



SERRANO HENDERSON



INDUSTRIAL CENTER

FIESTA HENDERSON BLVD

LAKE MEAD PARKWAY

SITE

NOW LEASING! 8,573 SF - 94,147 SF

751 W. LAKE MEAD PARKWAY HENDERSON, NV 89015



JULY 2025

Q3 2025

OCTOBER 2025

JANUARY 2026

2026

Groundbreaking

Construction Starts

Slabs Poured

Walls Tilted

Ready for Move-In

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CBRE

SERRANO
DEVELOPMENT GROUP

SERRANO HENDERSON 751 INDUSTRIAL CENTER

Welcome to an exceptional opportunity in the heart of East Henderson.

A premier Class A 94,147 SF manufacturing and distribution facility designed to meet the demands of modern industrial operations. This strategically located property combines state-of-the-art features with unparalleled accessibility, making it an ideal choice for businesses looking to thrive in a dynamic market.

- 94,147 SF Multi-Tenant Distribution Building For Lease
- 8,573 - 94,147 SF Units Available
- Built-To-Suit Single-Story Office Area
- ESFR Sprinkler System (Permits High Pile Storage)
- 4,000 amps 277/408v, 3-phase power
- Eight (8) 9' X 10' Dock High Loading Doors
- Eight (8) 12' X 14' Grade Level Doors
- White-Box Interior Warehouse Walls
- 60' Reinforced Concrete Truck Apron
- 52' X 60' Avg. Column Spacing
- Scrim Faced Batt Insulation
- Warehouse HVAC ready
- Natural Gas Available
- 129' Truck Court
- Available For Lease (Entire Building)

Don't miss the chance to secure this exceptional facility in Henderson, Nevada!

Contact us today to schedule a private tour and explore how this property can elevate your business operations!

702-369-4825



NOW LEASING!

PROPERTY OVERVIEW

ADDRESS	751 W. Lake Mead Parkway, Henderson, NV 89015
MARKET/SUBMARKET	Henderson
APN	178-13-313-024
OWNERSHIP	Serrano Development



TOTAL BUILDING SF
94,147 SF



DIVISIBILITY RANGE
8,573 - 94,147 SF



BUILDING CLASS
A



BUILDING HEIGHT
30-32'



DOCK-HI LOADING
8 EXT 9' W X 10'H



GRADE LEVEL LOADING
8 EXT 12' W X 14' H



POWER
4,000 AMPS, 277/480V,
3-PHASE POWER (ENTIRE
BUILDING)



SPRINKLER SYSTEM
ESFR SPRINKLER SYSTEM
(PERMITS HIGH PILE*)



CONSTRUCTION
CONCRETE-TILT CONSTRUCTION



OFFICE BUILDOUT
BUILD-TO-SUIT
(PROPOSED LAYOUTS AVAILABLE)



