

**4% BROKER BONUS ON ANY DEAL
SIGNED BEFORE MARCH 31, 2026!**

FOR LEASE

249-257 Elliott Road,
Henderson, NV 89011

3-4

**MONTHS OF
FREE RENT!***



*3 - 4 months of free rent for 3-5 year leases with approved terms.

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

Desert Canyon Business Center offers modern, functional flex and warehouse spaces within five multi-tenant industrial buildings. Strategically situated in the heart of the Henderson Submarket, it provides easy access from the E Sunset Road interchanges on I-95 and Boulder Highway. Its proximity to Galleria Mall, restaurants, and retail stores makes it a convenient and strategic location for business operations.

YEAR BUILT	2001-2007
ZONING	I-L
CLEAR HEIGHT	±18'
CONSTRUCTION	Masonry Construction
LOADING	Grade Level
POWER	200 Amps, Three-Phase
ADDITIONAL FEATURES	Fire Sprinklers
PARKING RATIO	1.81 per 1,000 SF



OR TEXT 22476 TO 39200

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SUMMARY



PHOTOS

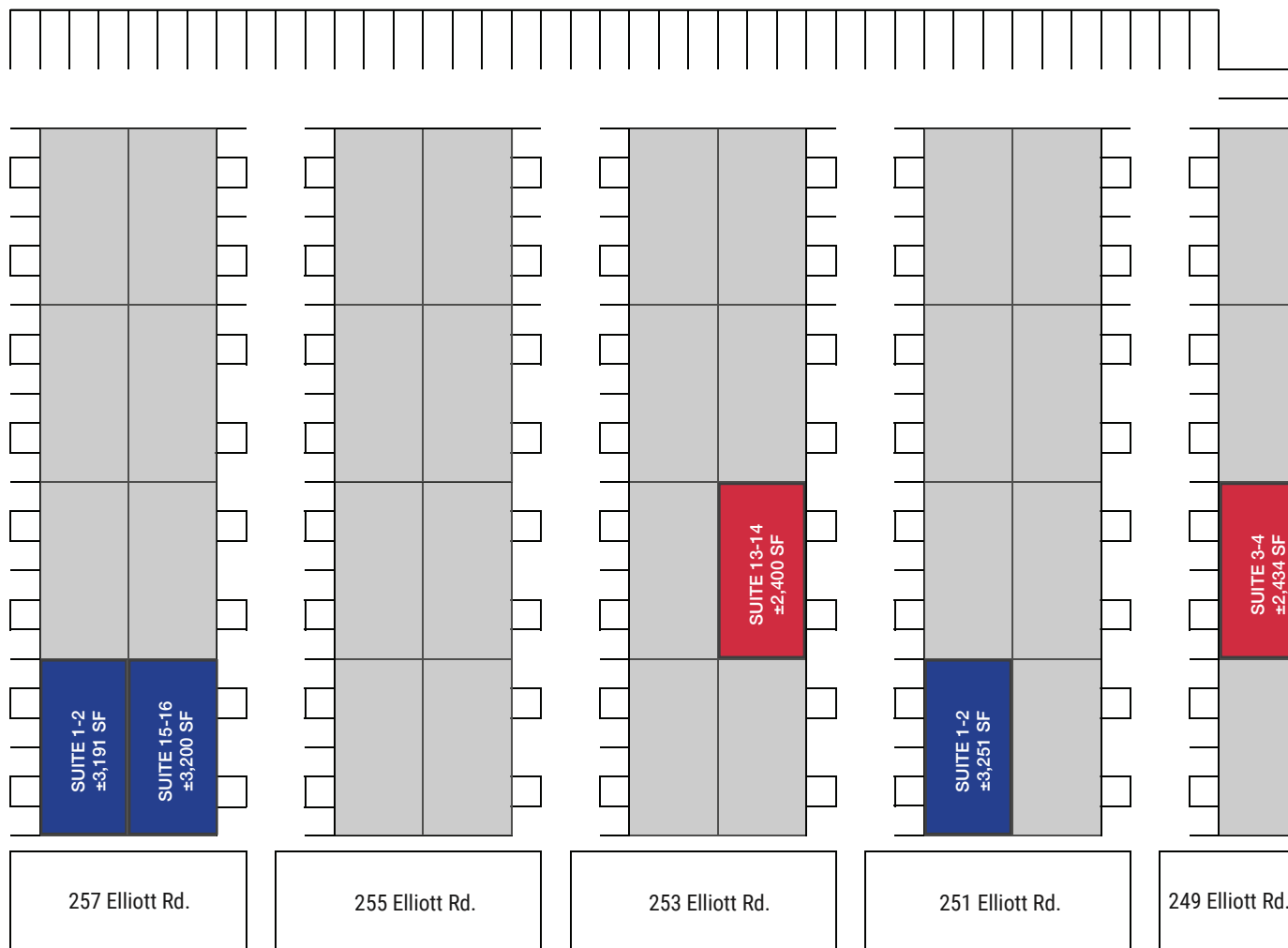


AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

SITE PLAN



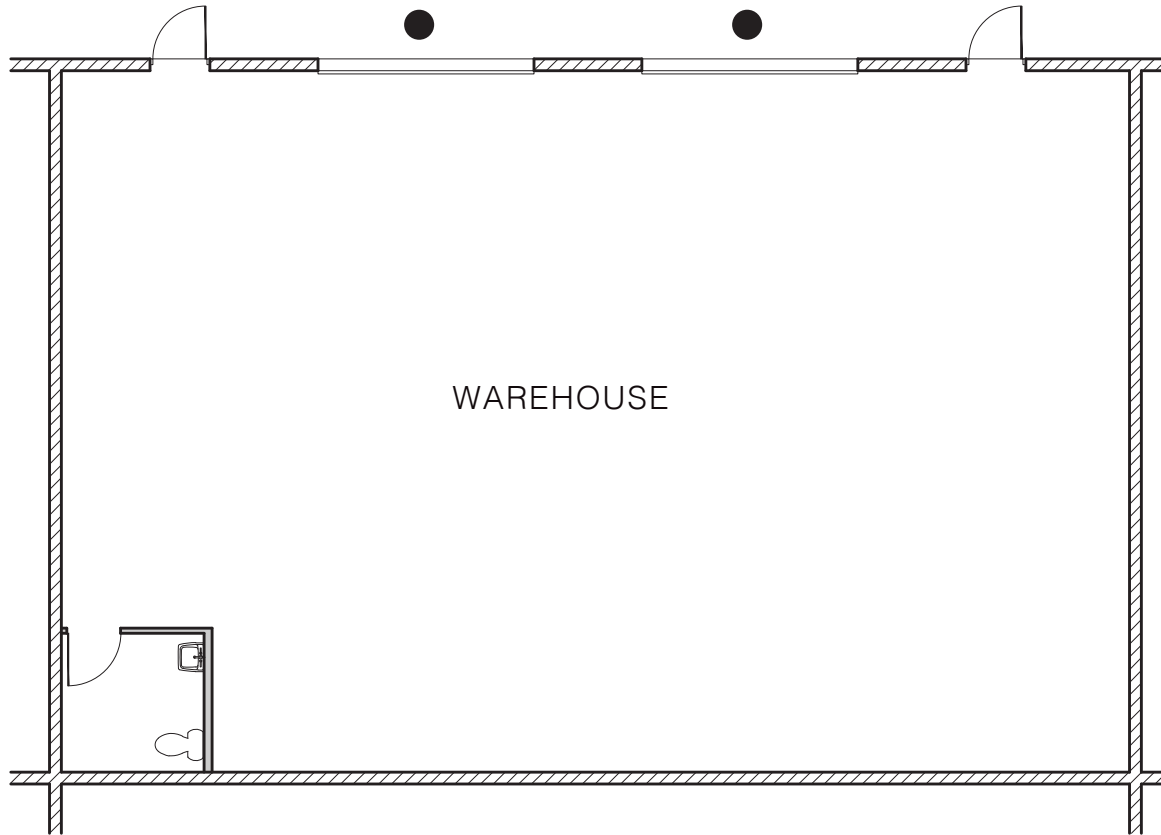
Office With Warehouse

Address	Total SF	Lease Rate	CAM	Total Monthly	Availability
251 Elliott, Suite 1-2	±3,251 SF	\$1.30/SF NNN	\$0.29	\$5,169.09	Available Now
257 Elliott, Suite 1-2	±3,191 SF	\$1.30/SF NNN	\$0.29	\$5,073.69	Available Now
257 Elliott, Suite 15-16	±3,200 SF	\$1.30/SF NNN	\$0.29	\$5,088.00	Available Now

