



12,000 SF Dock High Industrial Unit

FOR LEASE

1051 MARY CREST RD. | HENDERSON, NV 89074



MIKE DE LEW,  SIR

+1 702-469-6496

mdelew@rcadvs.com

NV-RE License S.0025952

GREG PANCIROV,  SIR

+1 702-339-3734

gpancirov@rcadvs.com

NV-RE License B.0040685

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

+702-515-1010

www.realcommadvisors.com



PROPERTY DETAILS

Suncrest Commerce Center is ideally located in the Henderson submarket immediate off Gibson Road with access to both the I-215 South freeway and I-515 freeway providing for convenient servicing of the entire Las Vegas Valley via alternate routes. The location is within minutes to MacDonal Highlnds & Anthem communities with median income housing & apartments in the immediate vicinity allowing easy staff commuting. There are also plenty of nearby restaurant & retail amenities for employees & visitors.

- High Image Concrete Tilt Construction
- 2 Dock High Doors (10' x 10') (per unit)
- 1 Grade Level Doors (12' x 14') (per unit)
- 24' Clear Height (avg.)
- ESFR Fire Sprinkler System
- 200 Amps, 277/480 Volt, 3 Phase Main Power Panel
- Skylights in Warehouse
- Front Loaded Distribution Unit with Glass Storefront Entry
- I-G Zoning (City of Henderson)
- Within 156,514 SF± Multi-Tenant Industrial Distribution Building situated on 7.29 Acres



