

BUY HERE

5 LONGEVITY

Henderson NV 89014

IP Zoned 100% HVAC Heavy Power
flex industrial building with unique
HIGH IMAGE TECH CENTRIC office,
showroom, and training space
Green Valley / Northwest Henderson Central Location

 **SystemCRE**
AT SIMPLY VEGAS

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ABOUT THIS PROPERTY

Private glass offices + collaborative rooms

Grade level loading with expandable number of doors

Break room kitchen

Executive office restroom with shower

Server room with Cox fiber and mini-split HVAC

Multiple interior storage spaces

Owner willing to install solar at below market cost

2.7 Miles from Harry Reid International (LAS)

2.4 Miles from the 95 Freeway

APN: 161-32-810-051

5 LONGEVITY is a high image tech-appeal flex building off of the Sunset Road corridor, straddling Green Valley and Henderson. This +/- 8,712 SF freestanding industrial building has been converted into a tech company's ideal office and training environment with full glass partitions throughout, including the floating conference room. The building features heavy power, Cox Fiber, and has full HVAC throughout. 5 Longevity is only 300' from the famous Ethel M Chocolate factory which features a retail café. The building is only 10 minutes from The Strip, and 5 minutes to numerous big box Henderson shopping sites.

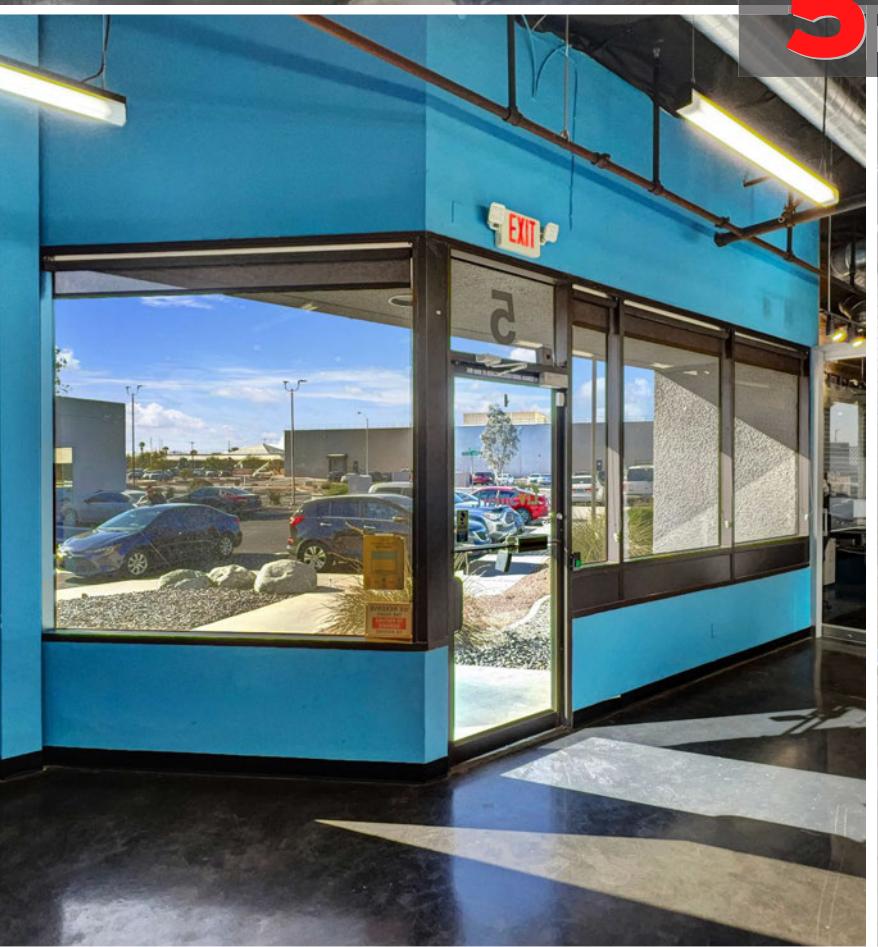
SUBMARKET	USE	AVAILABLE	ZONING	PRICE
 Green Valley / Mountain Vista Submarket (City of Henderson)	  Flex Office / Light Industrial	 +/- 8,712 SF GBA Planned development park (Zero lot line)	 IP - Industrial Park Henderson Light Industrial	 \$2,200,000 (\$252 / SF) Owner's Association @ \$1,423/month (W, S, T, L)
POWER	ACCESS	YARD	COOLING	CLEAR HEIGHT
 Heavy Power: 2,400A 3ph main switchgear @240V with 3ph & 1ph subpanels	 2 Grade Level doors, expandable to 6 (existing cut-outs)	 Semi-private rear loading area (non-fenced)	 100% HVAC building	 14' - 18' ceiling heights, fully sprinklered building



