

GREEN VALLEY INDUSTRIAL BUSINESS PARK

Henderson, NV

761 & 771 North Valle Verde Drive Henderson, NV 89014

PROPERTY OVERVIEW

Green Valley Industrial Business Park is a newly constructed industrial park located in Henderson, Nevada, conveniently positioned off North Valle Verde Drive and West Sunset Road. The park comprises two modern buildings: 771 Building, spanning approximately $\pm 9,365$ square feet, and 761 Building, totaling around $\pm 54,616$ square feet.

This strategic development is designed to accommodate a variety of industrial and commercial uses, offering functional and flexible space options for businesses seeking a prime location in the Green Valley area.

OFFERING DETAILS

Lease Rate

Contact
Broker

IP

Industrial
Zoning

$\pm 63,781$
Total Building
SQFT

$\pm 7,525$
Total Office
SQFT

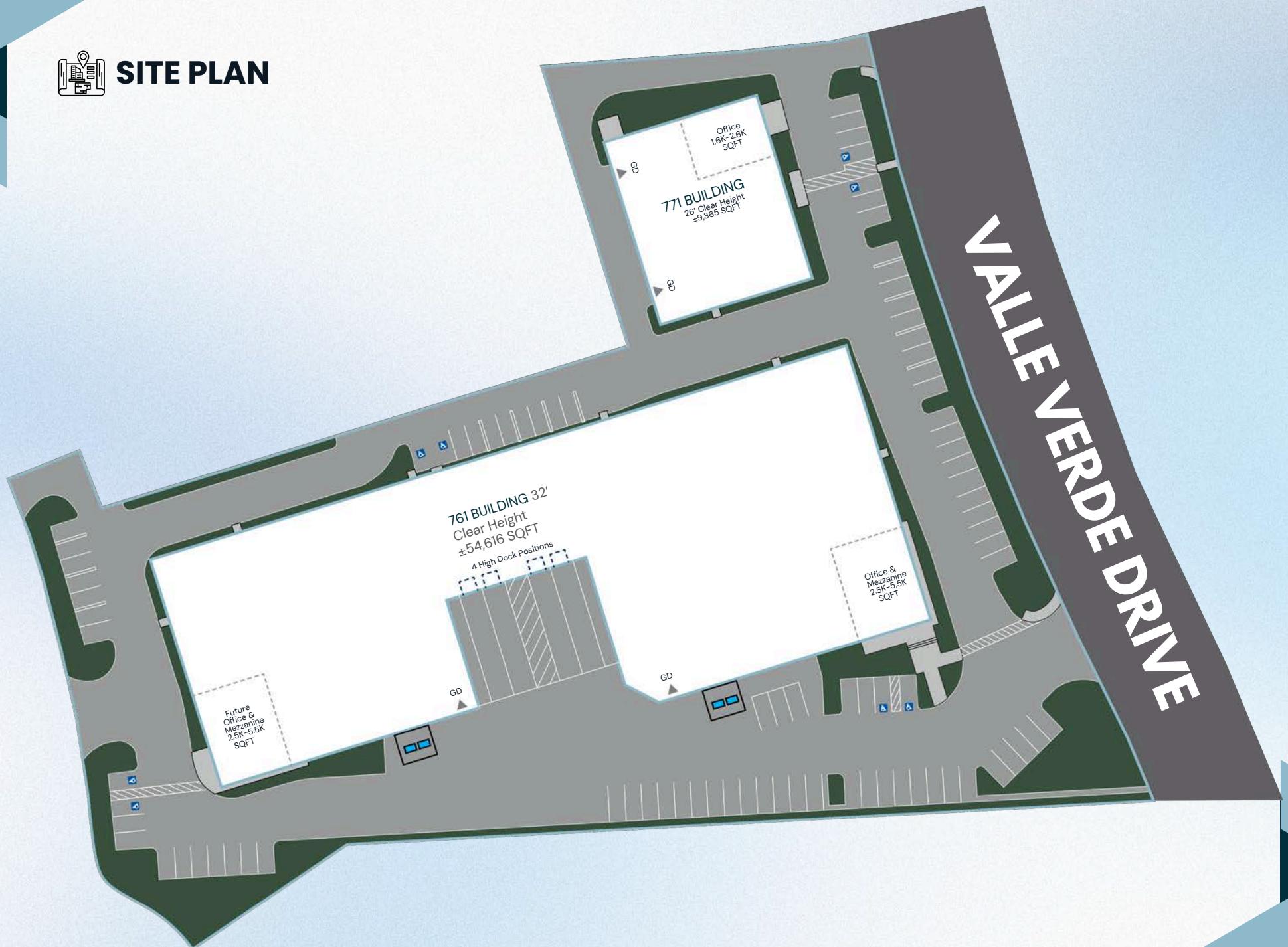
$\pm 9,365$
771 Building
SQFT

$\pm 54,616$
761 Building
SQFT





SITE PLAN



