

.96 acre Industrial Land in Henderson

1 Dale Avenue, Henderson, NV 89044



Presented By:
Berkshire Sahara Office



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Property Details

Amazon, FedEx Ground, and Kroger chose to build their distribution services within half a mile of this site because of it's easy access to Interstate 15 and the Henderson, Las Vegas, North Las Vegas, and Boulder City markets. Two quick turns and you are passing the new Las Vegas Raiders Practice facility and the popular M Resort and Casino which has just completed a major expansion. Zoned IP (Industrial Park). Build your industrial/distribution/warehouse facility. The lot is located at E Dale and Raiders Way in Henderson, NV. If you need distribution space, this is the ideal location in Southern Nevada as trucks coming in from California don't have to battle the traffic and congestion of driving through Las Vegas and in to North Las Vegas where most industrial buildings are concentrated. This location literally erases 45 minutes of extra time behind the wheel and that will save your company a lot of money in drive time and fuel when bringing in shipments from California or distributing out to the ten major city markets within a ten hour drive of Las Vegas. This land is nearby St Rose Parkway so your employees will enjoy amazing retail offerings and a wide choice of housing. In addition, the valley's newest hospital is under construction within a mile of the site and the Henderson Executive Airport is less than a mile making travel to and from as convenient as possible. If you are not from the Las Vegas area and you are looking for a new place to add distribution give me a call to discuss all the benefits you will receive from building in this area.

Price:	\$1,500,000
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	0.96 AC
No. Lots:	1
Zoning Description:	IP
APN / Parcel ID:	191-10-701-003

Price: \$1,500,000

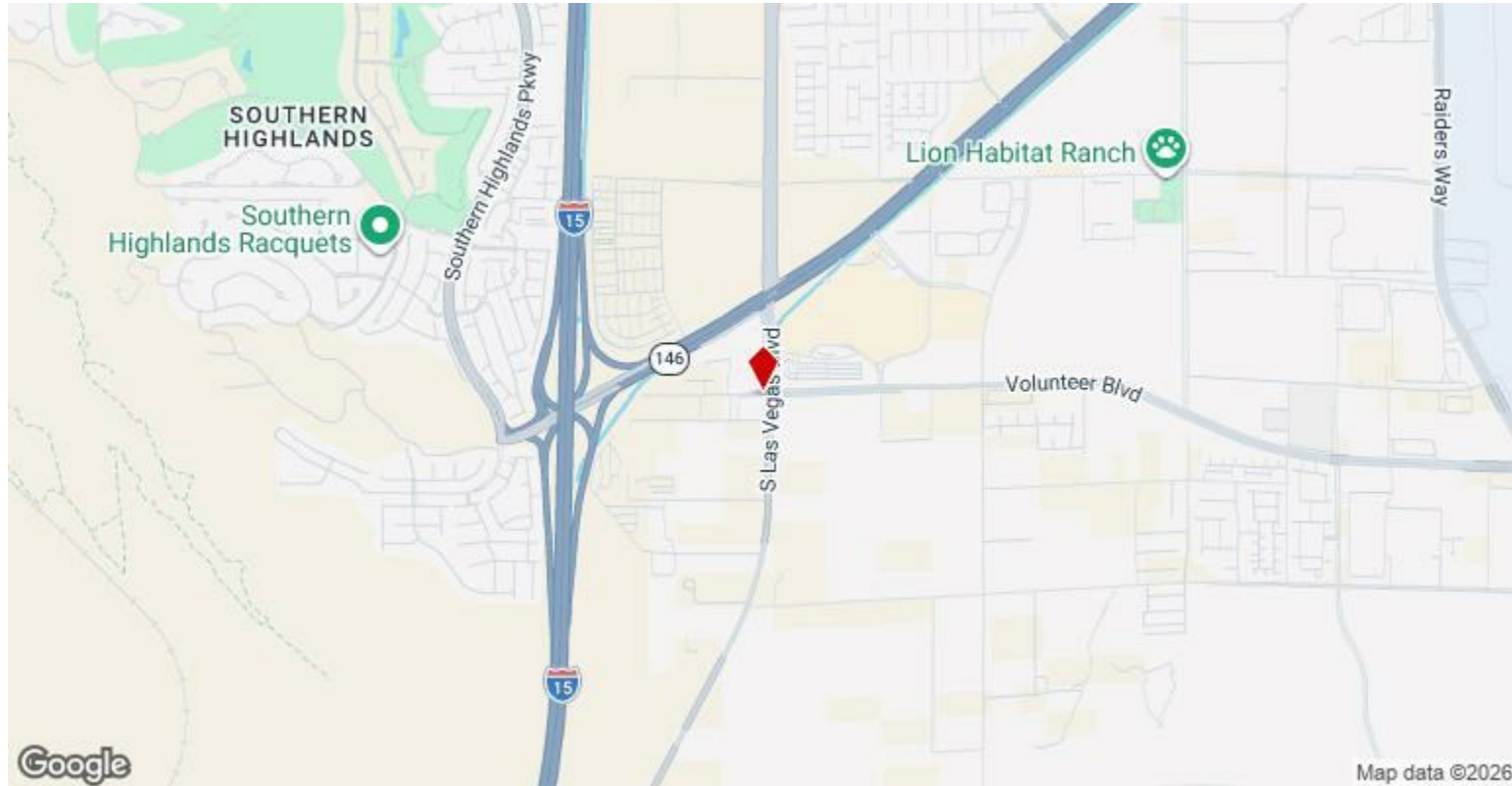
- .96 acre site ready for development
- Amazon Fulfillment Center, FedEx Ground, and Kroger all have distribution sites within a half mile of this location
- Easy access to Interstate 15
- St Rose Parkway is nearby with a tremendous retail and housing offering
- Henderson Executive Airport is within a mile making travel to and from as easy as possible
- A truck driver leaving LA can reduce round trip driving time by 45 minutes vs driving in to Las Vegas or North Las Vegas and dealing with traffic.

