

FOR LEASE

± 19,550 SF Gun Range & Retail Facility

1212 NORTH BOULDER HIGHWAY
HENDERSON, NV 89011



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Square Footage: ± 19,550 SF

Lease Rate: \$1.65/SF/mo. NNN

NNN: To be determined

Land Area: 1.33 acres; 66 parking spaces

Zoning: MC Corridor/Community

Mixed-Use (City of Henderson)

Traffic Counts: 23,000 ADT

Great opportunity to lease a former gun range and retail facility on Boulder Highway. The property houses a 9-lane total containment trap (TCT) style shooting range with steel plate backing, a retail area, gunsmith workshop, offices, storage, multiple restrooms, an elevator, high dock loading, training area and classroom space.

All exterior walls of the building are block walls with reinforced concrete cores for added security. All exterior doors and windows have motorized metal roll-up coverings and/or metal security gates. Ample power is supplied to the building with 1,000 amps and a backup generator.

The building sits on 1.33 acres and is zoned MC within the Henderson city limits. There are two points of ingress/egress- one on Boulder Highway and one on King Street.

- Opportunity for multiple income streams
- High-level building security
- Capability to add second rifle range



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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

± 19,550 SF Gun Range & Retail Facility

4740 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89103

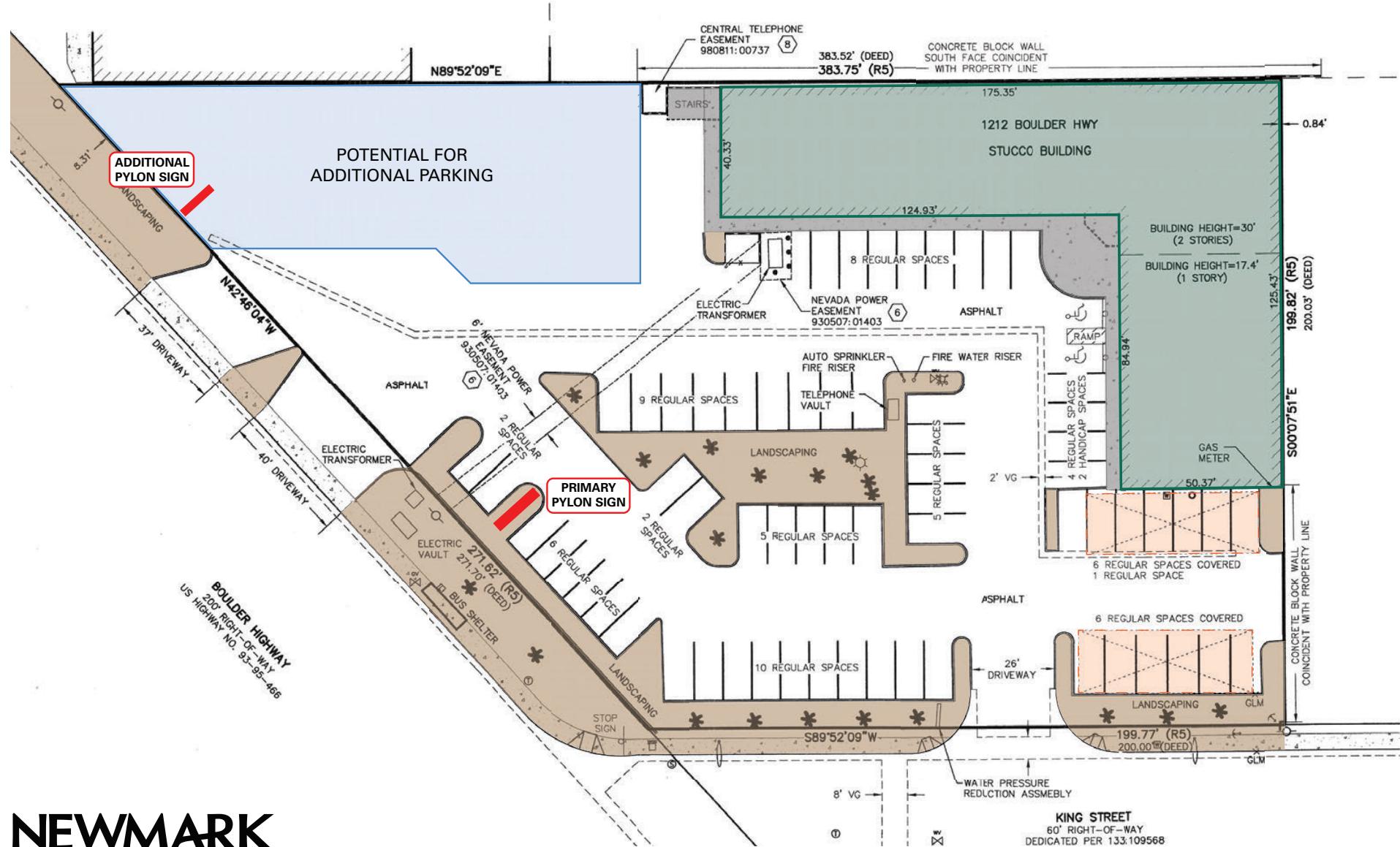


TOTAL CONTAINMENT TRAP (TCT) BULLET COLLECTION SYSTEM

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HENDERSON, NV 89011**

Site Plan



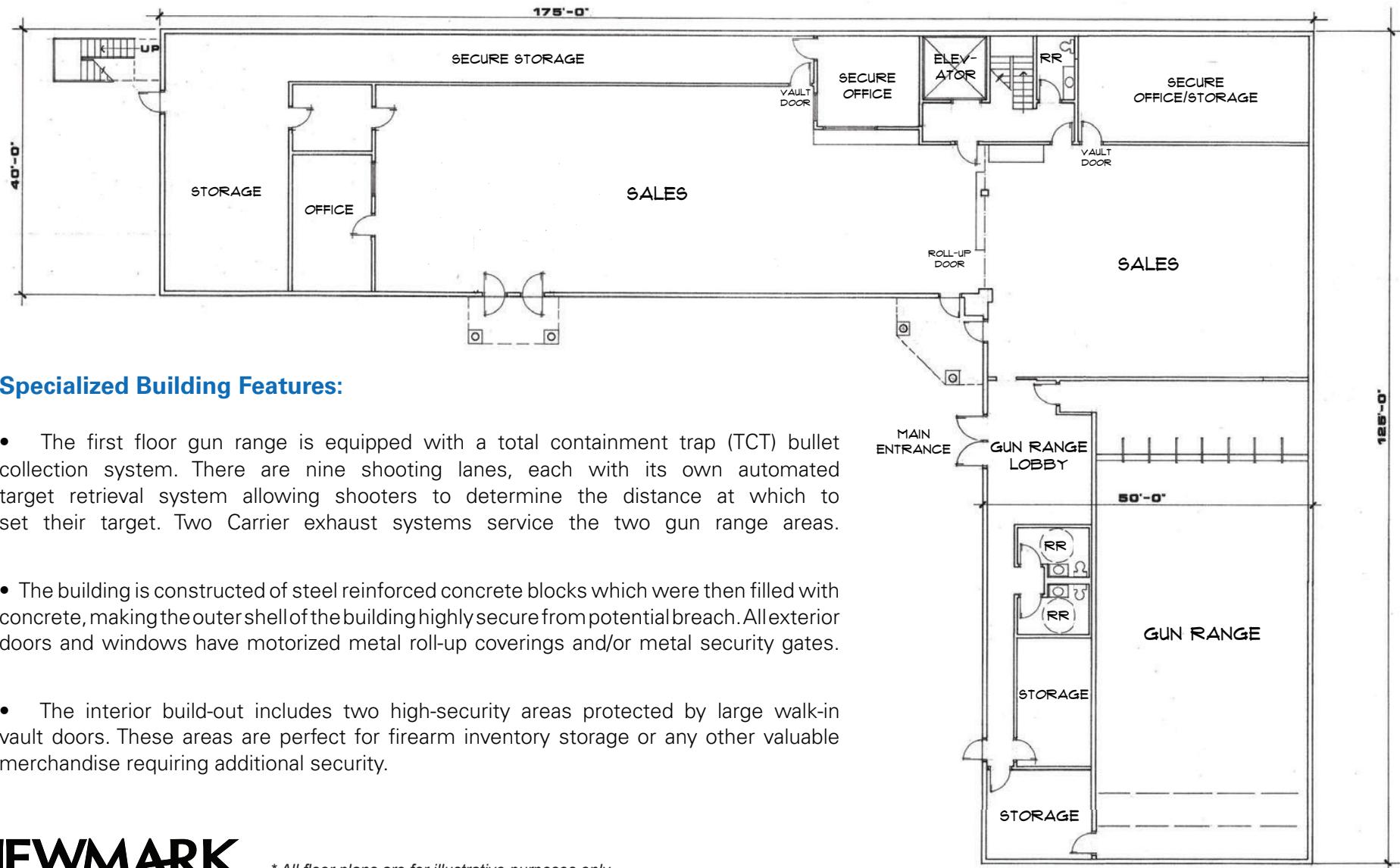
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Floor Plan

