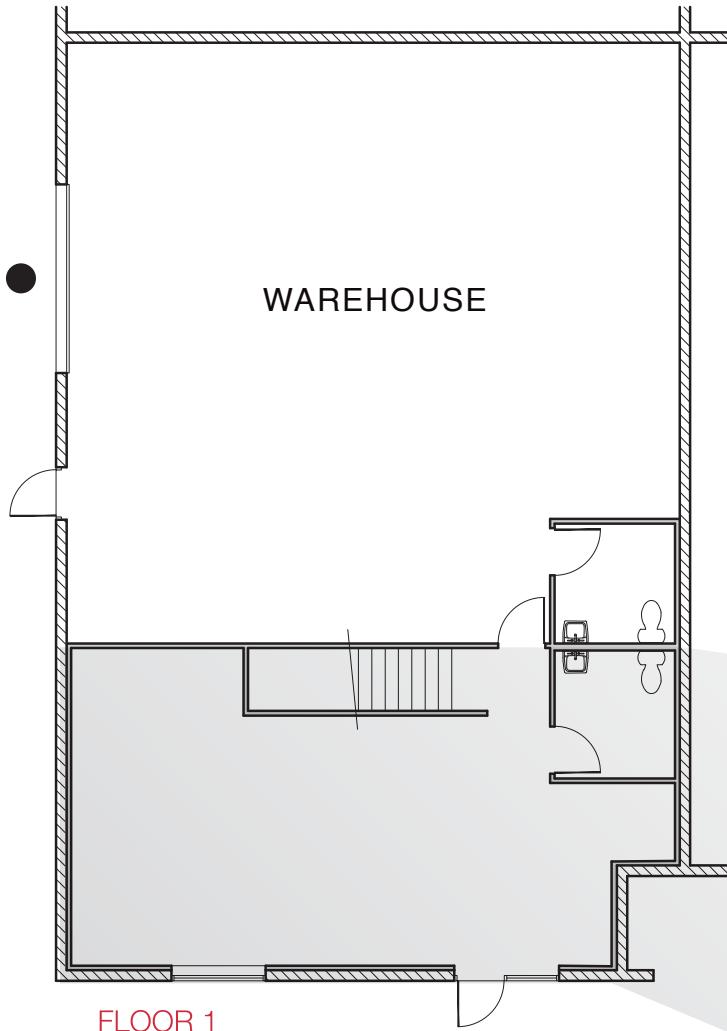


Office With Warehouse

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

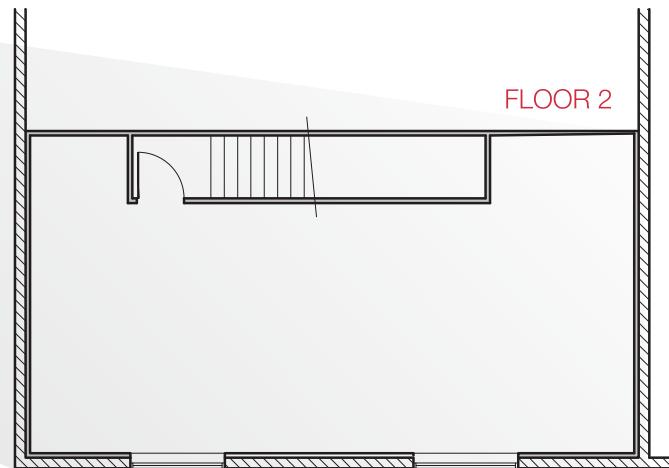
OFFICE WITH WAREHOUSE

● 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

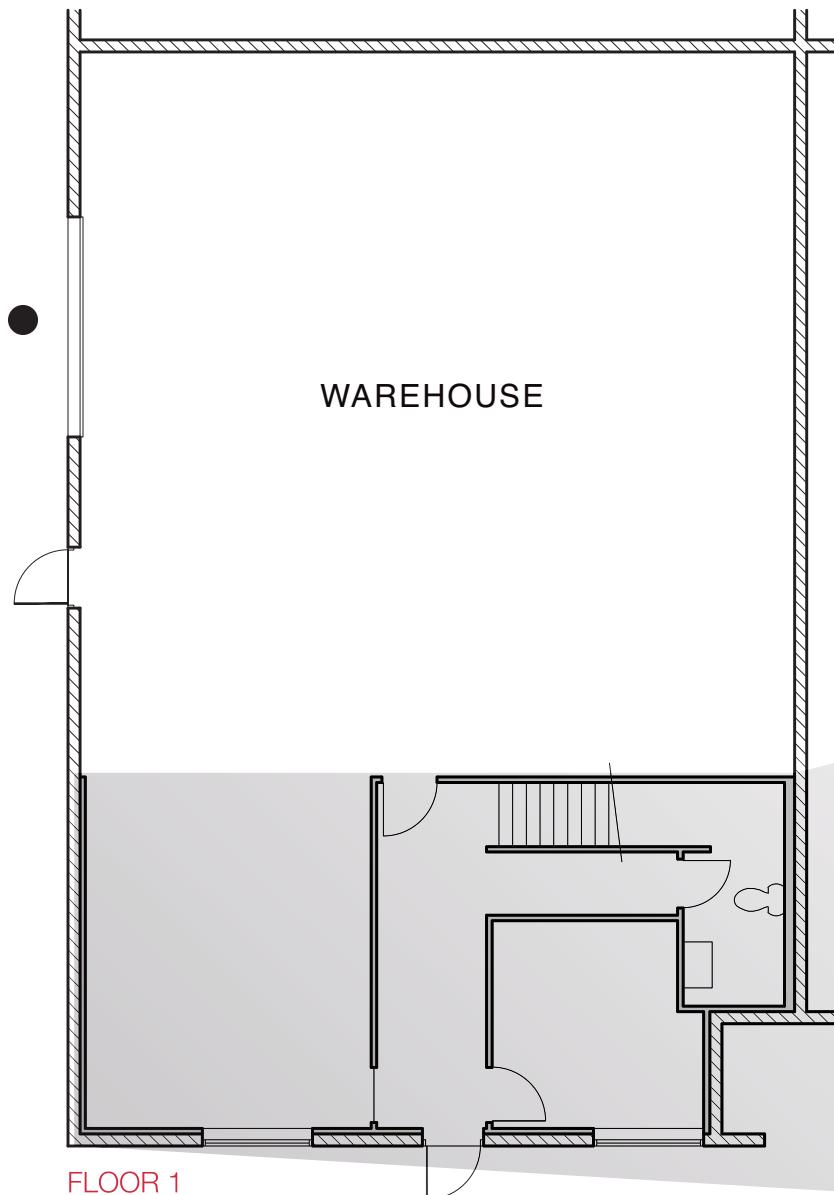


Photos

251 Elliott, Suite 1-2



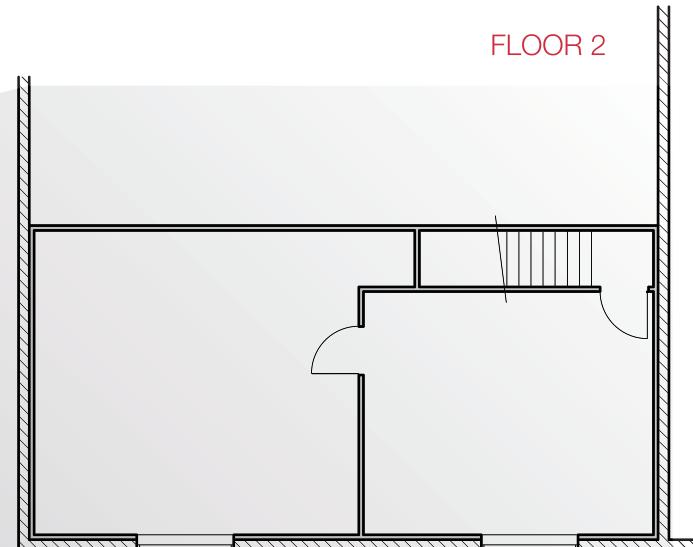
OFFICE WITH WAREHOUSE



● Grade Level Loading

Property Details