View the full listing here: <https://www.loopnet.com/Listing/1-Dale-Avenue-Henderson-NV/31928164/>

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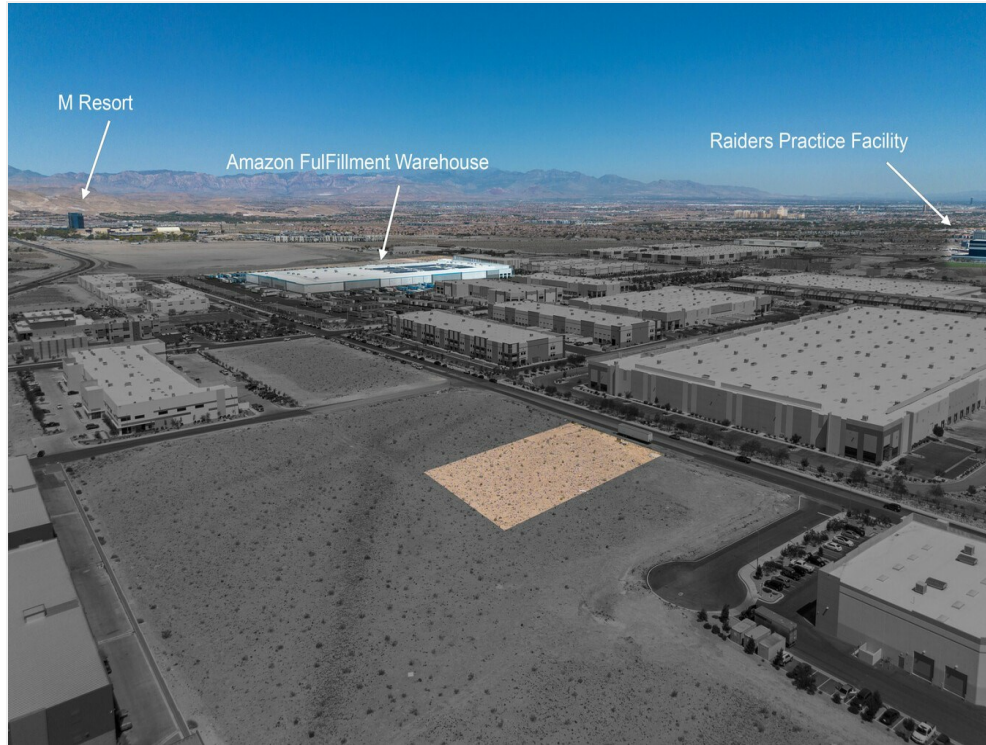
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Property Photos