Warehouse

Address	Total SF	Lease Rate	CAM	Total Monthly	Availability
249 Elliott, Suite 3-4	±2,434 SF	\$1.35/SF NNN	\$0.29	\$3,991.76	Available Now
253 Elliott, Suite 13-14	±2,400 SF	\$1.35/SF NNN	\$0.29	\$3,936.00	Available Now

WAREHOUSE



● Grade Level Loading

Property Details

Address	249 Elliott, Suite 3-4
Total SF	±2,434
Grade Door	Two (2) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.35/SF NNN
CAM	\$0.29
Total Monthly	\$3,991.76
Additional Features	100% warehouse space with one restroom

FLOOR PLAN

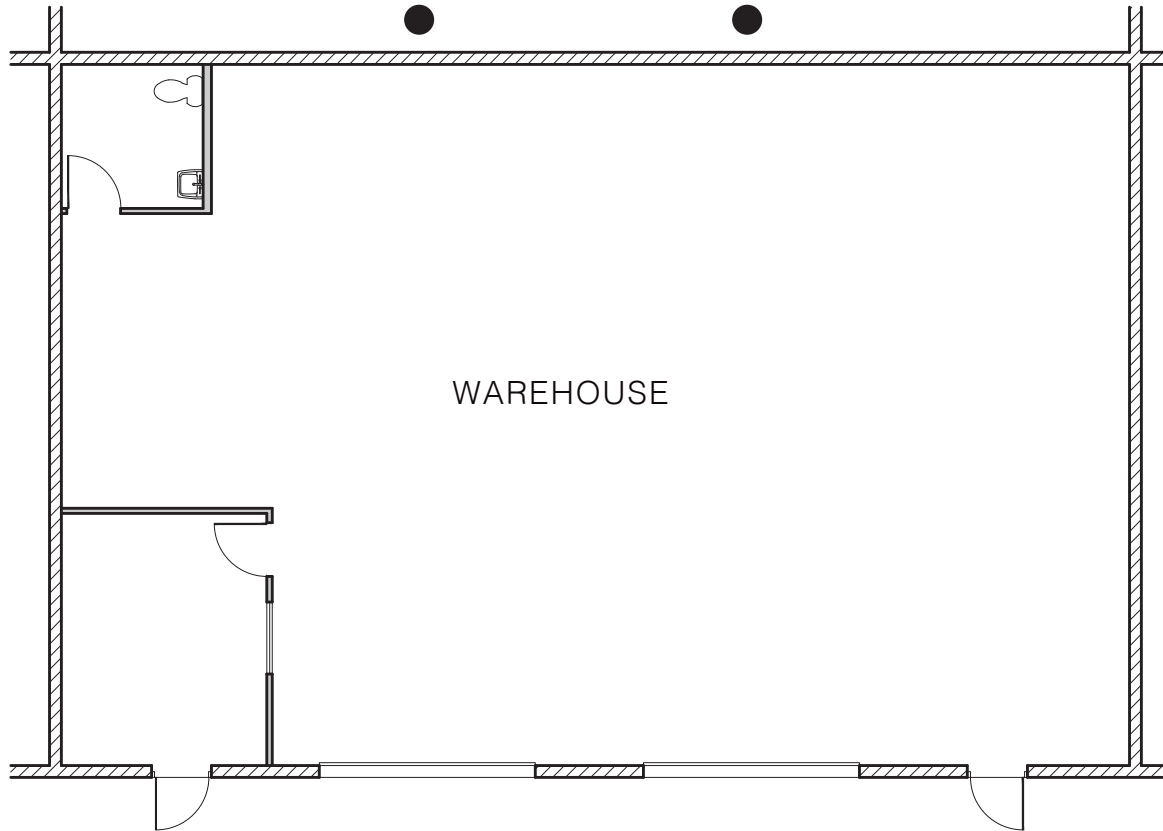
249 Elliott, Suite 3-4



PHOTOS



WAREHOUSE



● Grade Level Loading