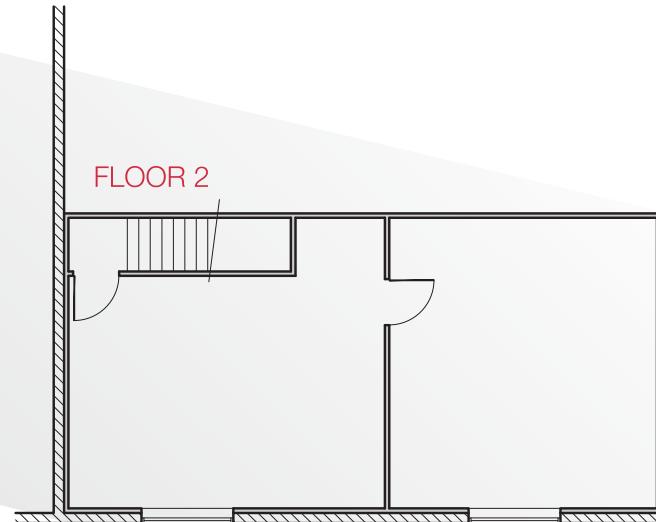
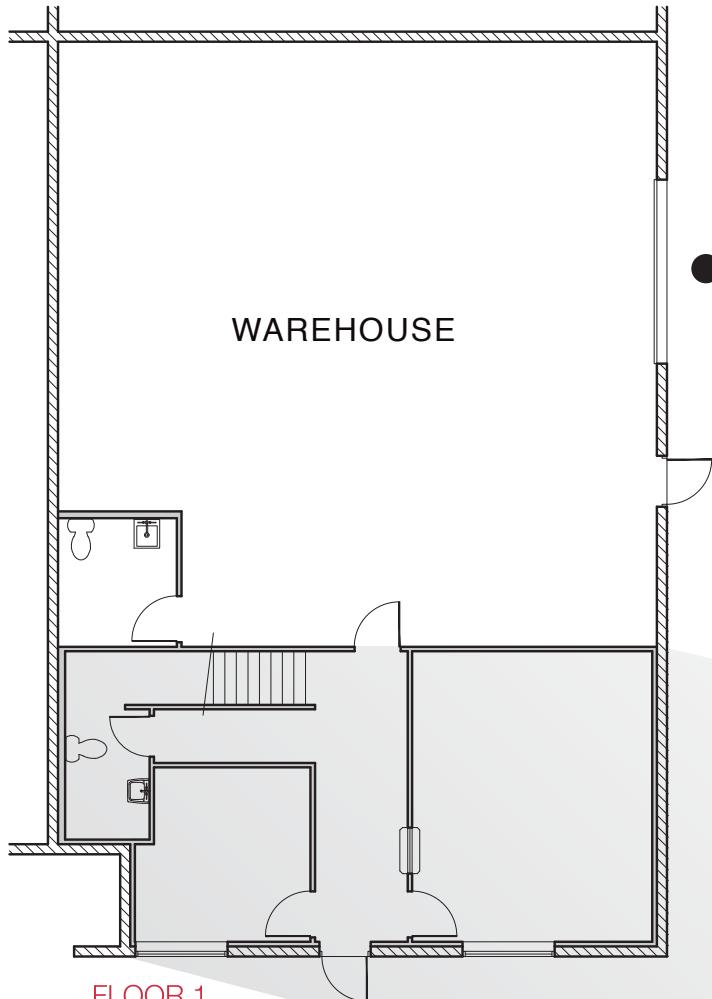
Address	257 Elliott, Suite 1-2
Total SF	±3,191
Office SF	±1,596
Warehouse SF	±1,595
Grade Door	One (1) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.30/SF NNN
CAM	\$0.29
Total Monthly	\$5,073.69
Additional Features	Two-story HVAC office with two restrooms



TOP 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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	10,648	108,785	281,342
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,948	42,704	110,156
INCOME	1-mile	3-mile	5-mile
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.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

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Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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naiexcel.com