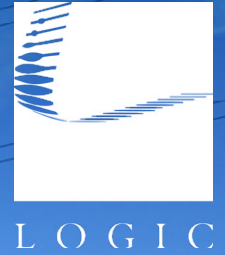


For Sale

Traverse Pointe Commerce Center



1222 Wigwam Pkwy.
Henderson, NV 89074

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Listing Snapshot



\$2,421,000
(\$300 PSF)
Sale Price



± 8,070 SF
Building Square Footage



General Industrial (IG)
Zoning

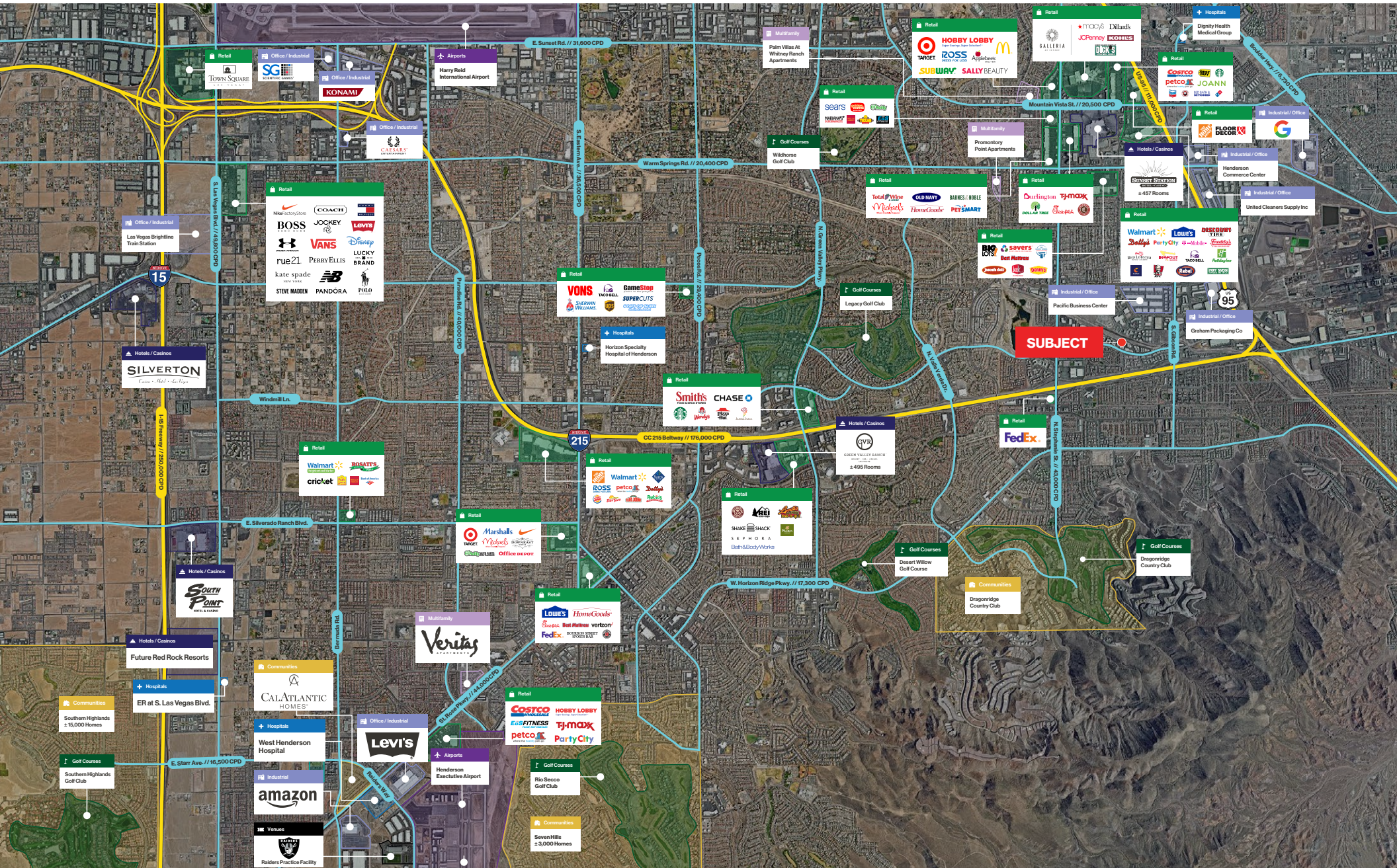
Property Highlights

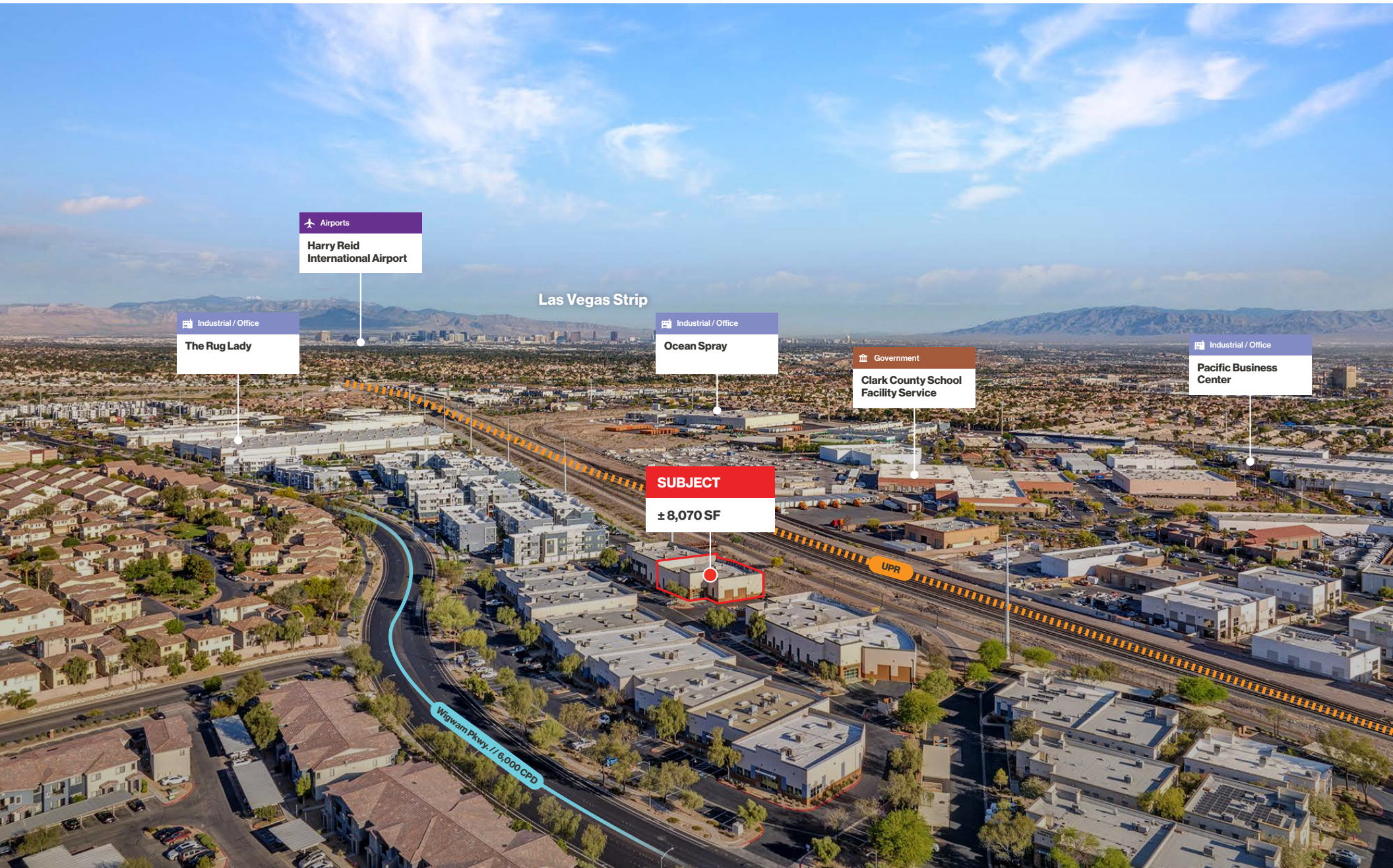
- Located off N. Stephanie St. and Wigwam Pkwy., this industrial facility offers immediate connectivity to CC 215 via N. Stephanie St.
- Total Building SF: ± 8,070 SF
 - Warehouse: ± 6,420 SF
 - Office: ± 1,650 SF
- Concrete Tilt Up Building
- Lot Size: ± 0.47 AC
- Office Space: ± 1,650
- Fenced Yard Capability (See Site Plan)
- Year Built: 2004
- Grade Level Doors: 2 (12' x 14')
- Clear Height: 21'
- Power: 800 Amp, 120/208V, 3-Phase (buyer to verify)
- 19 Auto Parking Spaces
- Sprinkler Type: Wet