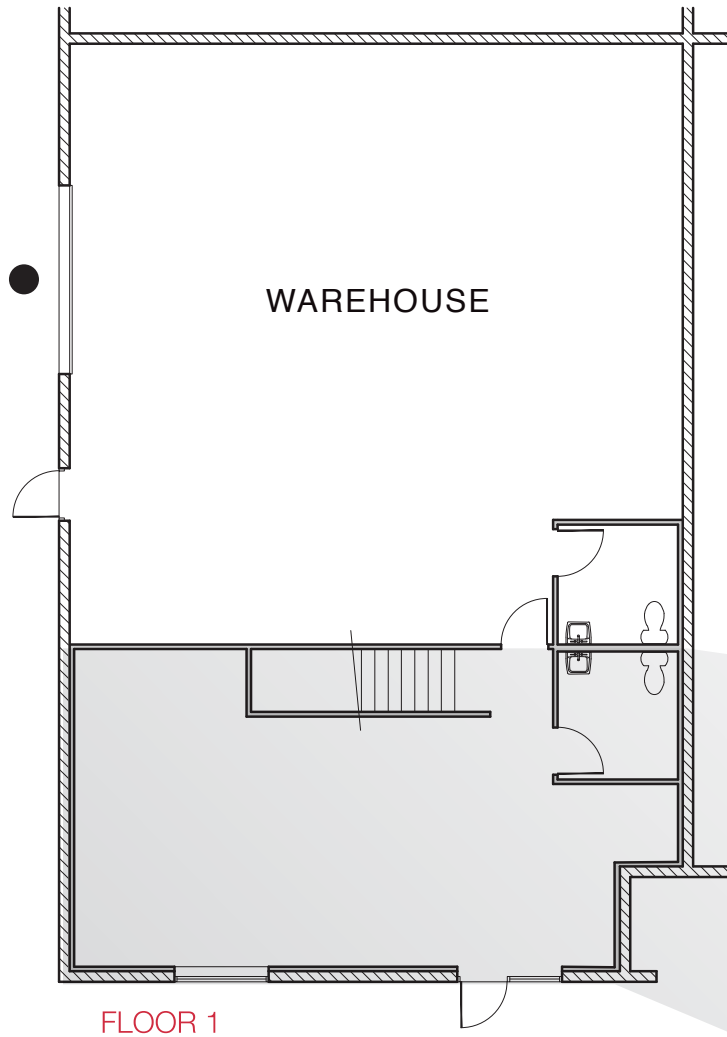
Property Details

Address	253 Elliott, Suite 13-14
Total SF	±2,400
Grade Door	Two (2) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.35/SF NNN
CAM	\$0.29
Total Monthly	\$3,936.00
Additional Features	100% warehouse space with one restroom

FLOOR PLAN

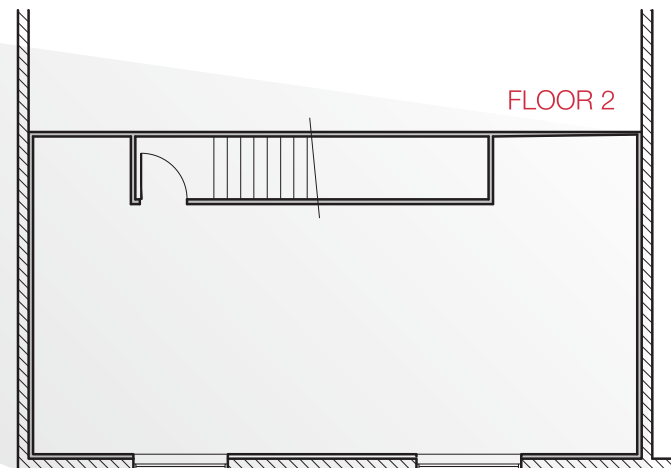
OFFICE WITH WAREHOUSE

● Grade Level Loading



Property Details

Address	251 Elliott, Suite 1-2
Total SF	±3,251
Office SF	±1,625
Warehouse SF	±1,624
Grade Door	One (1) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.30/SF NNN
CAM	\$0.29
Total Monthly	\$5,169.09
Additional Features	Two-story HVAC office with two restrooms



