



**FOR LEASE**

249-257 Elliott Road,  
Henderson, NV 89011



\*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

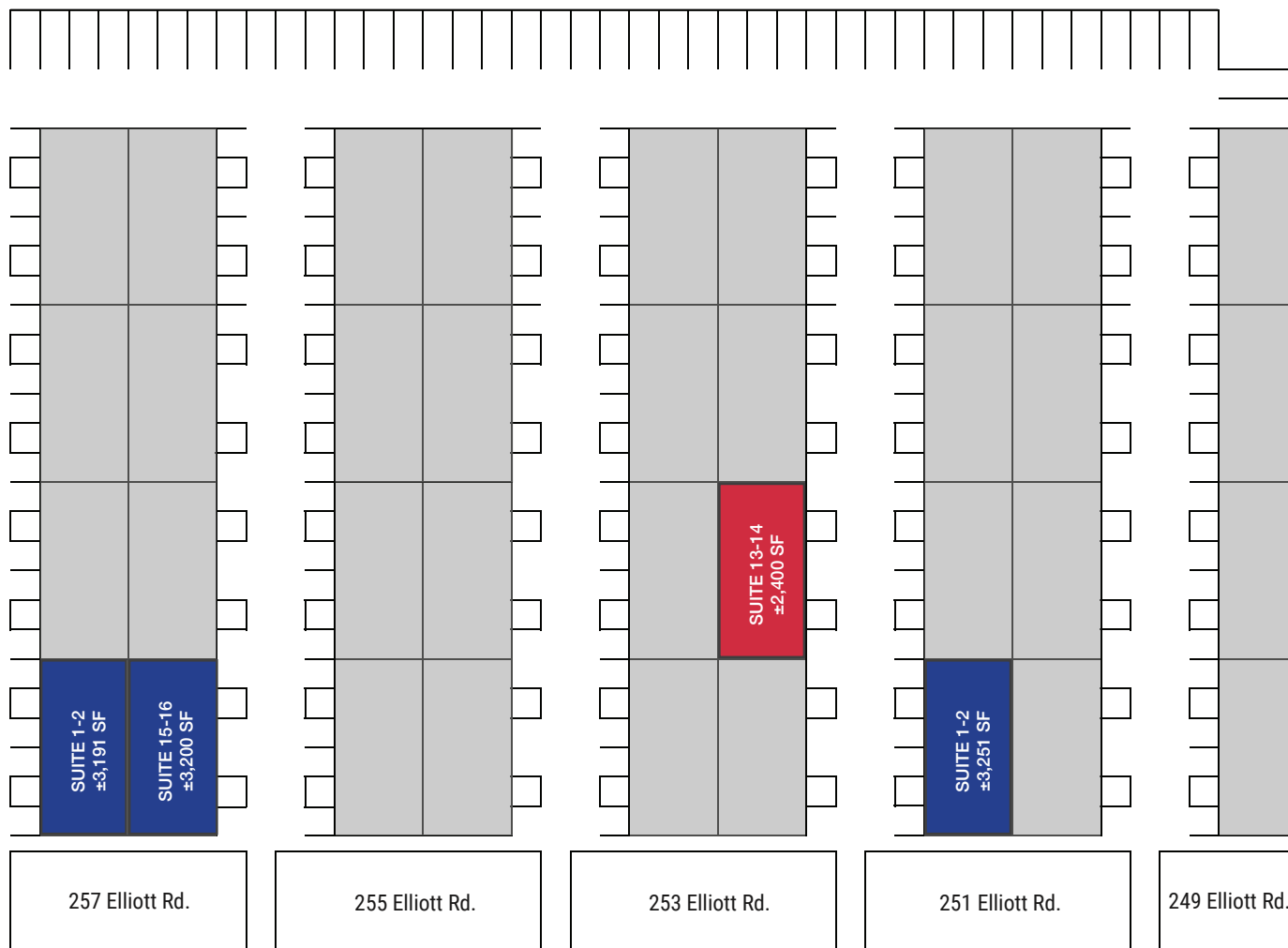


# AREA MAP



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

# SITE PLAN



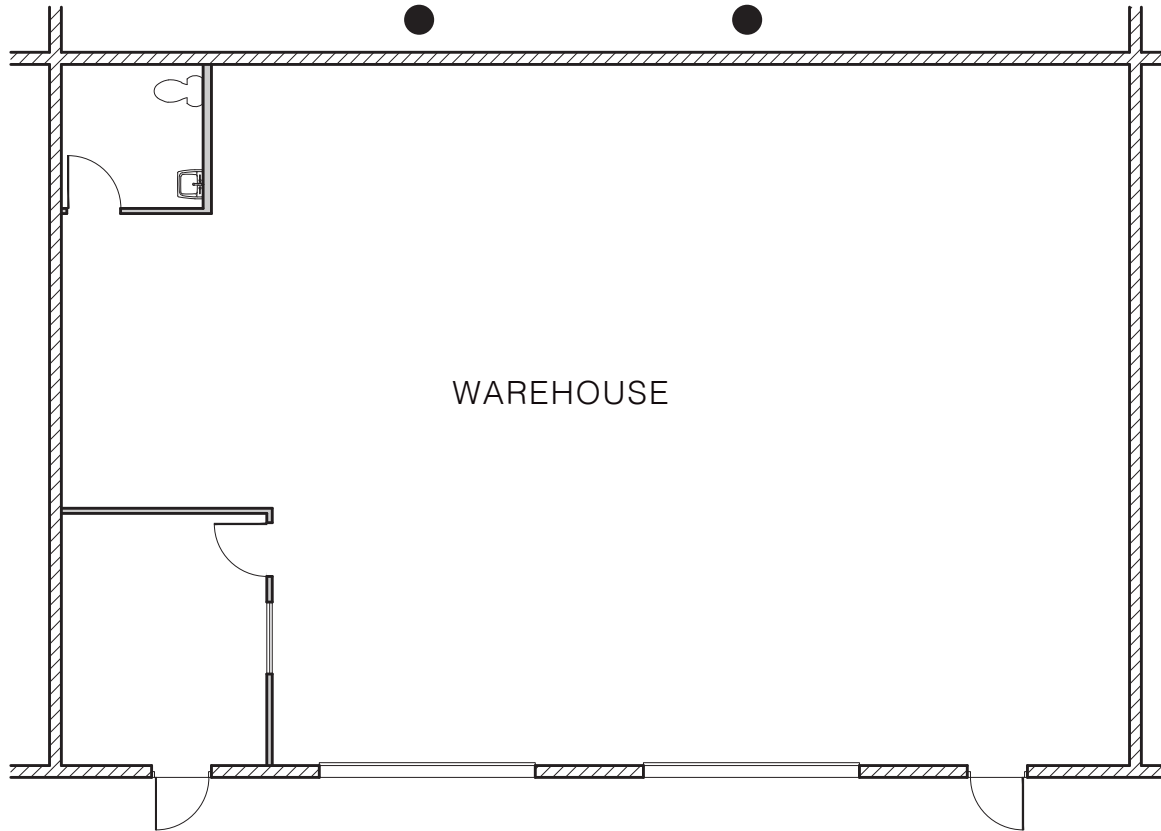
## Office With Warehouse

Address	Total SF	Lease Rate	CAM	Total Monthly	Availability
251 Elliott, Suite 1-2	±3,251 SF	\$1.30/SF NNN	\$0.32	\$5,266.62	Available Now
257 Elliott, Suite 1-2	±3,191 SF	\$1.30/SF NNN	\$0.32	\$5,169.42	Available Now
257 Elliott, Suite 15-16	±3,200 SF	\$1.30/SF NNN	\$0.32	\$5,184.00	Available Now

## Warehouse

Address	Total SF	Lease Rate	CAM	Total Monthly	Availability
253 Elliott, Suite 13-14	±2,400 SF	\$1.35/SF NNN	\$0.32	\$4,008.00	Available Now