MIKE DE LEW, SIOR

+1 702-469-6496

mdelew@rcadvs.com

NV-RE License S.0025952

GREG PANCIROV, SIOR

+1 702-339-3734

gpancirov@rcadvs.com

NV-RE License B.0040685

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

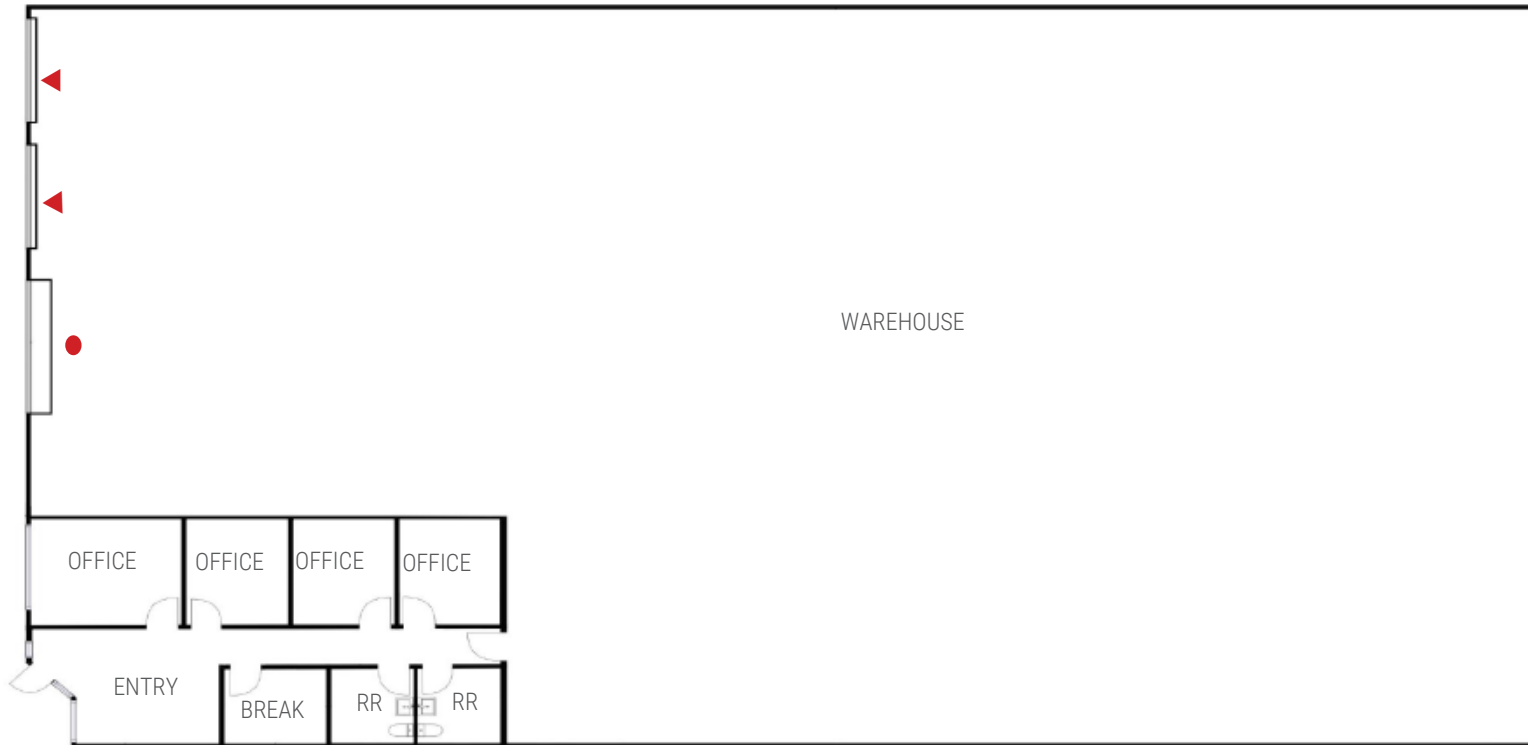
Las Vegas, Nevada 89119

+702-515-1010

www.realcommadvisors.com



▲ = Dock Loading
● = Grade Loading



Total SF±: 12,000
Office SF±: 1,000
Warehouse SF±: 11,000

- Monthly Base Rent: **\$0.78 - 0.80/SF NNN (5 - 3 Year Term)**
- Monthly NNN Fees: **\$0.14/SF** (includes HVAC Maintenance)
- Total Monthly Rent: **\$11,040 - \$11,280**

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

MIKE DE LEW,  SIOR
+1 702-469-6496
mdelew@rcadv.com
NV-RE License S.0025952

GREG PANCIROV,  SIOR
+1 702-339-3734
gpancirov@rcadv.com
NV-RE License B.0040685

REALCOMM ADVISORS
444 E. Warm Springs Road, Suite 120
Las Vegas, Nevada 89119
+702-515-1010
www.realcommadvisors.com



1051 MARY CREST RD. | HENDERSON, NV 89074



FOR LEASE



MIKE DE LEW,  SIOR
+1 702-469-6496
mdelew@rcadvs.com
NV-RE License S.0025952

GREG PANCIROV,  SIOR
+1 702-339-3734
gpancirov@rcadvs.com
NV-RE License B.0040685