FLOOR PLAN

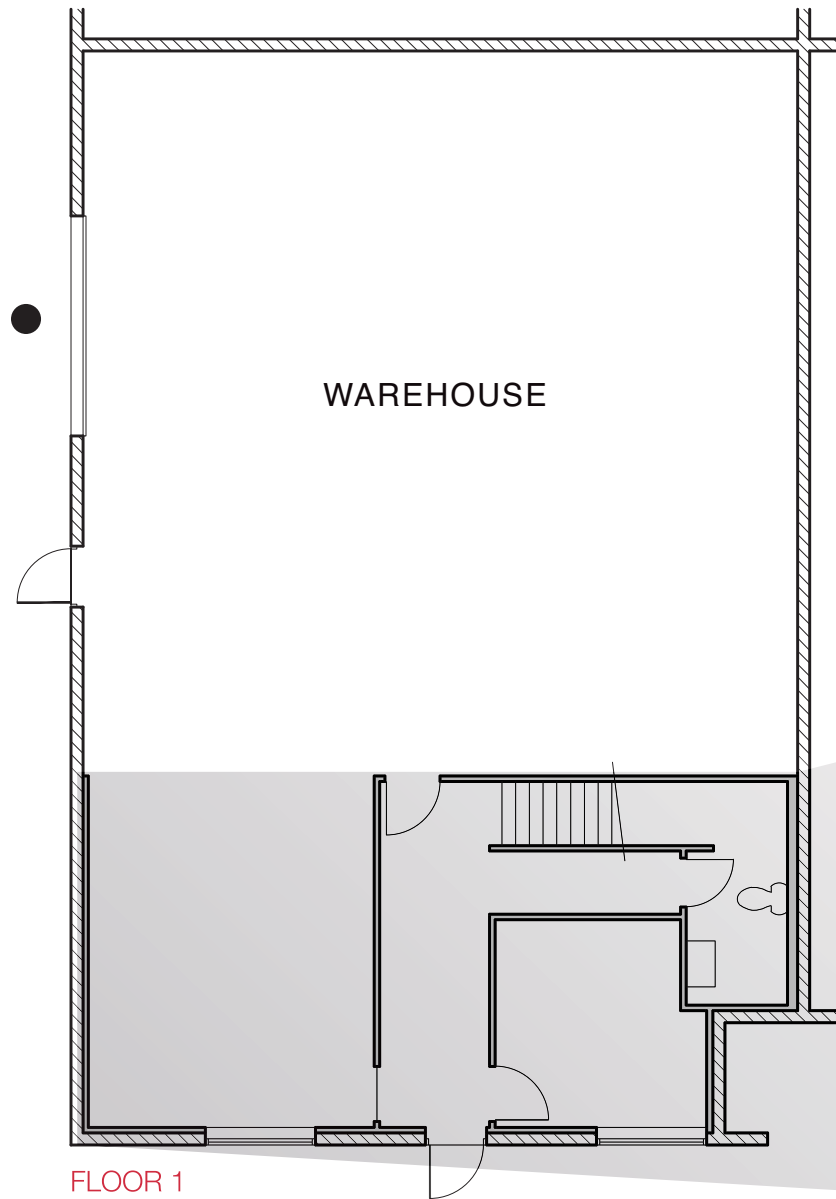
251 Elliott, Suite 1-2



PHOTOS



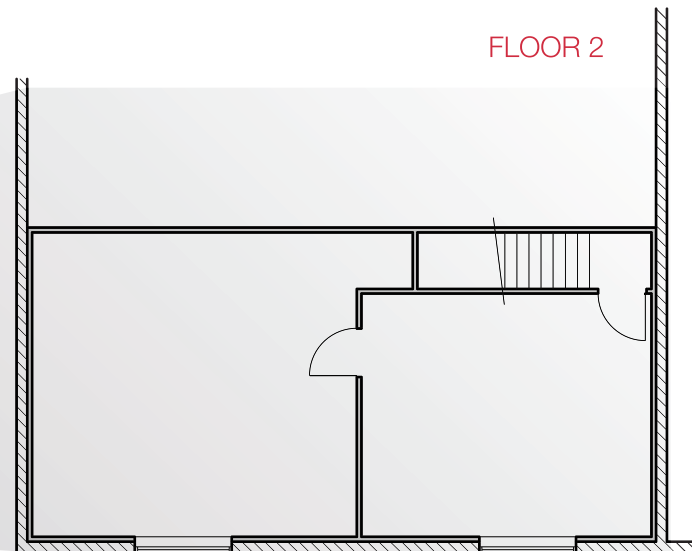
OFFICE WITH WAREHOUSE



● Grade Level Loading

Property Details

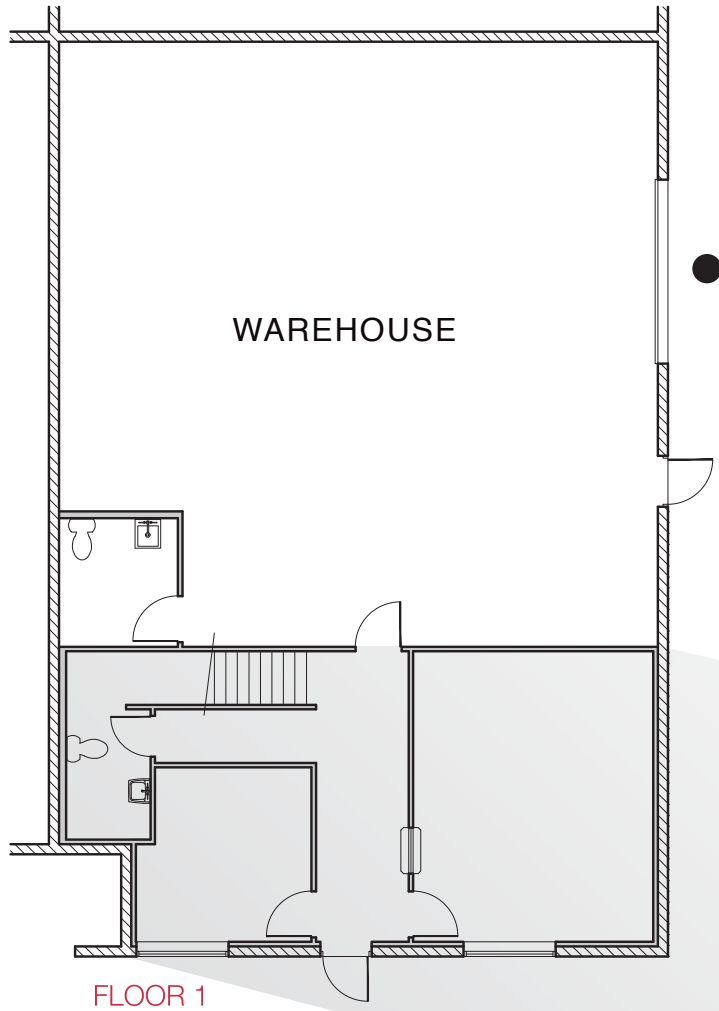
Address	257 Elliott, Suite 1-2
Total SF	±3,191
Office SF	±1,596
Warehouse SF	±1,595
Grade Door	One (1) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.30/SF NNN
CAM	\$0.29
Total Monthly	\$5,073.69
Additional Features	Two-story HVAC office with two restrooms



