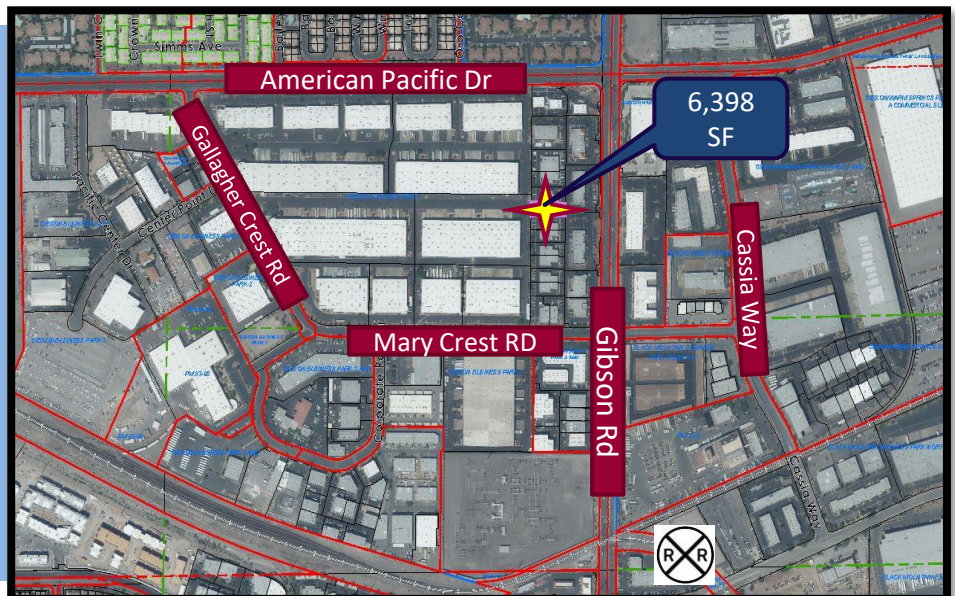


EXCLUSIVE LISTING

6,398 SF Warehouse Listed for \$1,983,380
179 N Gibson Rd Henderson, NV 89014



- APN # 178-15-511-043
- City of Henderson District
- Zoned IG- General Industrial
- Building 6,398 Square Feet/
3,250 Warehouse and 3,148
Office
- Built in 2006
- Priced \$310 per S.F.
- Lot size 0.33 +/- Acres
- 2024 Taxes \$6,237.81
- HOA \$258 per month.



 **Mark Anthony Rua**
ERA Brokers
REAL ESTATE CONSOLIDATED

Office: 702-992-7534
Cell: 702-595-6244
2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com