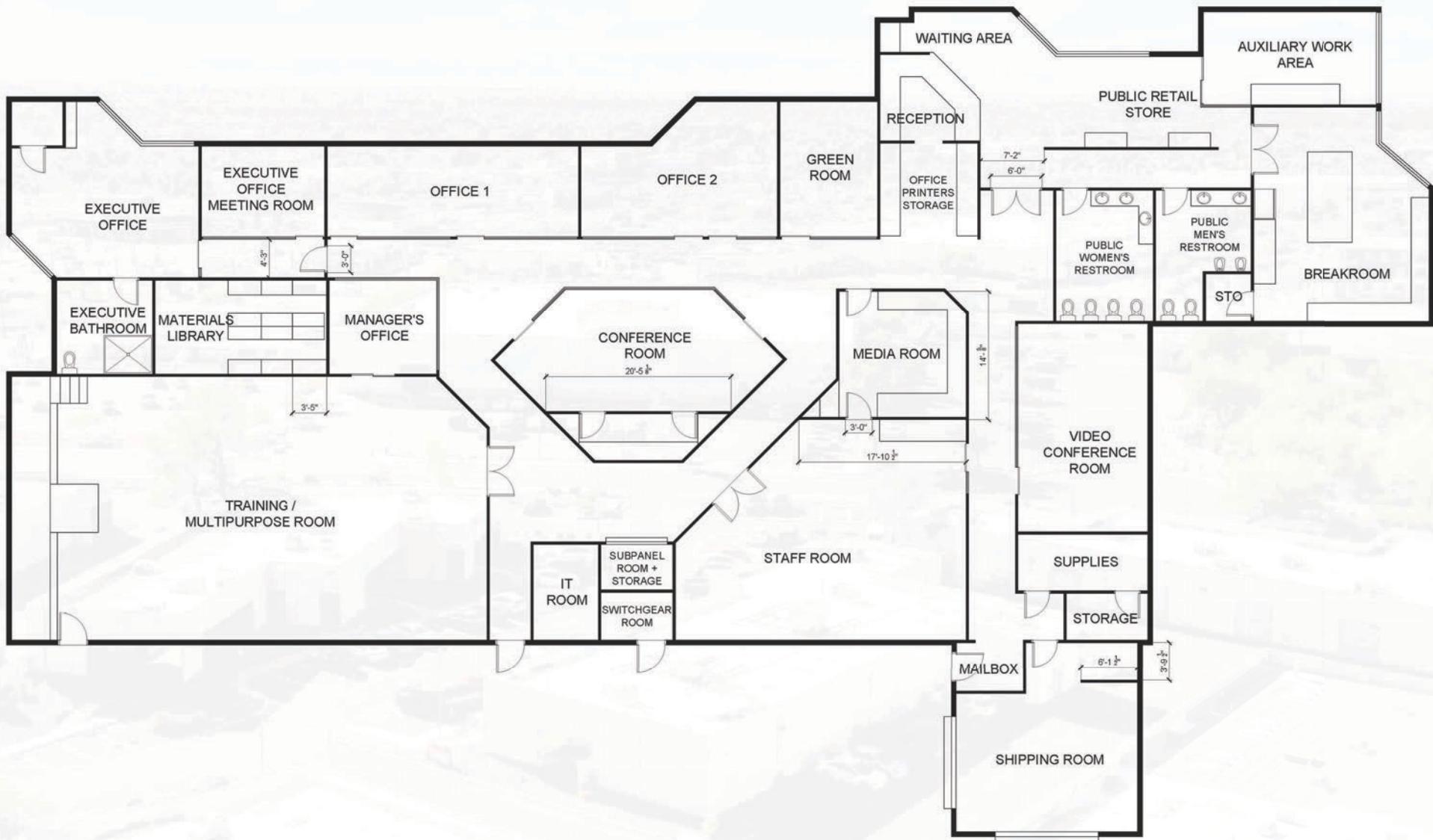




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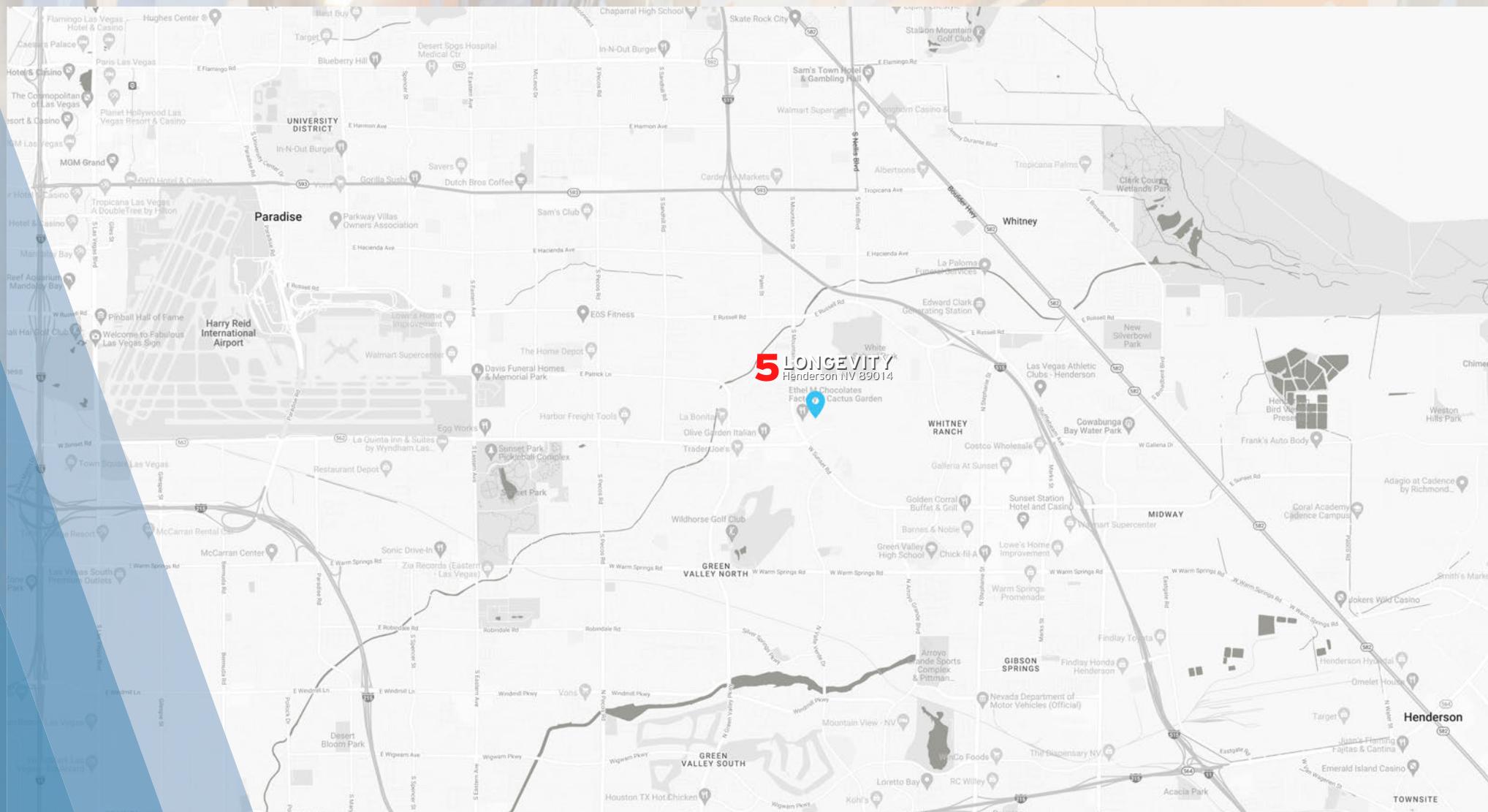
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Area Map



DEMOCRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2027 PROJECTION	16,405	183,458	427,241
2022 ESTIMATE	14,568	163,089	380,300
2010 CENSUS	12,659	143,010	336,980
GROWTH 2022-2027	2.50%	2.50%	2.50%
GROWTH 2010-2022	1.30%	1.20%	1.10%
HOUSEHOLDS			
2027 PROJECTION	6,911	69,607	165,360
2022 ESTIMATE	6,154	62,038	147,608
2010 CENSUS	5,433	55,265	133,102
GROWTH 2022-2027	2.50%	2.40%	2.40%
GROWTH 2010-2022	0.50%	0.50%	0.40%
HOUSEHOLD INCOME			
2022 AVERAGE HOUSEHOLD INCOME	\$81,437	\$38,579	\$81,522
2022 MEDIAN HOUSEHOLD INCOME	\$58,227	\$65,781	\$62,117

FOR MORE INFO OR TO TOUR:

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