FLOOR PLAN

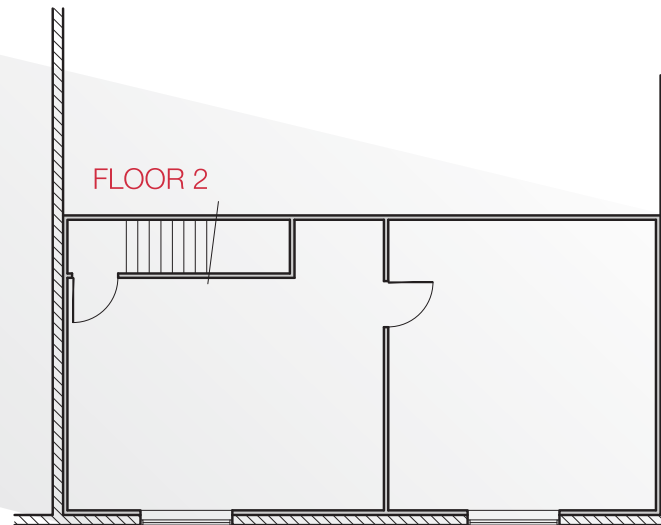
OFFICE WITH WAREHOUSE

● Grade Level Loading

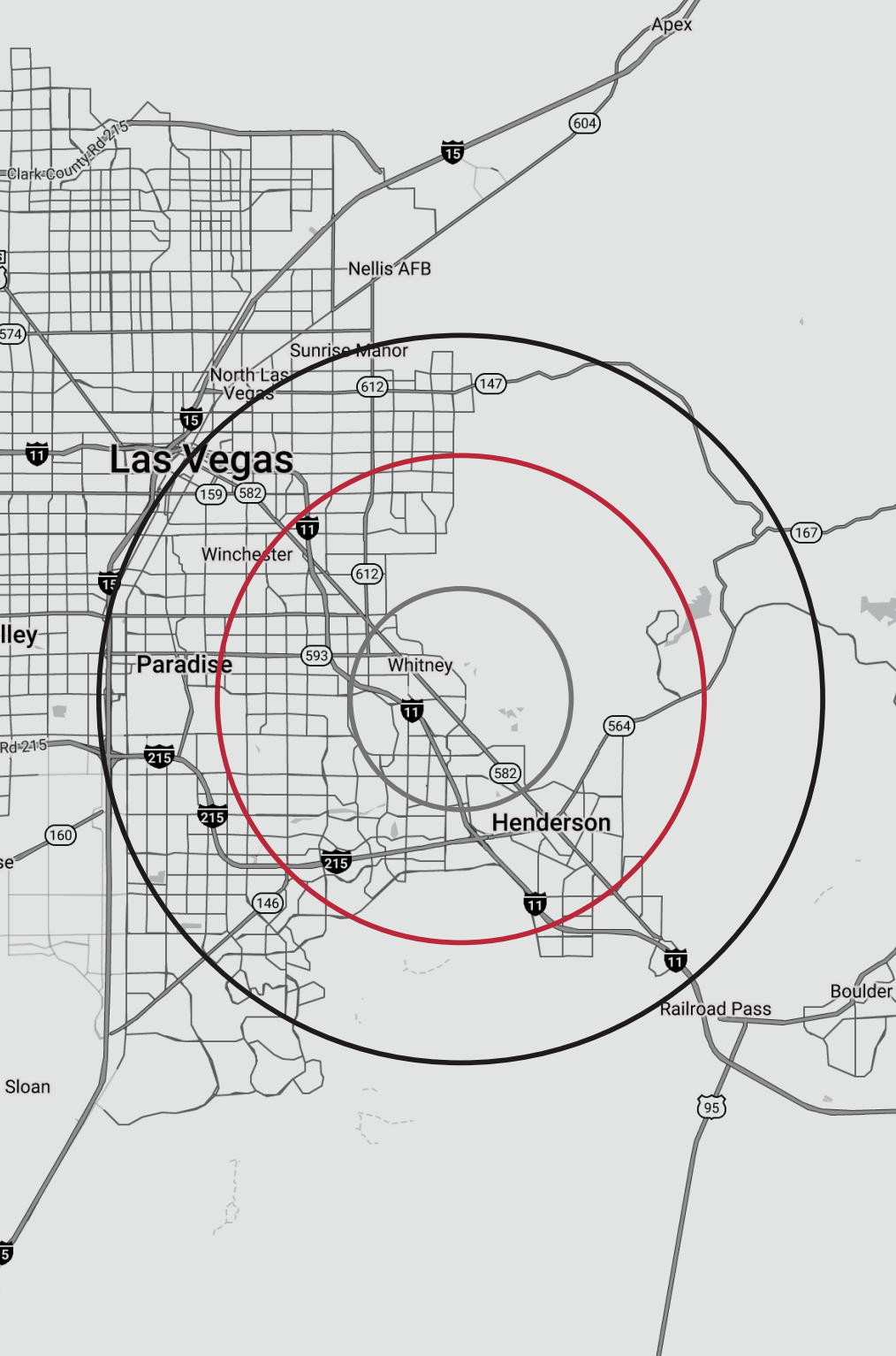


Property Details

Address	257 Elliott, Suite 15-16
Total SF	±3,200
Office SF	±1,600
Warehouse SF	±1,600
Grade Door	One (1) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.30/SF NNN
CAM	\$0.29
Total Monthly	\$5,088.00
Additional Features	Two-story HVAC office with two restrooms



FLOOR PLAN



DEMOGRAPHICS

POPULATION

2024 Population

1-mile

10,648

3-mile

108,785

5-mile

281,342

HOUSEHOLDS

2024 Households

1-mile

3,948

3-mile

42,704

5-mile

110,156

INCOME

2024 Average HH Income

1-mile

\$90,362

3-mile

\$91,186

5-mile

\$97,594

Traffic Counts

STREET

I- 515/ Warm Springs Rd

AADT

111,000

Galleria Dr

109,000

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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