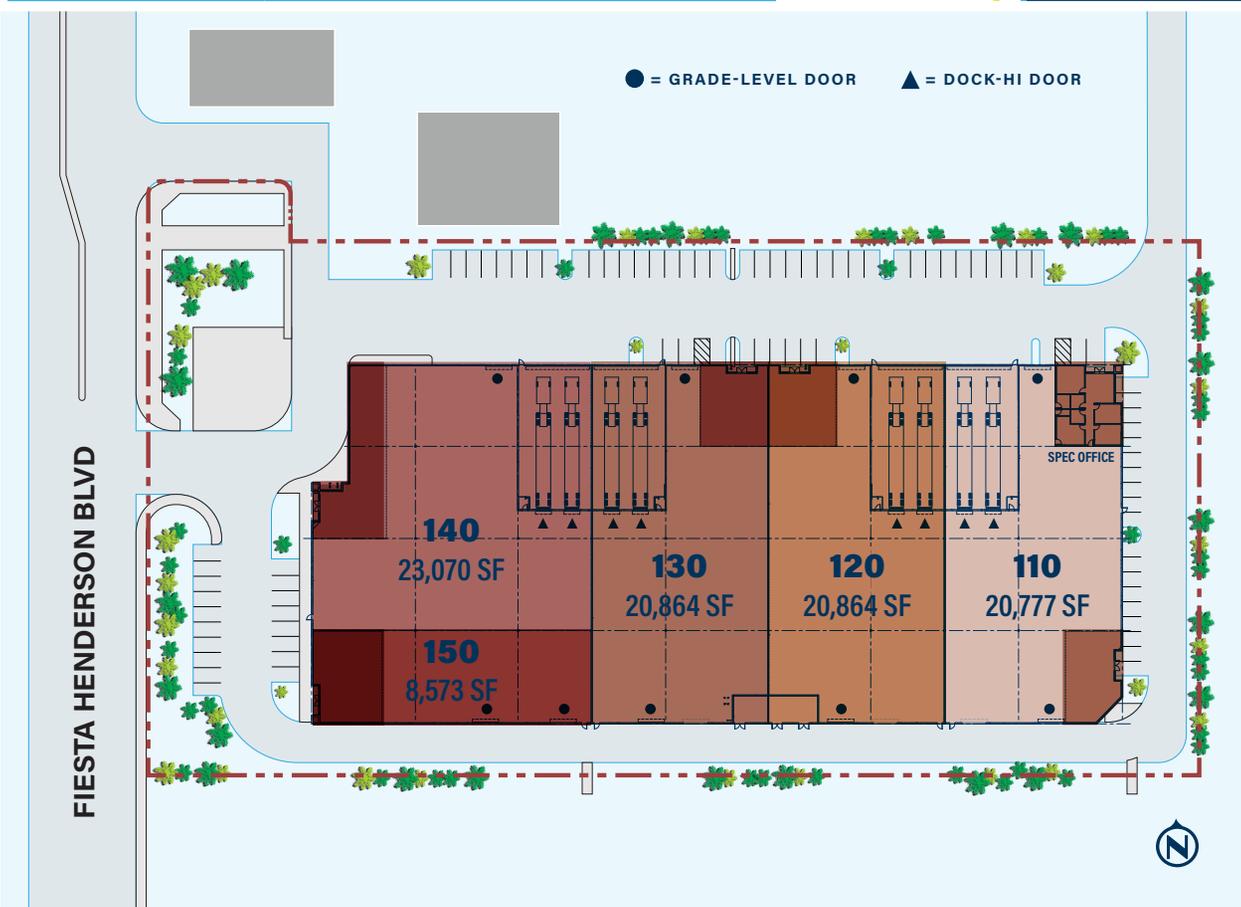
PARKING RATIO
0.72 PER 1,000



ZONING
IP (INDUSTRIAL PARK)
CITY OF HENDERSON



TRUCK COURT DEPTH
129'



