

648 JOEY LANE

Henderson, Nevada 89011

AVAILABLE
For Lease



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Property Highlights

- Two-Building Configuration (±6,500 SF Total)
 - **Office Building:** ±2,000 SF freestanding building with private offices, reception area, and break room
 - **Warehouse Building:** ±4,500 SF with three (3) 10'x10' grade-level overhead doors and one (1) oversized 14'x12' door
- **Power:** 600 amps, single phase – ideal for light manufacturing, fabrication, or automotive operations
- **Cooling:** Combination of full HVAC and evaporative (swamp) cooled sections in warehouse
- **Amenities:** Warehouse restroom, break area, and multiple access points
- **Yard:** Fully fenced, paved, and illuminated yard area with two oversized storage containers (removable if desired)
- **Security:** Property is completely gated and well lit for privacy and safety
- **Access:** Conveniently located near Sunset Blvd and Boulder Hwy with quick access to the I-11 and I-215
- **Submarket:** Henderson



Lease Snapshot



±6,500 SF
Available Space



\$15,000.00 / mo
Building & Yard Rent



\$1,200 / mo
Est. NNN Fees

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±22,881	±171,241	±456,177
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$96,710	\$95,849	\$90,540

Note: Entire lot (for lease) includes the building and private yard. Total cost reflected is equal to the buildings & yard rent plus estimated NNN fees (tax, insurance, CAM charges).



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+ Parcel ID	178-02-610-011 & 178-02-610-012	
+ Zoning	General Industrial (I-G)	
+ Year Built	1993	
+ Property Size	±6,500 SF	
+ Lot Size	±1.39 AC	
+ Cross Streets	Joey Lane & Eastgate Road	
+ Submarket	Henderson	
+ Traffic Counts	Sunset Rd	±21,000 VPD
	Eastgate Rd	±7,200 VPD

Property Overview

Nestled in the heart of Henderson's established industrial corridor, 648 Joey Lane offers an excellent opportunity for owner-users or tenants seeking versatile space in a secure, low-traffic setting just minutes from Sunset Road and the Boulder Highway corridor. This well-maintained property provides the flexibility for a wide range of industrial users—from contractors and fabricators to logistics and service operators—offering both functional warehouse space and a comfortable office environment in a clean, quiet Henderson location.

