

# FOR LEASE

## 60 Corporate Park Drive Henderson NV



### Industrial Property on 3.86 Acres

**Office & Warehouse:** A fully improved office building with a warehouse directly behind it, currently operating as a truck repair facility. The warehouse is outfitted with 4- roll-up doors to accommodate large vehicles and efficient workflow.

**Truck Parking & Outside Storage:** Expansive acreage allows for on-site truck parking, fleet staging, or outside material storage.

**Secure Separate Yard:** An additional parcel, fully fenced with block walls and gated access, provides dedicated secure storage or overflow truck parking.

**Zoned IL (Industrial),** this property is ideal for a wide range of commercial and industrial uses, including manufacturing, distribution, logistics, and more.



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With ample yard space for parking, storage, or expansion, and easy access to major highways and transportation corridors, this is a prime opportunity for businesses looking to establish or grow in a central, highly visible location.

Don't miss your chance to secure a rare industrial footprint in one of Las Vegas's most active and accessible areas.

## Property Highlights

- **Lot Size:** 3.86 Acres
- **Zoning:** IL(Industrial)
- **Yard:** Fully fenced, **paved yard** for secure outdoor storage or operations

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## Buildings

- **Main Office/Warehouse:** 10,000 sq. ft.
  - Includes **office space**, about 2500 sq ft about 7500 **warehouses**,
  - **Ceiling height is about 22'**
  - **Sprinklered** for fire protection
  - **4 Grade Level doors** for efficient loading/unloading
  - **Fully repair shop space**

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## Key Features

- Excellent **industrial functionality**
- **Fully secured yard** for added safety and usability
- Flexible layout suitable for **manufacturing, logistics, or mixed-use operations**
- Centrally located with easy access to major roads and transportation route

Asking Lease Rate: **Call**

Don't miss this rare opportunity to establish your business in one of Henderson

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