771 BUILDING DETAILS

± 9,365 SQFT

(2)± 12' x ± 14' Grade Loading Doors

± 26' FT Clear Height

± 6' Reinforced Concrete Slab

± 1,638 – ± 2,550 SQFT
Spec Office

Office
1.6K-2.6K
SQFT

Power: 1,200 amps

Parking Spaces: 20

771 BUILDING 26'
Clear Height ±
9,365 SQFT

Situated on ±3.73 Acres

ESFR Sprinkler System

761 BUILDING DETAILS

± 54,616 SQFT

Divisible

(4) ± 9' x ± 10' Dock Loading
Doors & 2 Grade Level

(2) ± 12' x ± 14' Grade loading
doors

± 32' Clear Height

± 5,887 - ± 14,000 SQFT
Future Office & Mezzanine

Office &
Mezzanine
2.5K-5.5K
SQFT

± 6' Reinforced Concrete
Slab

Power: 2500 amps

Parking Spaces: 79

Situated on ± 3.73 Acres

ESFR Sprinkler System

GD

761 BUILDING 32'
Clear Height ±
54,616 SQFT

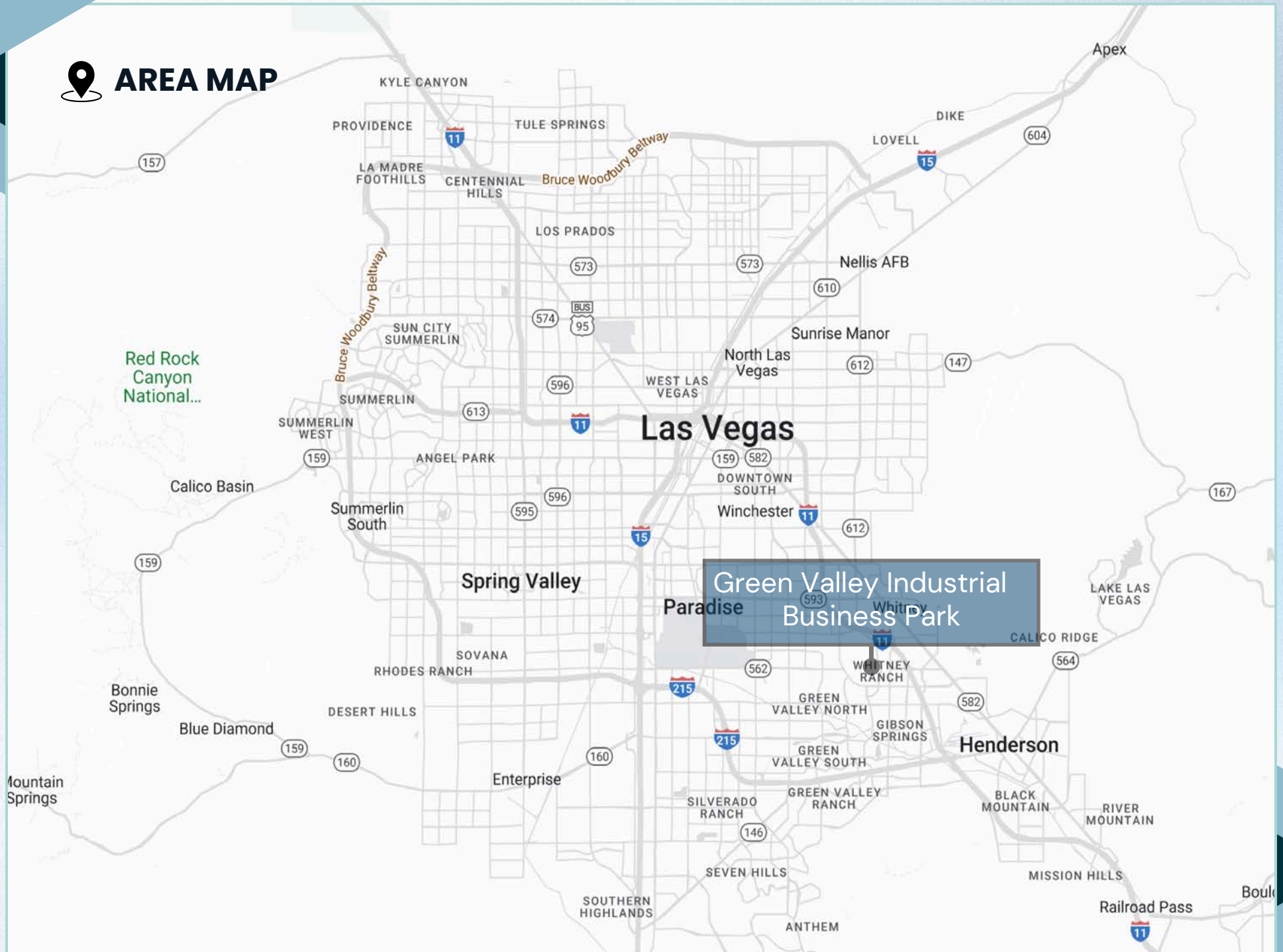
4 High Dock Positions

GD

Future Office
& Mezzanine
2.5K-5.5K
SQF



AREA MAP





771-761 N VALLE VERDE DR



EXCLUSIVELY LISTED BY:

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