

AVAILABLE - FEBRUARY 2024

820 WIGWAM PARKWAY, SUITE 120
HENDERSON, NV 89014

HENDERSON 215



±44,800 SF W/ DOCK HIGH & GRADE LEVEL LOADING

FOR SUBLEASE

MIKE DE LEW, 

(702) 469-6496

mdelew@rcadvs.com

NV-RE License S.0025952

PAUL HOYT, 

(702) 782-3306

phoyt@rcadvs.com

NV-RE License BS.0144760

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120 Las
Vegas, Nevada 89119

+702-515-1010

www.realcommadvisors.com



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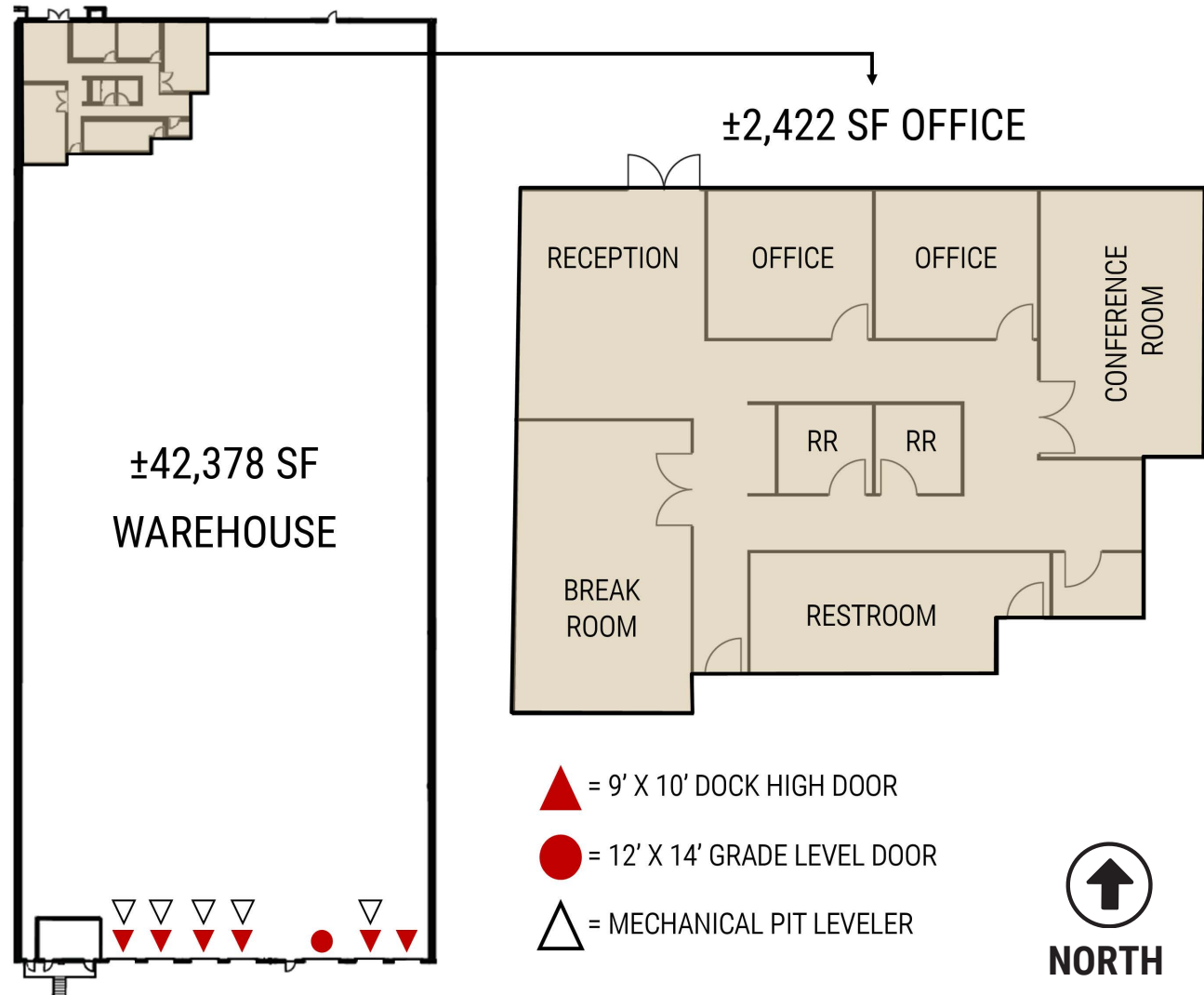
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- ±44,800 SF Total
 - 2,422 SF Office
 - ±42,375 SF Evaporative Cooled Warehouse
- 30' Clear Height
- LED Warehouse Lighting
- 400 Amps, 277/480 Volt, 3-Phase Power
- ESFR Fire Sprinklers
- 56' x 52' Typical Column Spacing
- 60' Speed Bay @ Docks
- 130' Truck Court
- Six (6) - 9' x 10' Dock High Loading Doors
- One (1) - 12' x 14' Grade Level Loading Door
- 60' Concrete Dock Apron
- Skylights @ 2%
- Zoned: I-G

Total Monthly: \$54,925

(Base Rent (NNN) - \$47,488 + \$0.166/SF CAM)



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