POTENTIAL BUILDING DIVISIBILITY

SUITE 110

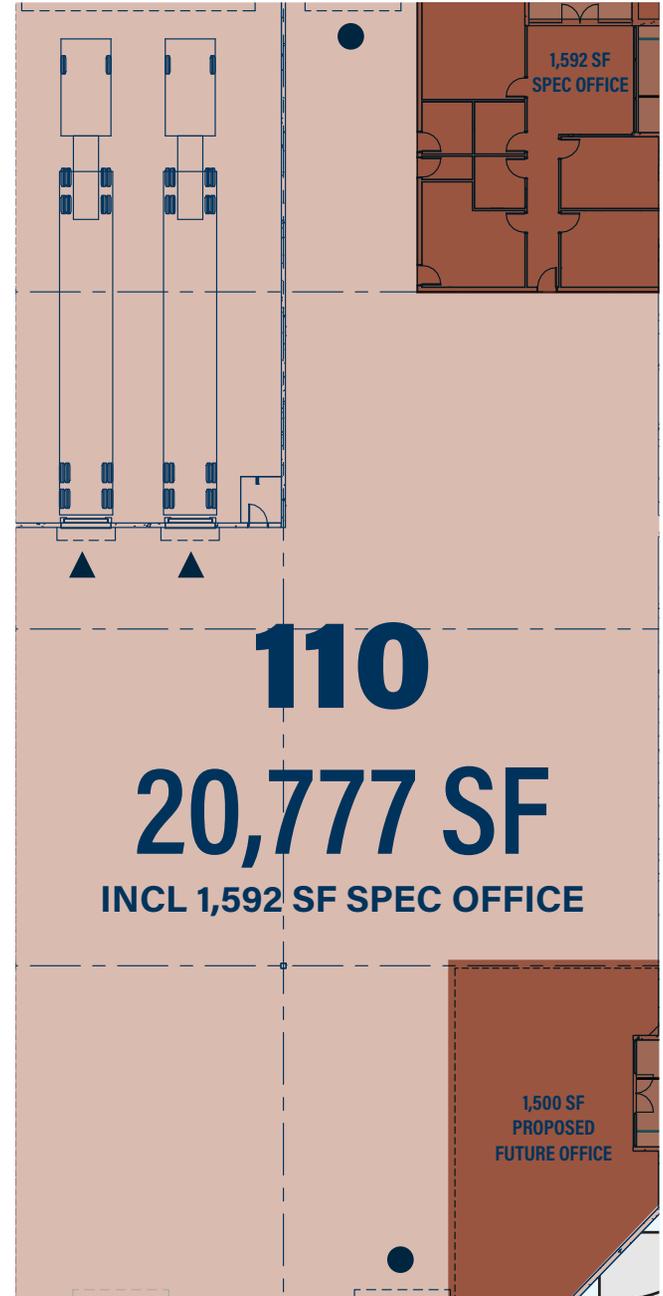
- TOTAL SF: 20,777 SF
- SPEC OFFICE AREA: 1,592 SF
- DOCK DOORS: (2) 9' X 10'
- GRADE DOOR: (2) 12' X 14'
- BASE RENT: \$1.45/SF (NNN)
- ESTIMATED NNN FEES: EST \$0.18/SF
- CONTACT TODAY FOR MORE INFORMATION

702-369-4825

- = GRADE-LEVEL DOOR
- ▲ = DOCK-HI DOOR



**not to scale *all measurements are approximate*



POTENTIAL BUILDING DIVISIBILITY

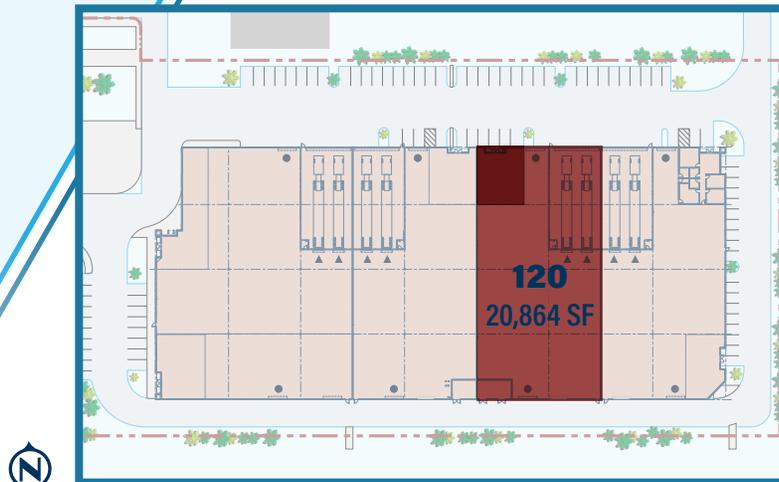
SUITE 120

TOTAL SF: 20,864 SF
PROPOSED OFFICE AREA: 1,708 SF
DOCK DOORS: (2) 9' X 10'
GRADE DOOR: (2) 12' X 14'
BASE RENT: \$1.45/SF (NNN)
ESTIMATED NNN FEES: EST \$0.18/SF