Area Overview

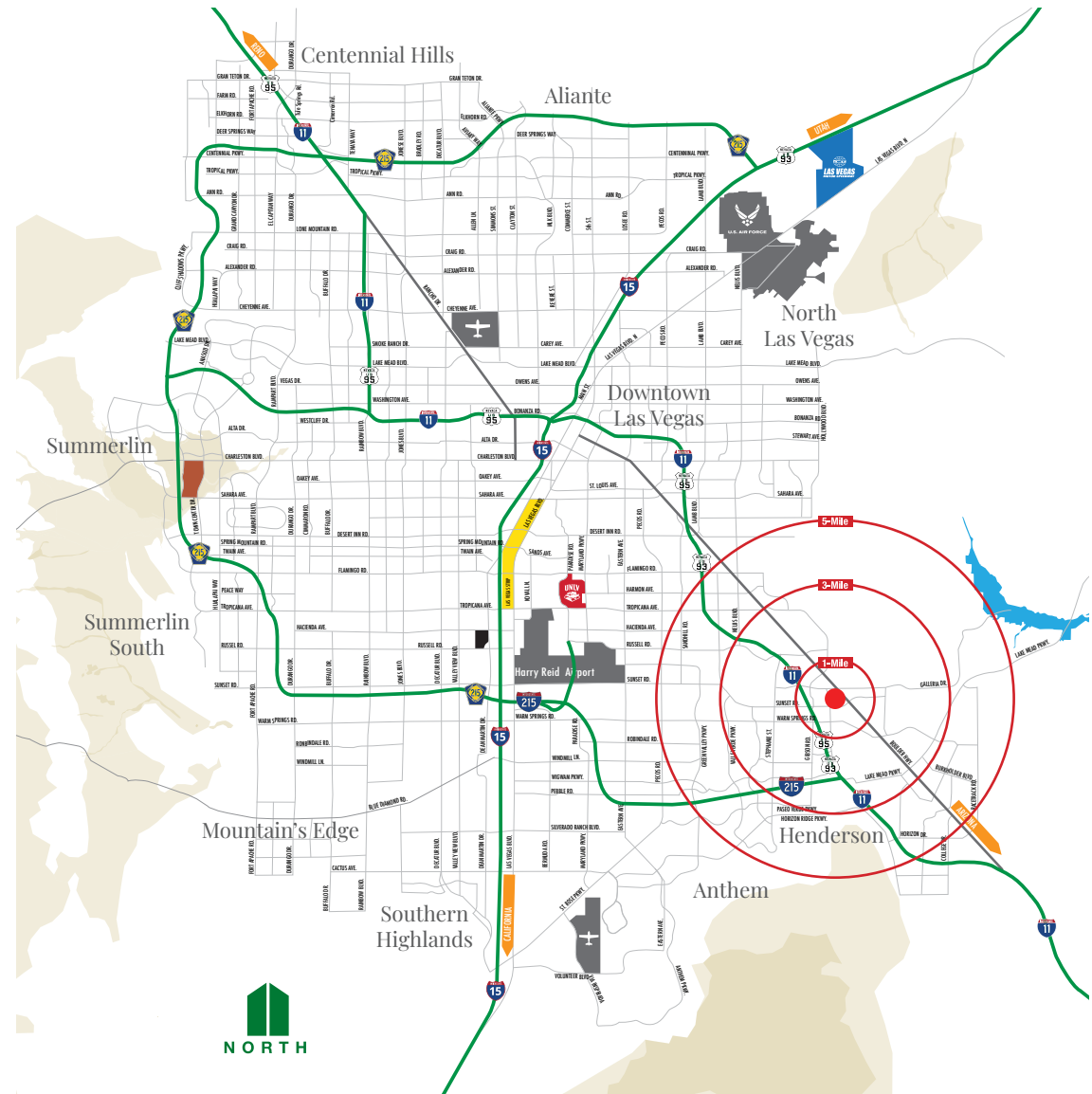
Located in one of Henderson's most established industrial communities, this site benefits from proximity to Sunset Industrial Park, Gibson Tech Park, and numerous regional service and trade businesses. The area offers a balanced mix of small business owners and light-industrial operators—ideal for companies looking for a practical, accessible, and private setting to grow.

Population	1 mile	3 miles	5 miles
2010 Population	5,874	79,226	235,947
2020 Population	7,782	106,187	278,012
2025 Population	7,836	117,131	293,188
2030 Population	8,084	125,347	306,264
2010-2020 Annual Rate	2.85%	2.97%	1.65%
2020-2025 Annual Rate	0.13%	1.89%	1.02%
2025-2030 Annual Rate	0.63%	1.37%	0.88%
2025 Median Age	37.2	38.3	40.7

Households	1 mile	3 miles	5 miles
2025 Wealth Index	71	80	92
2010 Households	2,077	30,320	89,985
2020 Households	2,744	41,427	108,075
2025 Total Households	2,808	46,358	115,744
2030 Total Households	2,939	49,993	122,018
2010-2020 Annual Rate	2.82%	3.17%	1.85%
2020-2025 Annual Rate	0.44%	2.17%	1.31%
2025-2030 Annual Rate	0.92%	1.52%	1.06%