Demographics

	1-mile	3-mile	5-mile
2025 Population	19,768	106,259	311,297
2025 Average Household Income	\$110,237	\$126,724	\$118,822
2025 Total Households	8,896	44,032	123,907

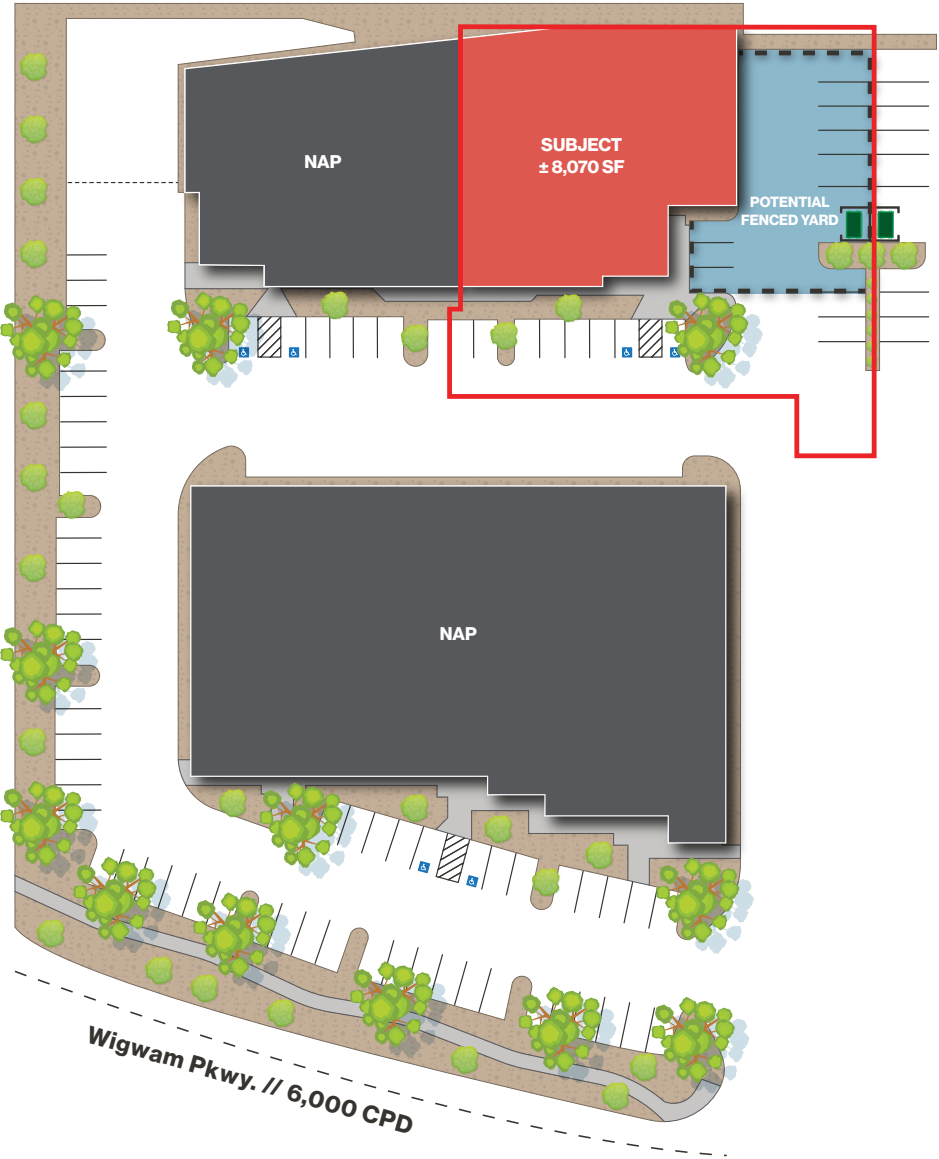






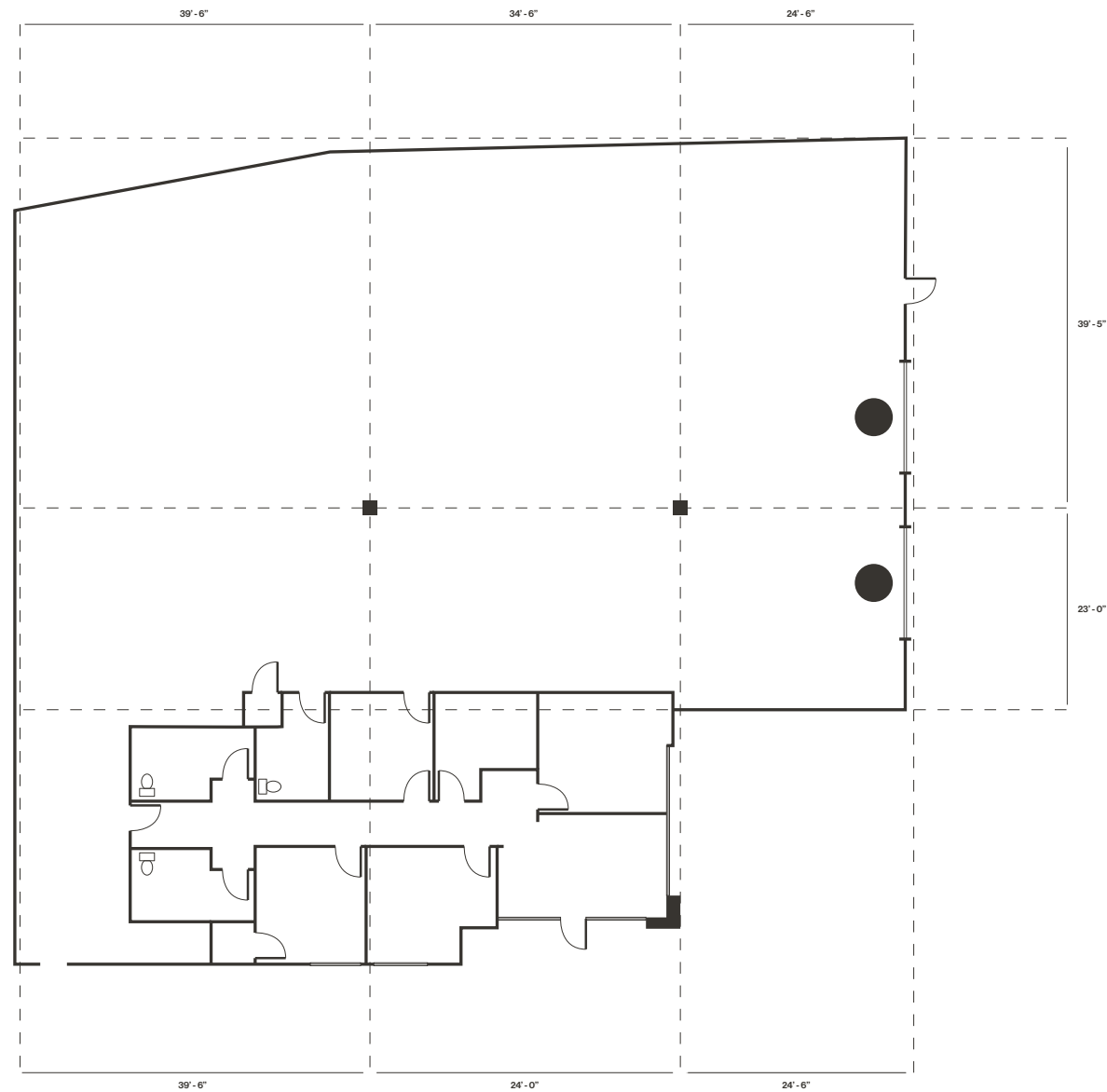
Site Plan

Subject NAP Potential Fenced Yard



Floor Plan

● Grade Level Door



Property Photos



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For inquiries please reach out to our team.

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