# WAREHOUSE



● Grade Level Loading

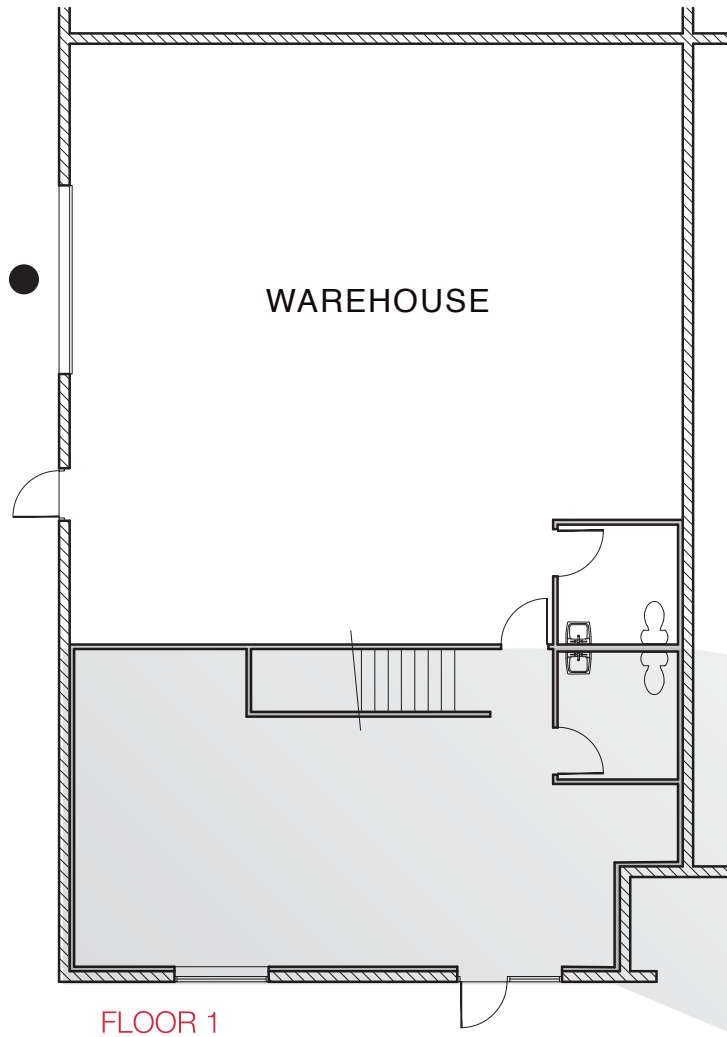
## Property Details

Address	<b>253 Elliott, Suite 13-14</b>
Total SF	<b>±2,400</b>
Grade Door	<b>Two (2) 12'x14'</b>
Power	<b>200 Amps, Three- Phase Power</b>
Lease Rates	<b>\$1.35/SF NNN</b>
CAM	<b>\$0.32</b>
Total Monthly	<b>\$4,008.00</b>
Additional Features	<b>100% warehouse space with one restroom</b>

# FLOOR PLAN

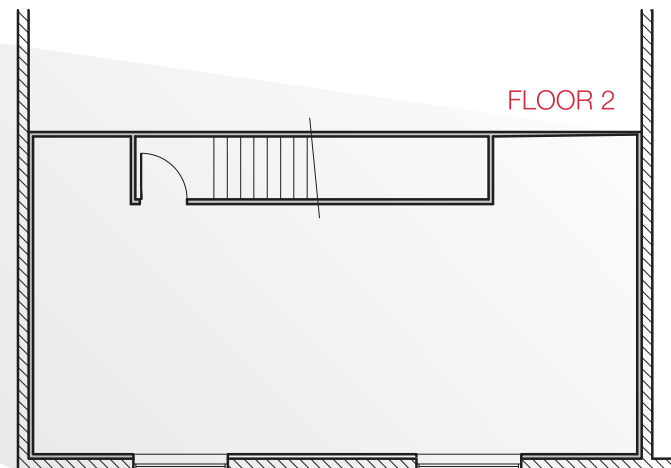
# OFFICE WITH WAREHOUSE

● 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	\$0.32
Total Monthly	\$5,266.62
Additional Features	Two-story HVAC office with two restrooms