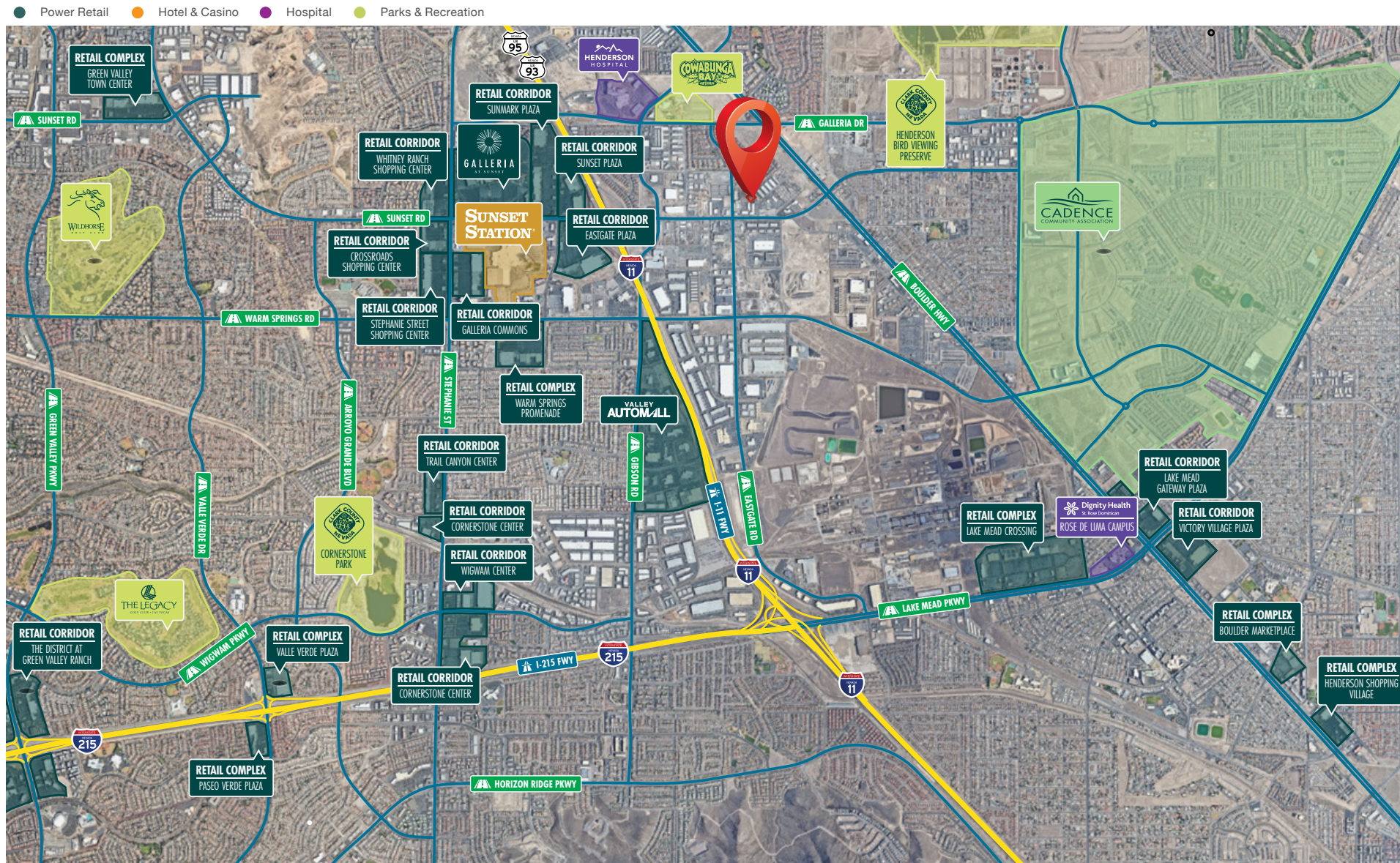
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$105,304	\$105,614	\$111,664
2030 Average Household Income	\$117,657	\$119,810	\$125,204
2025-2030 Annual Rate	2.24%	2.55%	2.32%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	2,335	34,114	100,766
2020 Total Housing Units	2,884	44,368	115,637
2025 Total Housing Units	2,919	49,547	123,120
2025 Owner Occupied Housing Units	1,375	26,491	69,598
2025 Renter Occupied Housing Units	1,433	19,867	46,146
2025 Vacant Housing Units	111	3,189	7,376
2030 Total Housing Units	3,073	53,121	129,655
2030 Owner Occupied Housing Units	1,451	29,312	75,025
2030 Renter Occupied Housing Units	1,488	20,681	46,993
2030 Vacant Housing Units	134	3,128	7,637