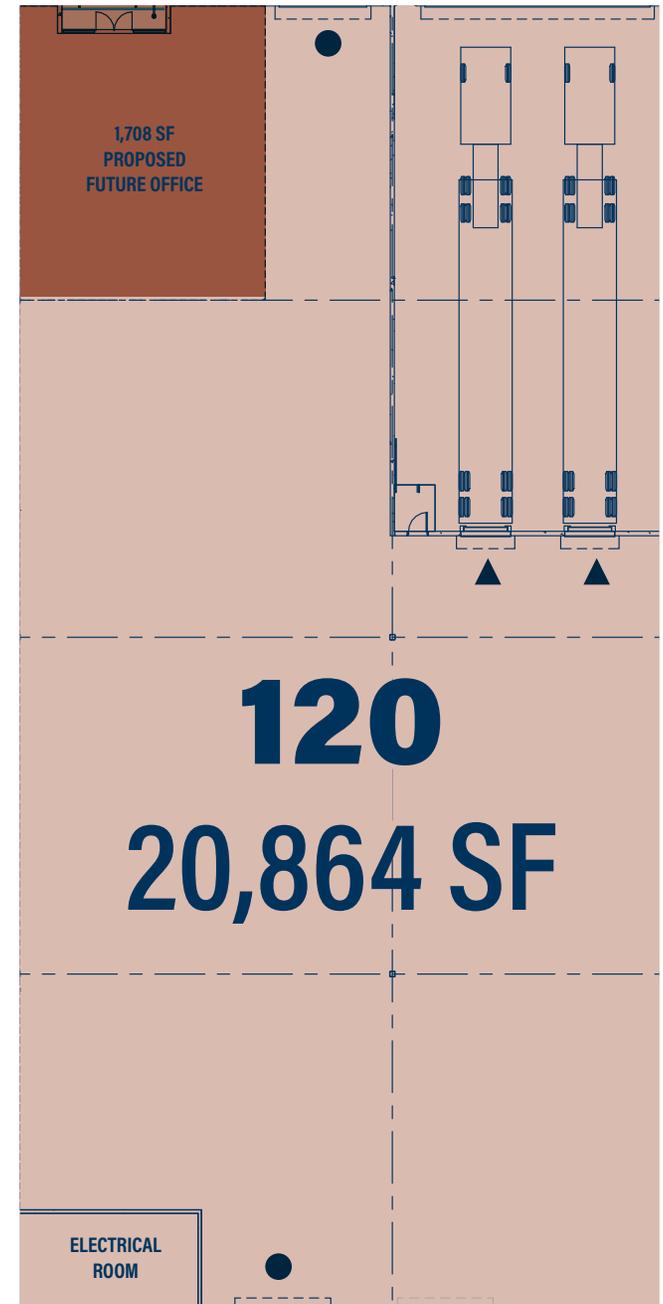
CONTACT TODAY FOR MORE INFORMATION

702-369-4825

● = GRADE-LEVEL DOOR
▲ = DOCK-HI DOOR



**not to scale *all measurements are approximate*



POTENTIAL BUILDING DIVISIBILITY

SUITE 130

TOTAL SF: 20,864 SF
PROPOSED OFFICE AREA: 1,708 SF
DOCK DOORS: (2) 9' X 10'
GRADE DOOR: (2) 12' X 14'
BASE RENT: \$1.45/SF (NNN)
ESTIMATED NNN FEES: EST \$0.18/SF