# FLOOR PLAN

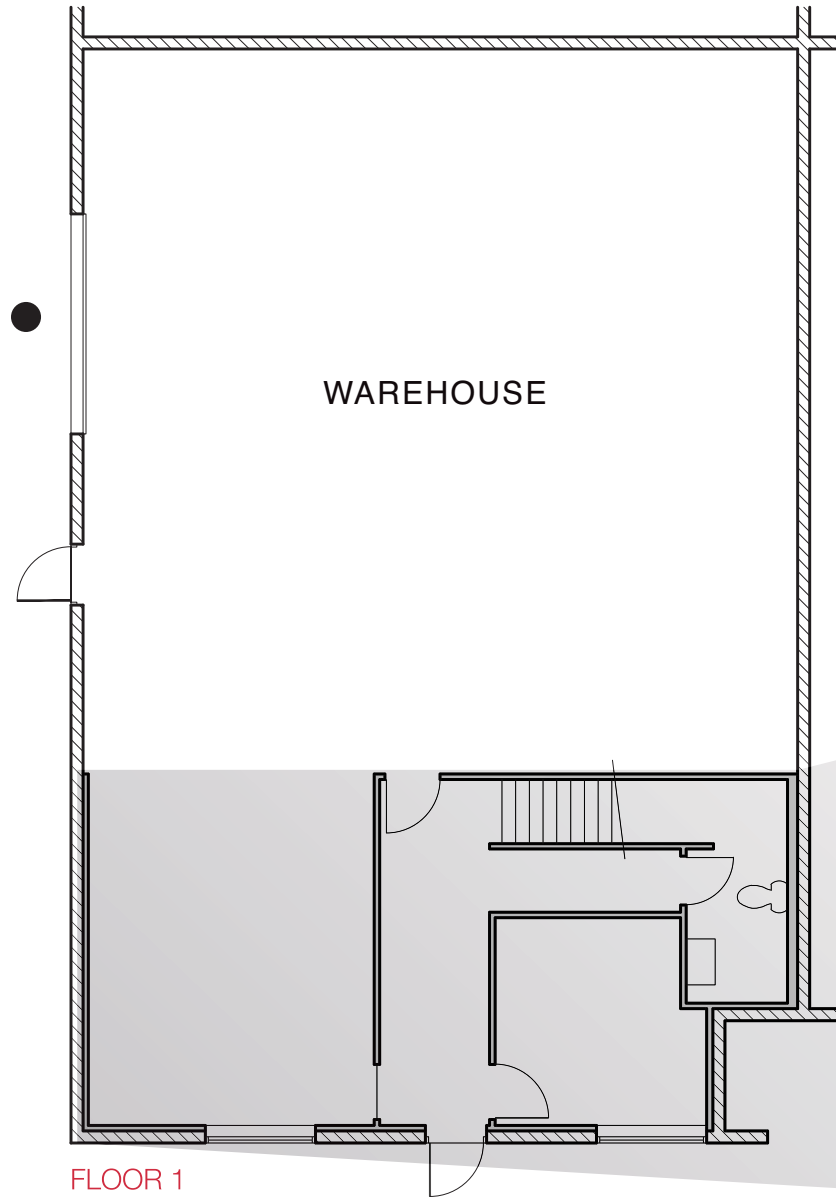
251 Elliott, Suite 1-2



PHOTOS



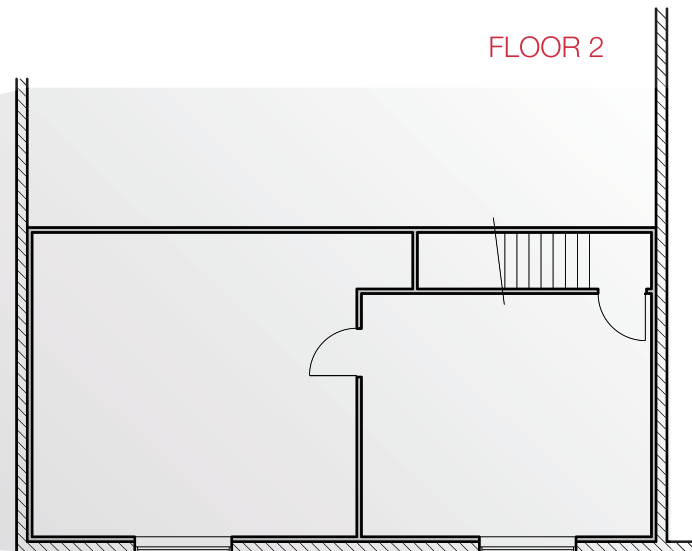
# OFFICE WITH WAREHOUSE



● Grade Level Loading

## Property Details

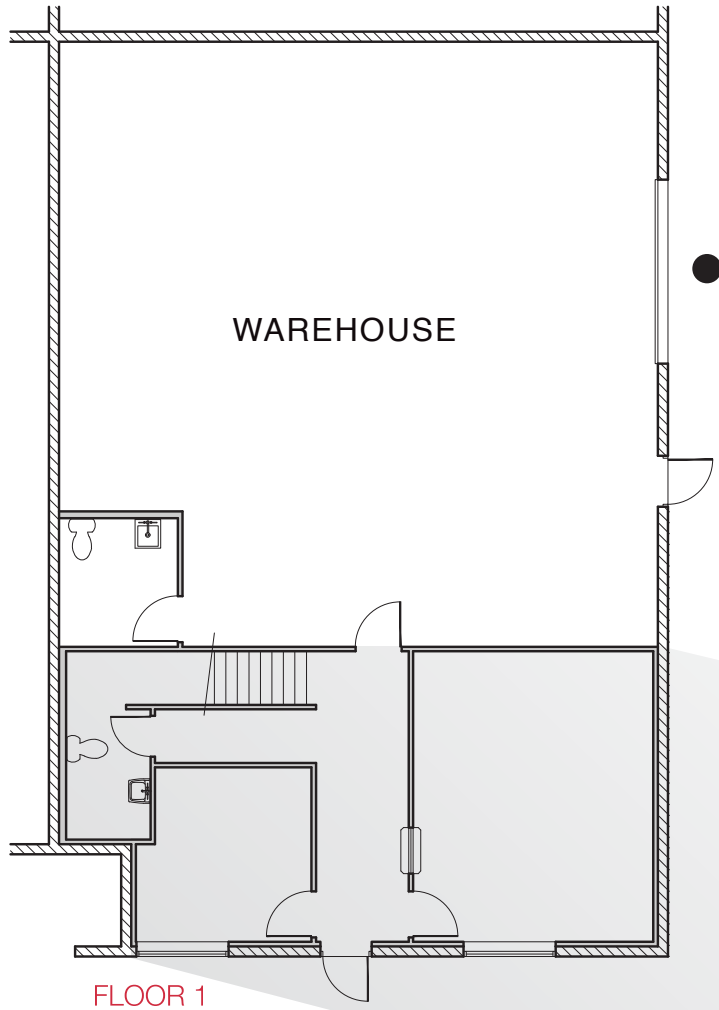
Address	257 Elliott, Suite 1-2
Total SF	±3,191
Office SF	±1,596
Warehouse SF	±1,595
Grade Door	One (1) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.30/SF NNN
CAM	\$0.32
Total Monthly	\$5,169.42