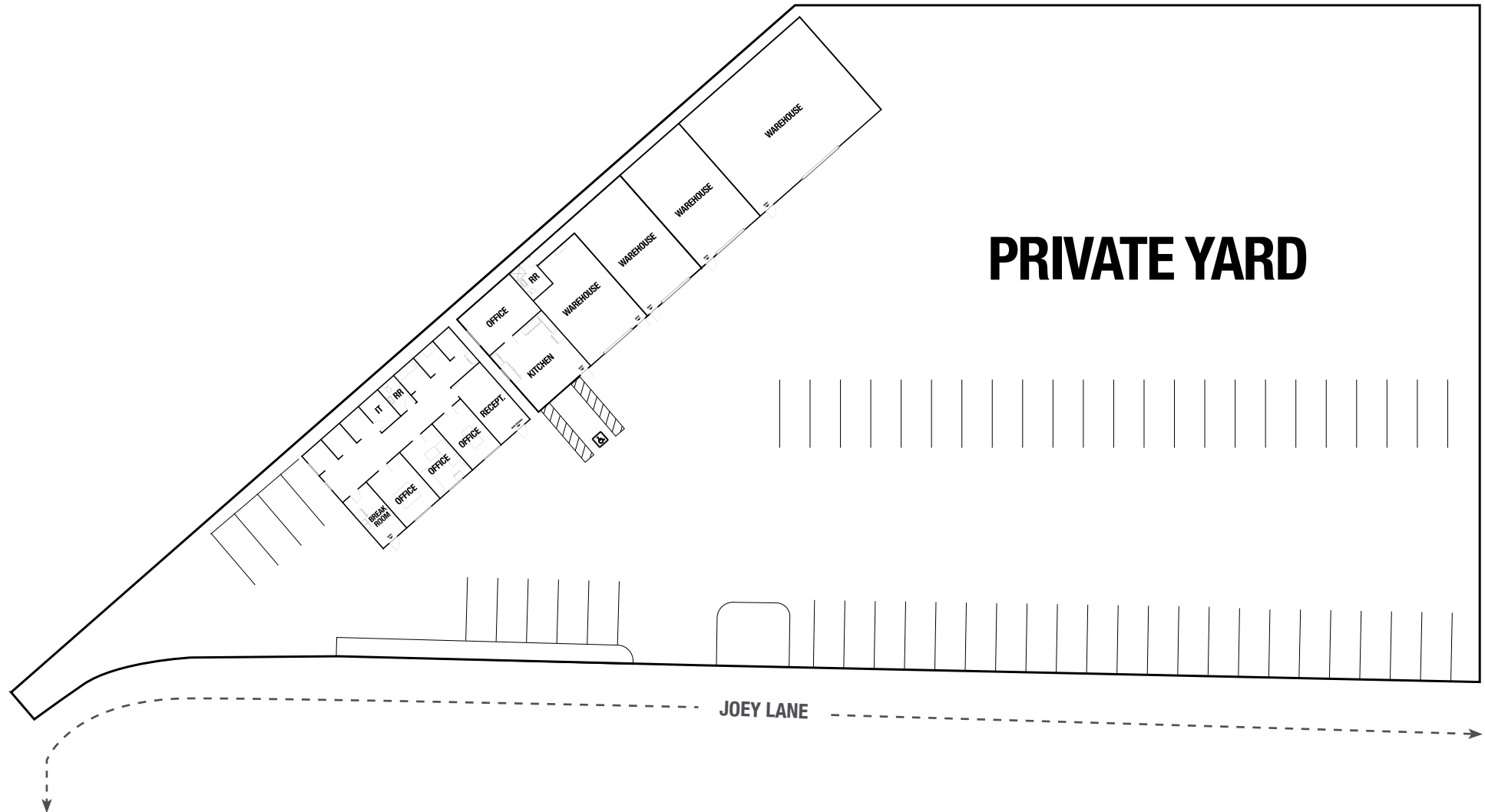


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Henderson, NV 89011

For Lease



Site Plan





Lease Snapshot



±6,500 SF

Available Space



\$15,000.00 / mo

Building & Yard Rent



\$1,200 / mo

Est. NNN Fees

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Note: Entire lot (for lease) includes the buildings and private yard. Total cost reflected is equal to the building & yard rent plus estimated NNN fees (tax, insurance, CAM charges).

Available Space Details

+ Total SF	±6,500
■ Office SF	±2,000
■ Warehouse SF	±4,500
+ Yard Space SF	±54,048
+ Grade Level Doors	Three (3) 10'x10' Grade Level Doors
+ Oversized Doors	One (1) 14'x12' Grade Level Door
+ Power	600 amps • 1-phase (to be verified by tenant)
+ Availability	Immediately

● Grade Level Door (10'x10') ● Oversized Grade Level Door (14'x12')

Property Photos



Property Photos



Clark County Nevada


Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Henderson




Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping.

Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

Quick Facts

 **331,415**
Population as of 2022

 **2,984**
Pop. Density (Per Sq. Mi.)

Source: www.wikipedia.com

Source: www.hendersonnow.com

In 2024, Henderson was awarded the prestigious Malcom Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.

Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)