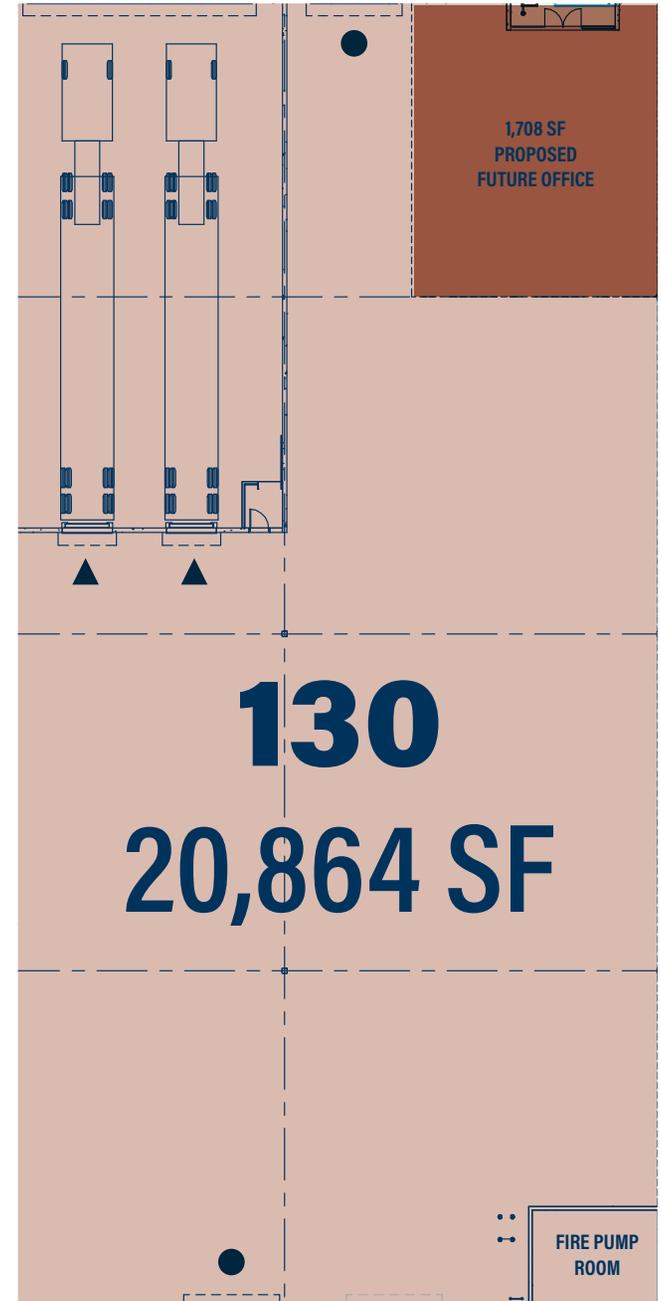
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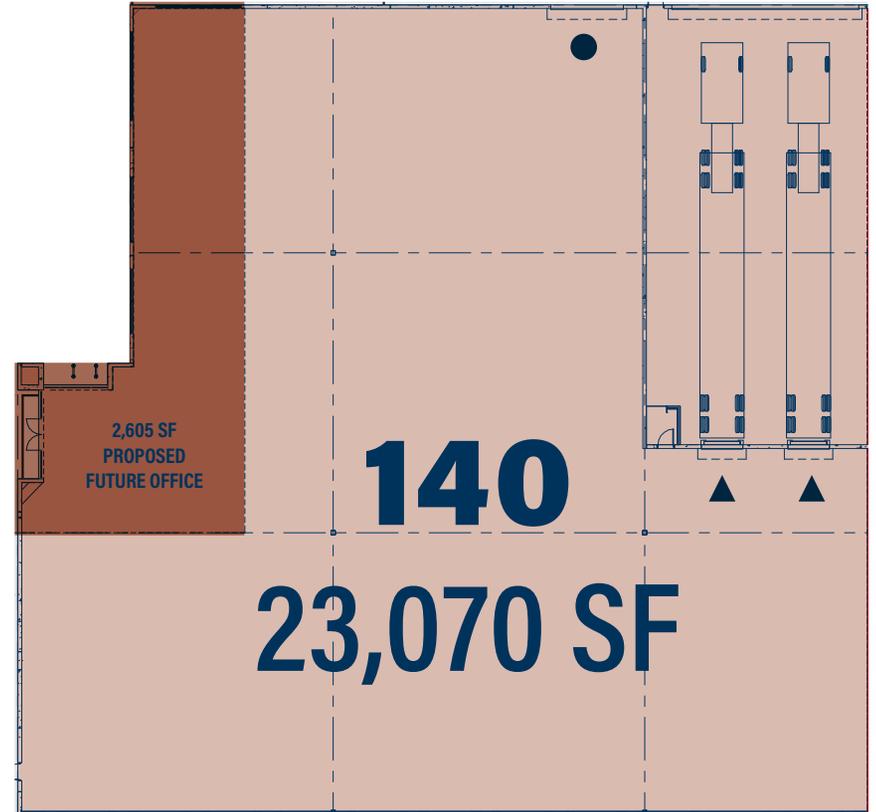
POTENTIAL BUILDING DIVISIBILITY