Additional Features	Two-story HVAC office with two restrooms



# FLOOR PLAN

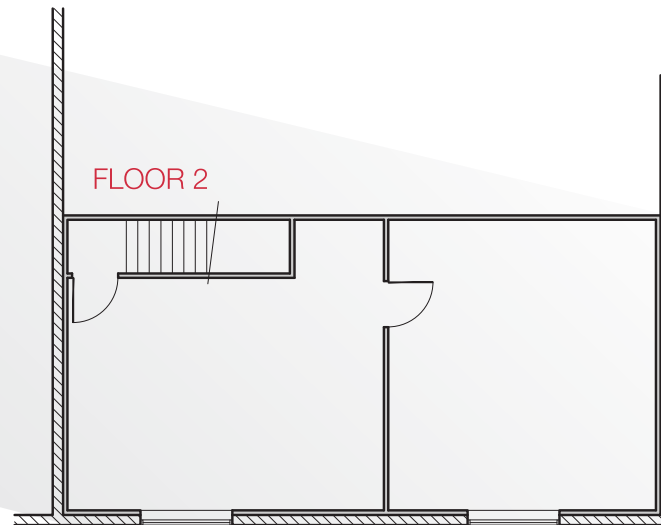
# OFFICE WITH WAREHOUSE

● 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	\$0.32
Total Monthly	\$5,184.00
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

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OFFICES

**1.1 BIL**  
SF MANAGED

**5,800+**  
PROFESSIONALS

**TOP 6**  
2024 LIPSEY RANKING

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