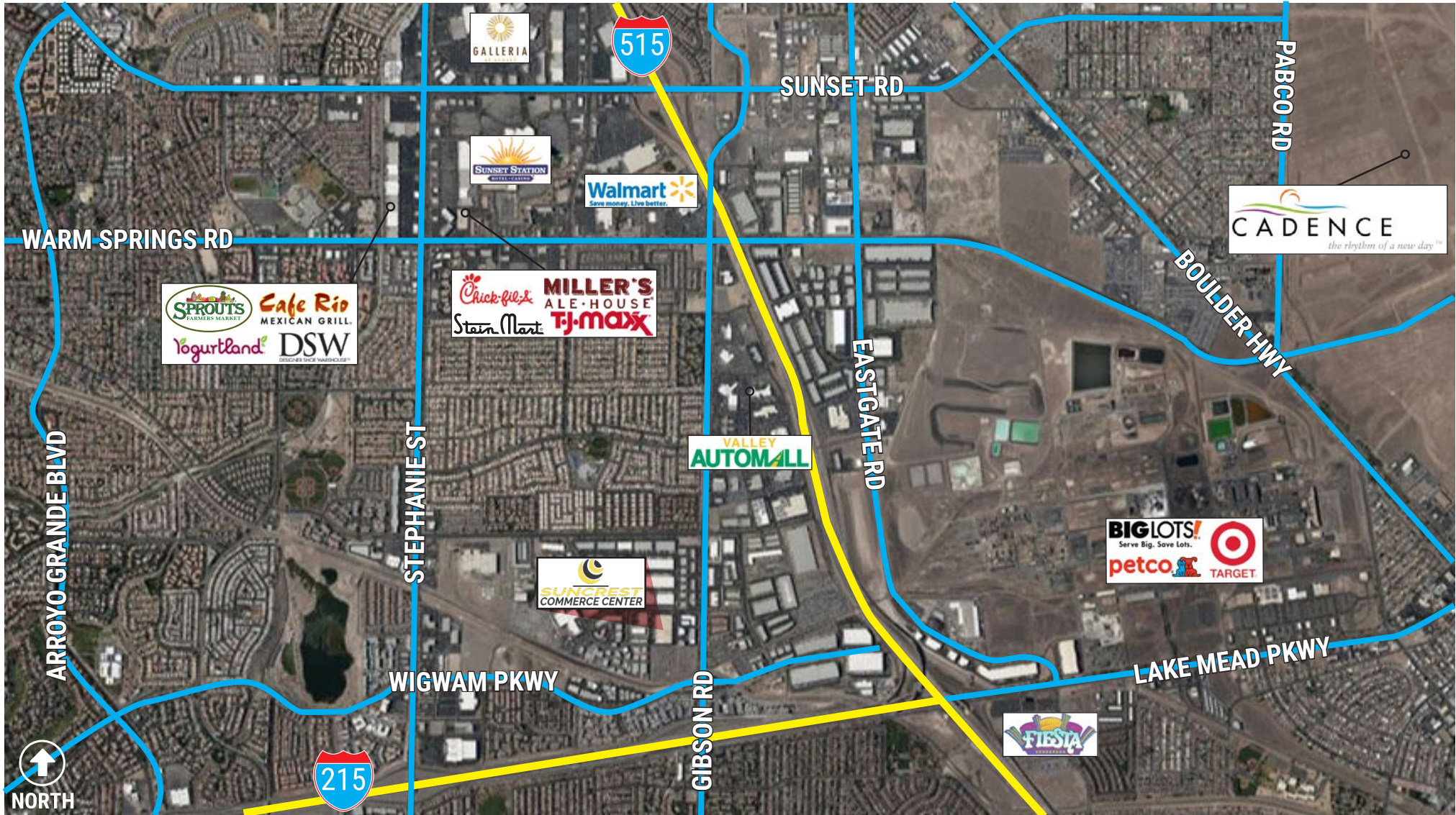
REALCOMM ADVISORS
444 E. Warm Springs Road, Suite 120
Las Vegas, Nevada 89119
+702-515-1010
www.realcommadvisors.com



1051 MARY CREST RD. | HENDERSON, NV 89074



FOR LEASE



MIKE DE LEW, SIOR
+1 702-469-6496
mdelew@rcadvs.com
NV-RE License S.0025952

GREG PANCIROV, SIOR
+1 702-339-3734
gpancirov@rcadvs.com
NV-RE License B.0040685

REALCOMM ADVISORS
444 E. Warm Springs Road, Suite 120
Las Vegas, Nevada 89119
+702-515-1010
www.realcommadvisors.com



1051 MARY CREST RD. | HENDERSON, NV 89074



FOR LEASE

PROJECT PHOTOS



MIKE DE LEW, SIOR

+1 702-469-6496

mdelew@rcadv.com

NV-RE License S.0025952

GREG PANCIROV, SIOR

+1 702-339-3734

gpancirov@rcadv.com

NV-RE License B.0040685

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

+702-515-1010

www.realcommadvisors.com