SUITE 140

TOTAL SF: 23,070 SF
PROPOSED OFFICE AREA: 2,605 SF
DOCK DOORS: (2) 9' X 10'
GRADE DOOR: (1) 12' X 14'
BASE RENT: \$1.45/SF (NNN)
ESTIMATED NNN FEES: EST \$0.18/SF

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**not to scale *all measurements are approximate*

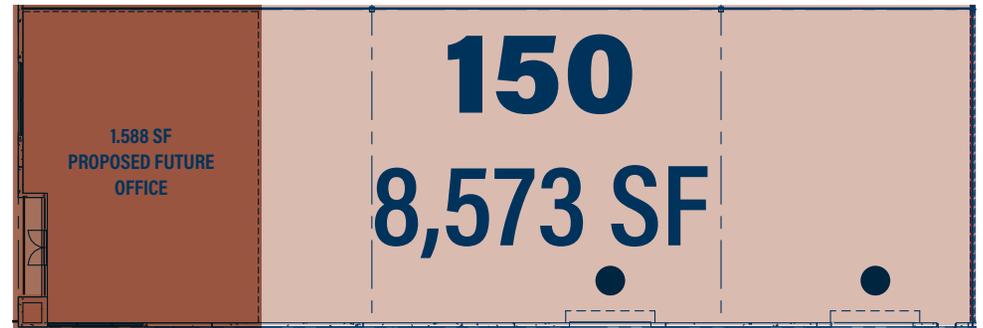
POTENTIAL BUILDING DIVISIBILITY

SUITE 150

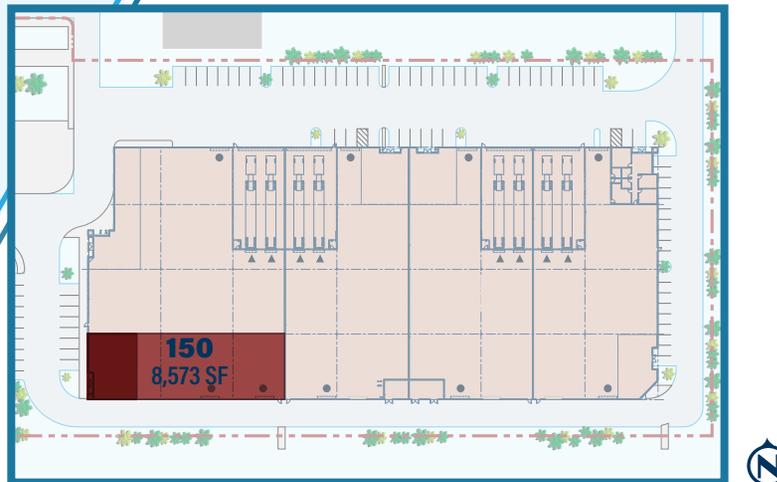
TOTAL SF: 8,573 SF
PROPOSED OFFICE AREA: 1,588 SF
DOCK DOORS: 0
GRADE DOOR: (2) 12' X 14'
BASE RENT: CALL FOR PRICING
ESTIMATED NNN FEES: EST \$0.18/SF

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▲ = DOCK-HI DOOR



**not to scale *all measurements are approximate*

AERIAL MAP

Situated in an established industrial hub with convenient access to major highways including I-15 and I-215, this building offers seamless connectivity to regional and national markets. Proximity to McCarran International Airport enhances logistics capabilities for both domestic and international shipping. The building is zoned for manufacturing and distribution, compliant with all local regulations, and ready for immediate occupancy. Its design aligns with the latest standards for industrial facilities, making it a robust option for businesses in various sectors.