FIRST FLOOR



Specialized Building Features:

- The first floor gun range is equipped with a total containment trap (TCT) bullet collection system. There are nine shooting lanes, each with its own automated target retrieval system allowing shooters to determine the distance at which to set their target. Two Carrier exhaust systems service the two gun range areas.
- The building is constructed of steel reinforced concrete blocks which were then filled with concrete, making the outer shell of the building highly secure from potential breach. All exterior doors and windows have motorized metal roll-up coverings and/or metal security gates.
- The interior build-out includes two high-security areas protected by large walk-in vault doors. These areas are perfect for firearm inventory storage or any other valuable merchandise requiring additional security.

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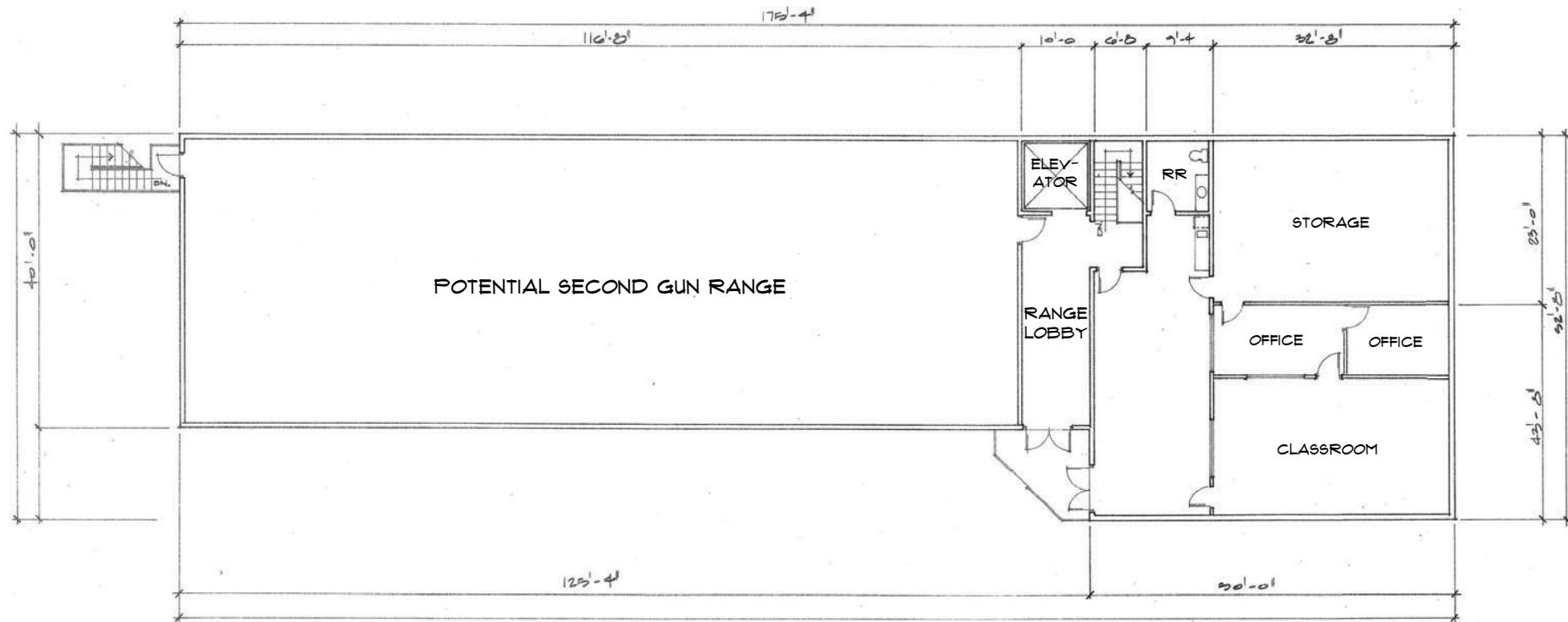
* All floor plans are for illustrative purposes only.

