

**FOR LEASE**  
**1,968 SF**



**INDUSTRIAL, RETAIL or OFFICE**

**6100** MOUNTAIN VISTA ST,  
HENDERSON, NV 89014

**Arlan Adamsen**  
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**Arlan@KCommercial.com**

*Mt***Vista, LLC**

# LEASE OVERVIEW



- ✓ 1,968 SF Industrial, Office, or Retail
- ✓ 21' Clear Height
- ✓ 1 Drive-In Door
- ✓ Ample Parking
- ✓ Fully Fire Sprinklered
- ✓ Good Visibility on Busy Mountain Vista St.
- ✓ HVAC in the Office, Swamp Cooler in the Warehouse

## STARTING RENT

**\$1.52/SF NNN**

### DOORS

1 Drive-In

### CLEAR HEIGHT

21'

### ZONING

I-P

### CAM/SF/MTH

\$0.50

**IMPORTANT:** The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

# UNIT 150

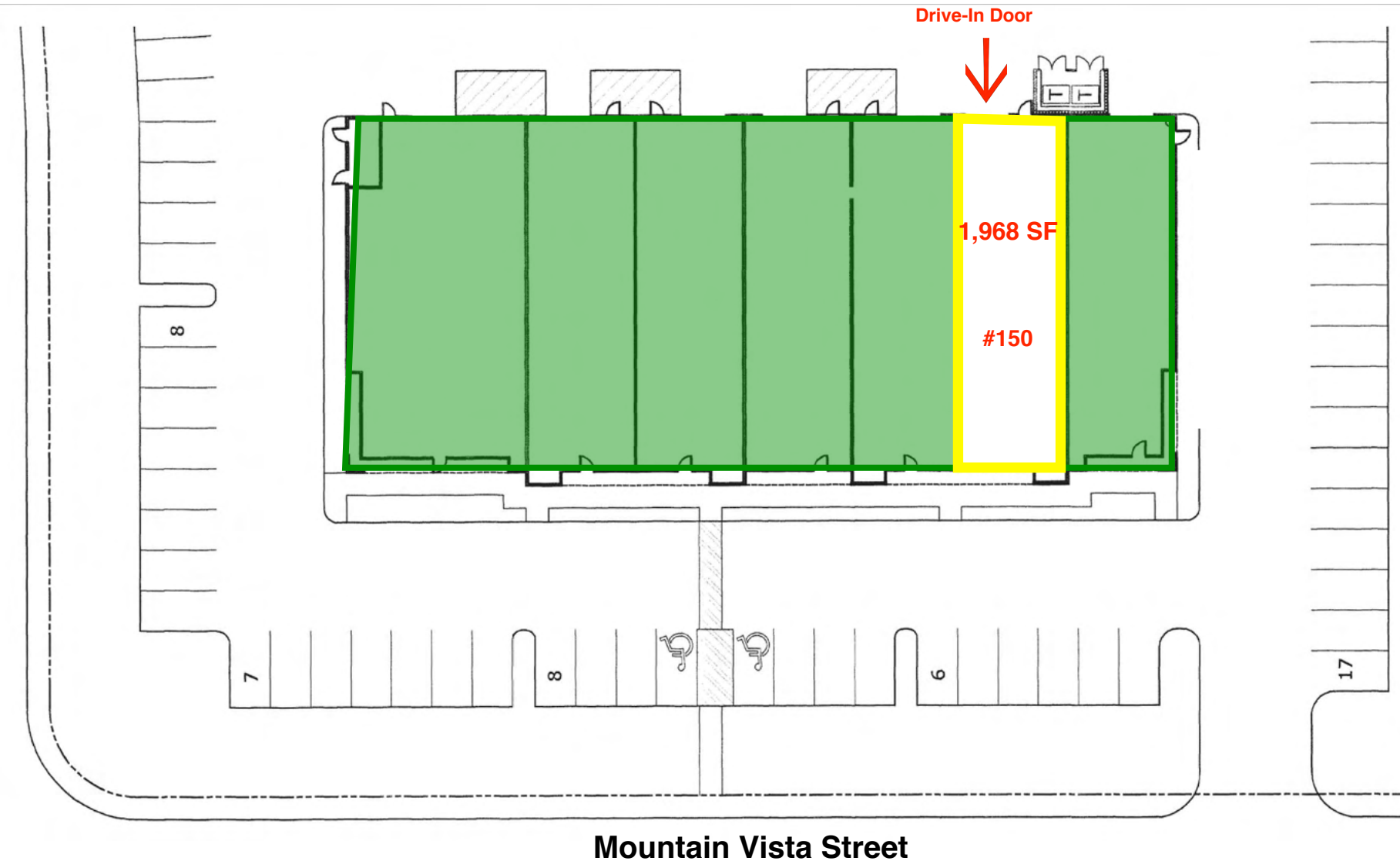
## Current Built-Out

Office: 1,251 SF (can be removed to add warehouse space)

Warehouse: 717 SF

**Total: 1,968 SF**

Whitney Mesa



# LOCATION



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