

Mary Crest

1111 Mary Crest Road, Henderson, NV 89074

SITE SOURCE

±2,660 SF AVAILABLE



Buzz Horden, B1000565
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2320 PASEO DEL PRADO B-302, LAS VEGAS, NV 89102 | 702-257-1300 | WWW.CAMCRE.COM

PROPERTY HIGHLIGHTS

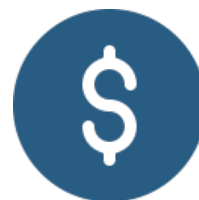
- Suite M: $\pm 2,660$ SF Flex/Industrial Space
 - ± 790 SF HVAC Office
 - $\pm 1,870$ SF of Warehouse (1 Grade Door)
- Suite L: $\pm 2,781$ SF Flex/Industrial Space
 - $\pm 1,474$ SF HVAC Office
 - $\pm 1,307$ Warehouse (1 Grade Door)
- Conveniently Located Off the I-215 & Gibson Road Freeway
Off Ramp with Access to the US-95 Freeway



Suite M: $\pm 2,660$ SF

Suite L: $\pm 2,781$ SF

AVAILABLE FOR LEASE



\$0.95/SF NNN

INTRODUCTORY RATE

PROPERTY DETAILS

Building Size	$\pm 44,387$ SF
Lot Size	± 3.23 AC
Year Built	1998
Building Class	A
Zoning	IL
APN	178-15-611-007
Power	120/208 Volt
Clear Height	16'

TRANSPORTATION MAP

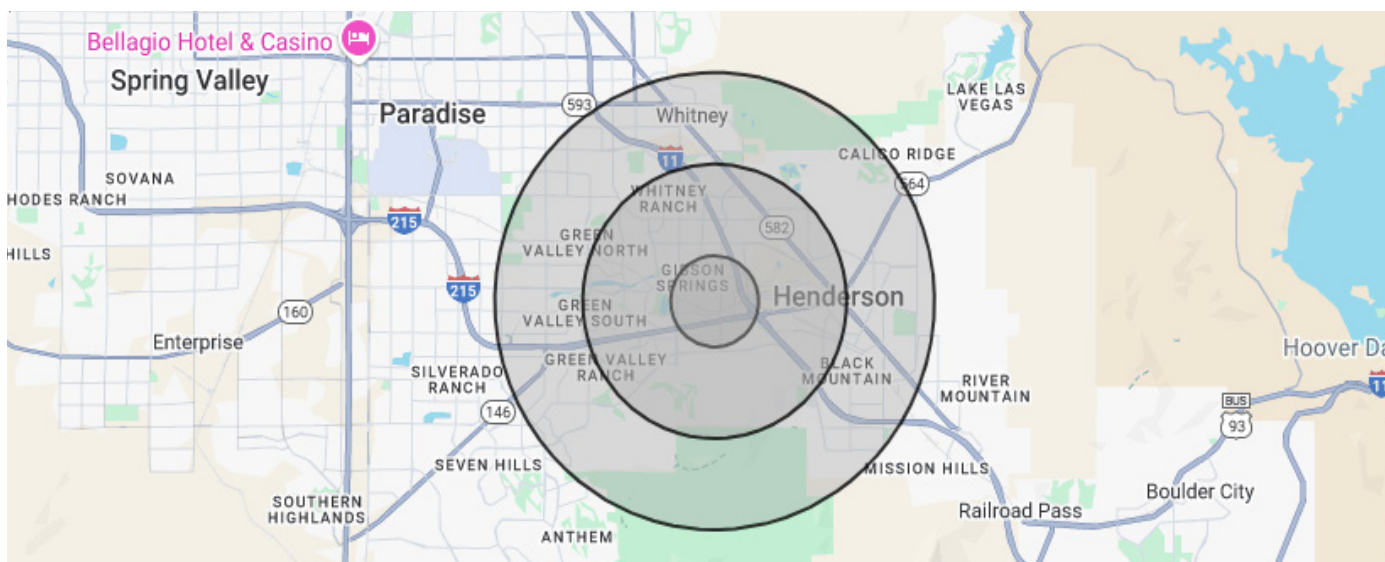


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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	18,911	121,981	325,181
Current Year	17,604	113,633	302,467
2020 Population	17,140	111,116	293,129
Growth Current Year - 2029	1.5%	1.5%	1.5%
Growth 2020 - Current Year	0.7%	0.6%	0.8%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	7,939	48,928	126,815
Current Year	7,388	45,606	117,959
2020 Population	7,189	44,774	114,418
Growth Current Year - 2029	1.5%	1.5%	1.5%
Growth 2020-Current Year	0.4%	0.7%	1.1%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$90,408	\$101,773	\$96,102
Median Household Income	\$75,809	\$76,561	\$71,877

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