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Floor Plan

SECOND FLOOR



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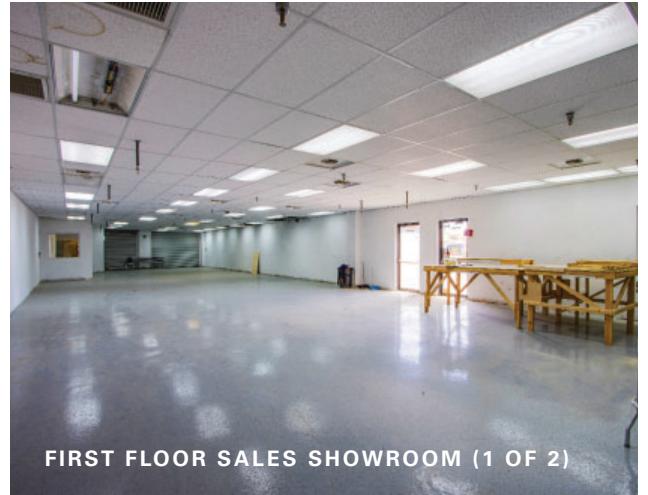
Interior Photos



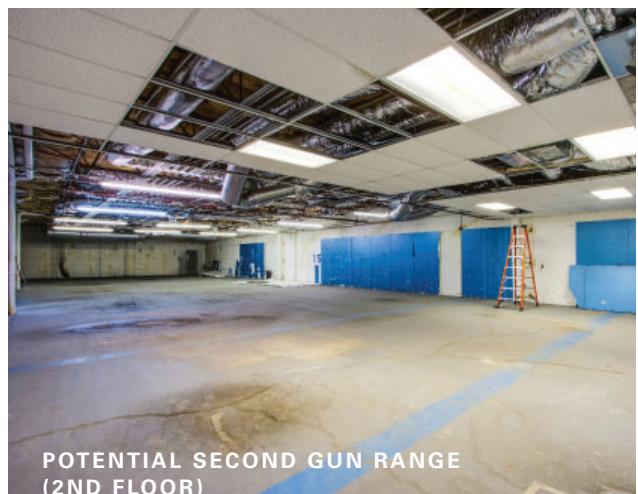
NINE LANE GUN RANGE



GUN RANGE LOBBY



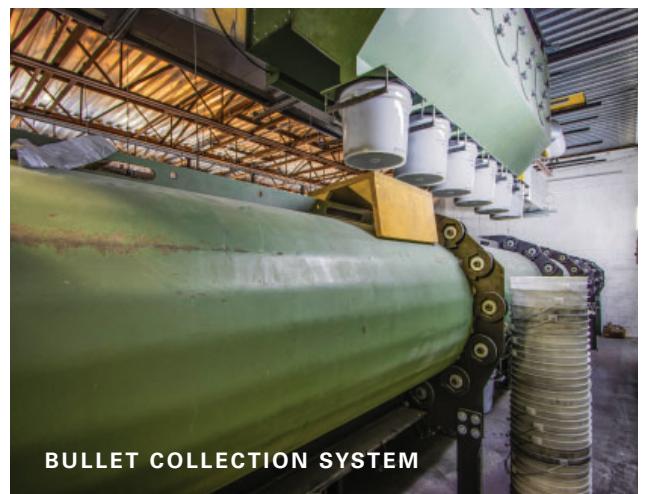
FIRST FLOOR SALES SHOWROOM (1 OF 2)



POTENTIAL SECOND GUN RANGE
(2ND FLOOR)



2ND FLOOR CLASSROOM



BULLET COLLECTION SYSTEM