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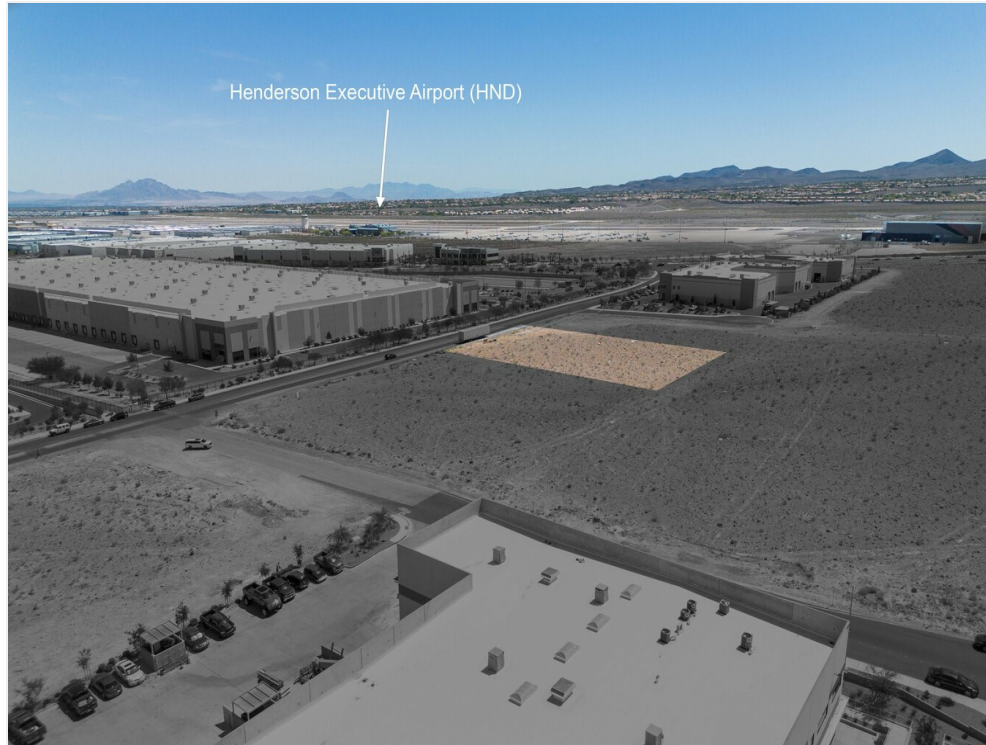


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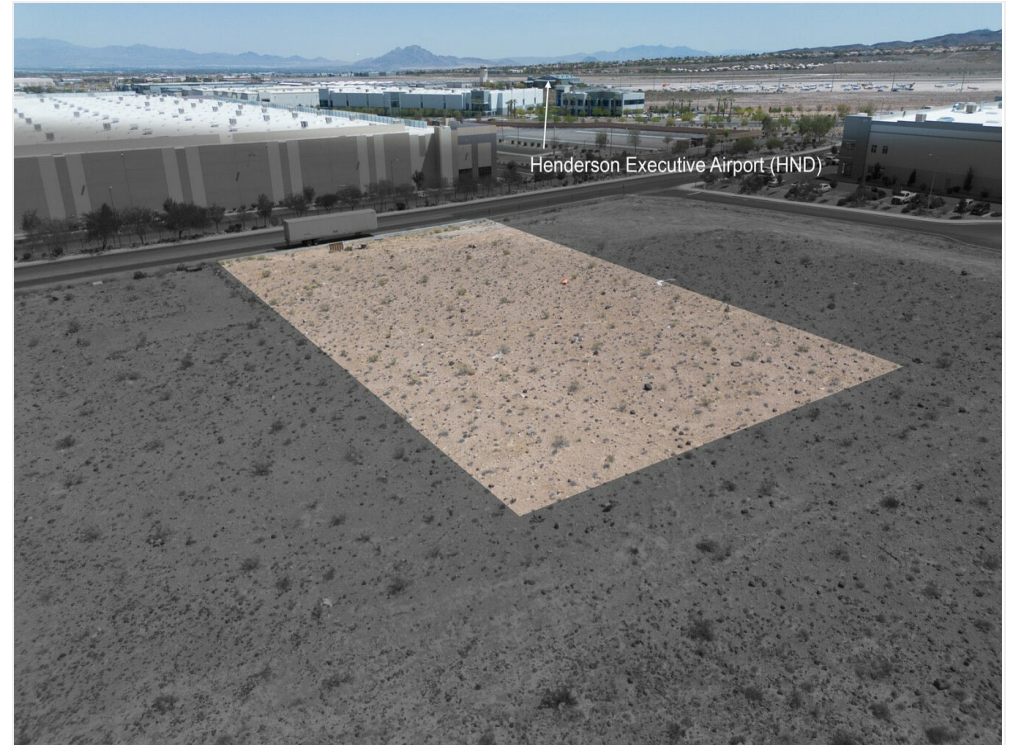
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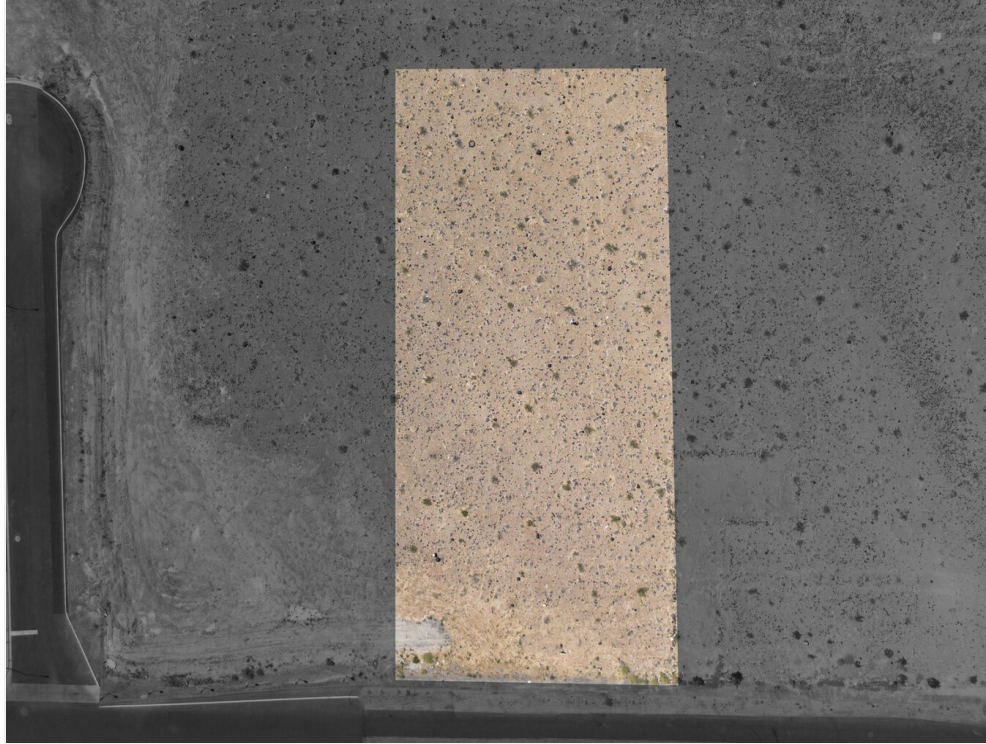