6,398 SF Warehouse
179 N Gibson Rd Henderson, NV 89014



Mark Anthony Rua

S.026655

Office: 702-992-7534

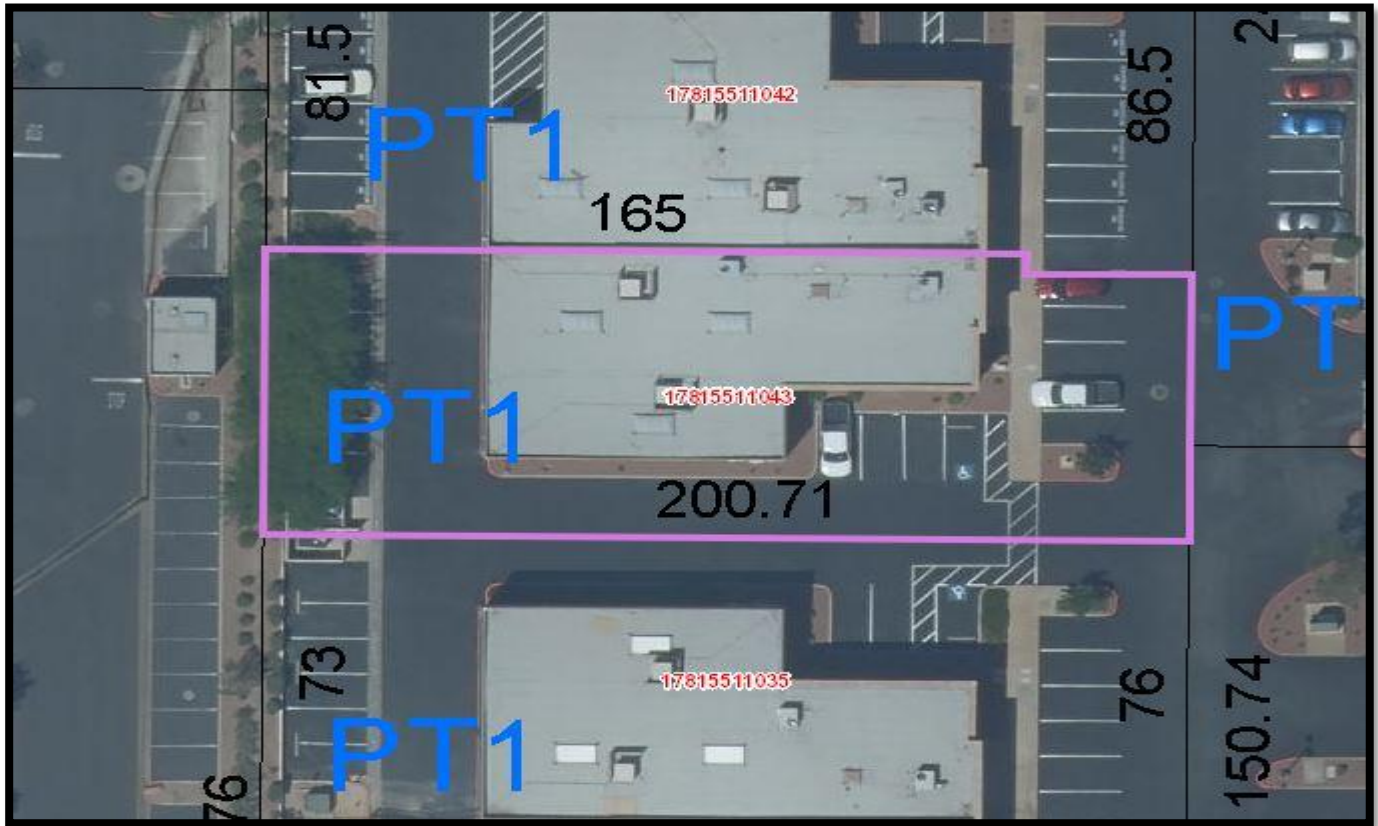
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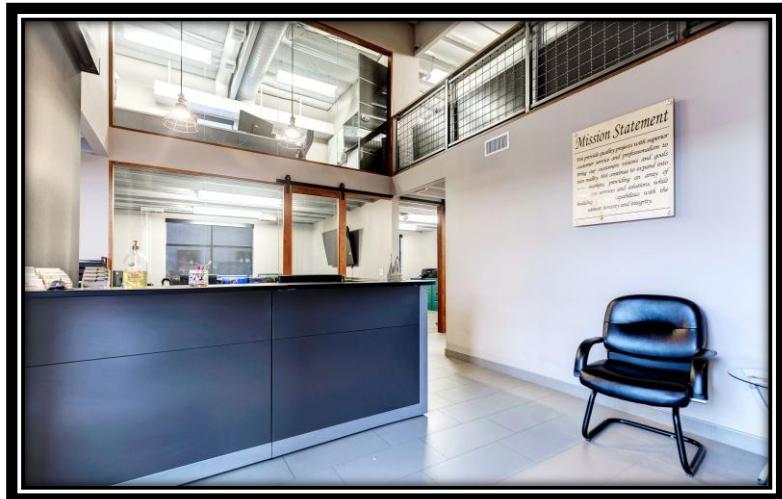
Property Details:

- ❖ 400 Amps
- ❖ 3-Phase Power
- ❖ 2 Evaporative Coolers
 - ❖ Grade door
- ❖ Clear Height of 17 feet
 - ❖ 2 Restrooms
- ❖ 3,250 Sq Ft Warehouse
 - ❖ 3,148 Sq Ft Office

*Leased until end of
September 2025.
Rent \$6213.15*



6,398 SF Warehouse Listed for \$2,239,300
179 N Gibson Rd Henderson, NV 89014



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