REGIONAL ADVANTAGE

LOCATION & TRANSPORTATION

- I-15 Interchange is 9.2 miles via West Warm Springs Road
- I-215 Interchange is ±2.1 miles via Gibson Road
- Harry Reid Int'l Airport is ±12.1 miles
- The Las Vegas Strip is ±13.5 miles

SHIPPING & MAILING SERVICES

- FedEx Freight: 11.3 Miles
- FedEx Ship Center: 3.2 Miles
- FedEx Air Cargo: 11.3 Miles
- FedEx Ground: 3.3 Miles
- UPS Freight Service Center: 7.4 Miles
- UPS Customer Center: 7.4 Miles
- UPS Air Cargo: 7.2 Miles
- US Post Office: 2.4 Miles

751 W. LAKE MEAD PARKWAY HENDERSON, NV 89015



Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 min
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 min
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 min
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 min

WHY SOUTHERN NEVADA?



#1 Best States for Transportation,
U.S. News & World Report (2018)



Las Vegas Has One Of The Most
Business Friendly Environments
In The U.S.



#1 Best Job Creation Index in the
United States (Gallup 2017)



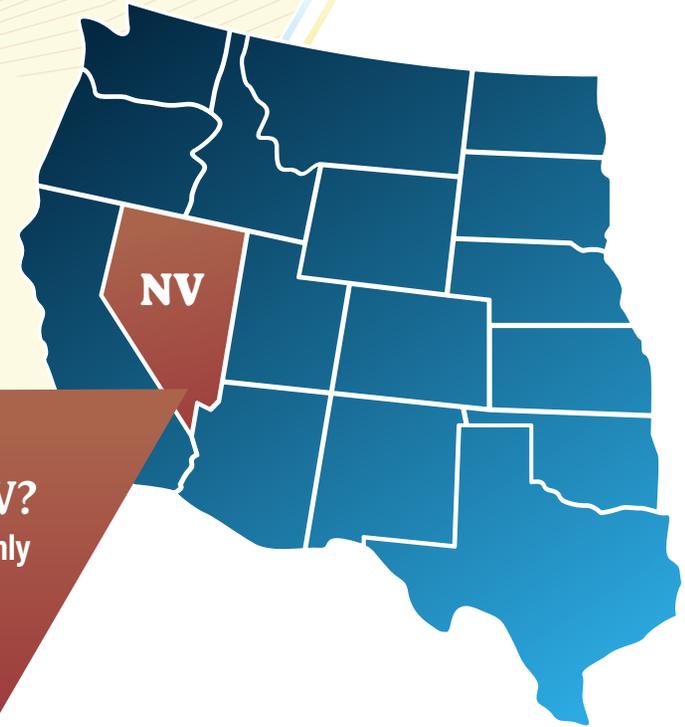
Great Location For Logistics,
Manufacturing And Exporting—Making
Las Vegas An Essential Part Of Any Global
Business Economic Plan.



One Of The Most Digitally
Connected Cities In The World
Thanks To Switch Communications
—the region contains 7,453 miles of
fiber optic cable.



Lower Cost Of Living And A Lower Cost
Of Business Operation Than California
While Having Easy Access To Its
Markets And Ports.



DID YOU KNOW?
Las Vegas recorded roughly
53 million visitors
in 2023 alone!

CURRENT STATE INCENTIVES

50% ELIMINATION of payroll tax for 4 years

50% ELIMINATION of personal property taxes for 10 years

TRAINING GRANTS \$1,000 to \$4,000 per employee

6.1% ELIMINATION OF SALES TAX
when purchasing capital equipment (you pay only 2% down from 8.1%)

50% TO 90% SUBSIDY FOR UP TO 6 MONTHS
(State will give businesses 50-90% of the new employee's hourly wage for up to 6 months)



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