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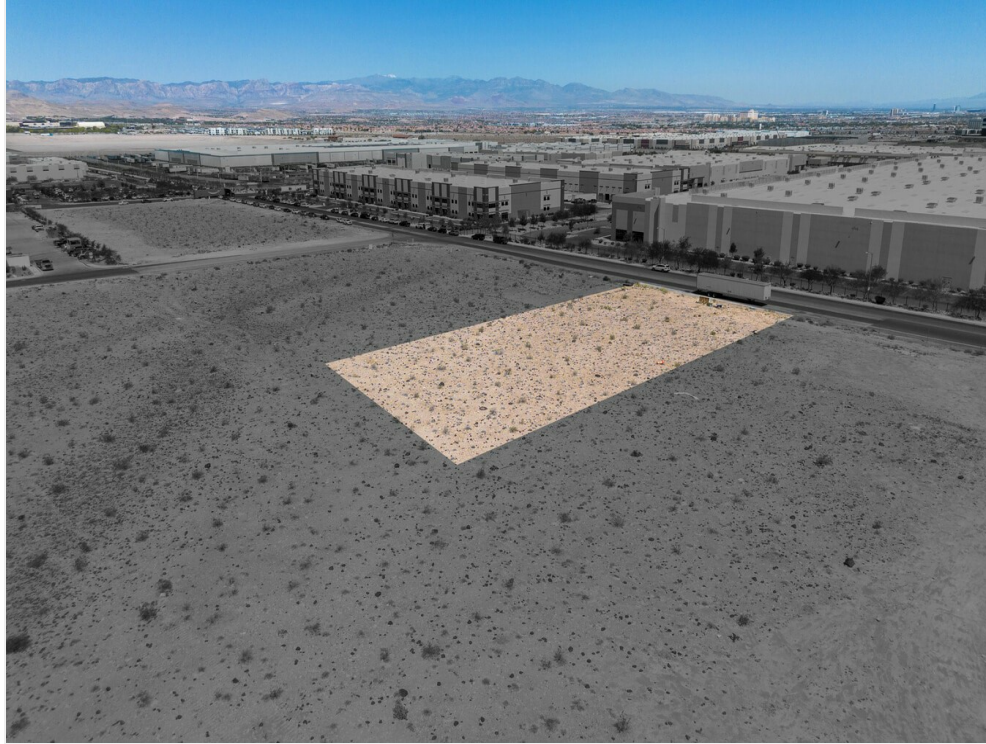


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Jeffrey Botsford

jeff@jackwoodcock.com

(702) 362-8700

Berkshire Sahara Office

1490 Center Crossing Rd

Las Vegas, NV 89144

