

**BREAKING GROUND
Q1 2026**

**SERRANO
WHITNEY MESA**
INDUSTRIAL CENTER



DELIVERING Q1 2027!

Q1 2026
GROUNDBREAKING

APRIL 2026
CONSTRUCTION STARTS

TBD
SLABS POURED

TBD
WALLS TILTED

Q1 2027
DELIVERING

1786 WHITNEY MESA DRIVE, HENDERSON, NV 89014

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Lic # S.0179950



SERRANO WHITNEY MESA INDUSTRIAL CENTER

Serrano Whitney Mesa Industrial Center is a premier Class A $\pm 61,067$ 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.

- $\pm 61,067$ SF multi-tenant distribution building for Lease
- Units available from $\pm 10,540$ - $\pm 61,067$ SF
- BTS single-story office area
- ESFR Sprinklers
- 4000 AMP, 277/480v, 3-phase power
- Three (3) 9' x 10' dock high loading doors
- Nine (9) 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
- Natural gas available
- 91.5' apron and $\pm 83'$ dock length
- Delivering Q1 2027!

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

702-369-4874



PROPERTY OVERVIEW

ADDRESS 1786 WHITNEY MESA DRIVE, HENDERSON, NV 89014

MARKET / SUBMARKET HENDERSON

APN 161-327-10-030

OWNERSHIP SERRANO DEVELOPMENT GROUP



TOTAL BUILDING SF
±61,067 SF



DIVISIBILITY RANGE
±10,540 - ±61,067 SF



BUILDING CLASS
A



CEILING HEIGHT
28'



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



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



POWER
4000 AMPS, 277/480V,
3-PHASE POWER



SPRINKLER SYSTEM
ESFR SPRINKLER SYSTEM



CONSTRUCTION
CONCRETE-TILT UP



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



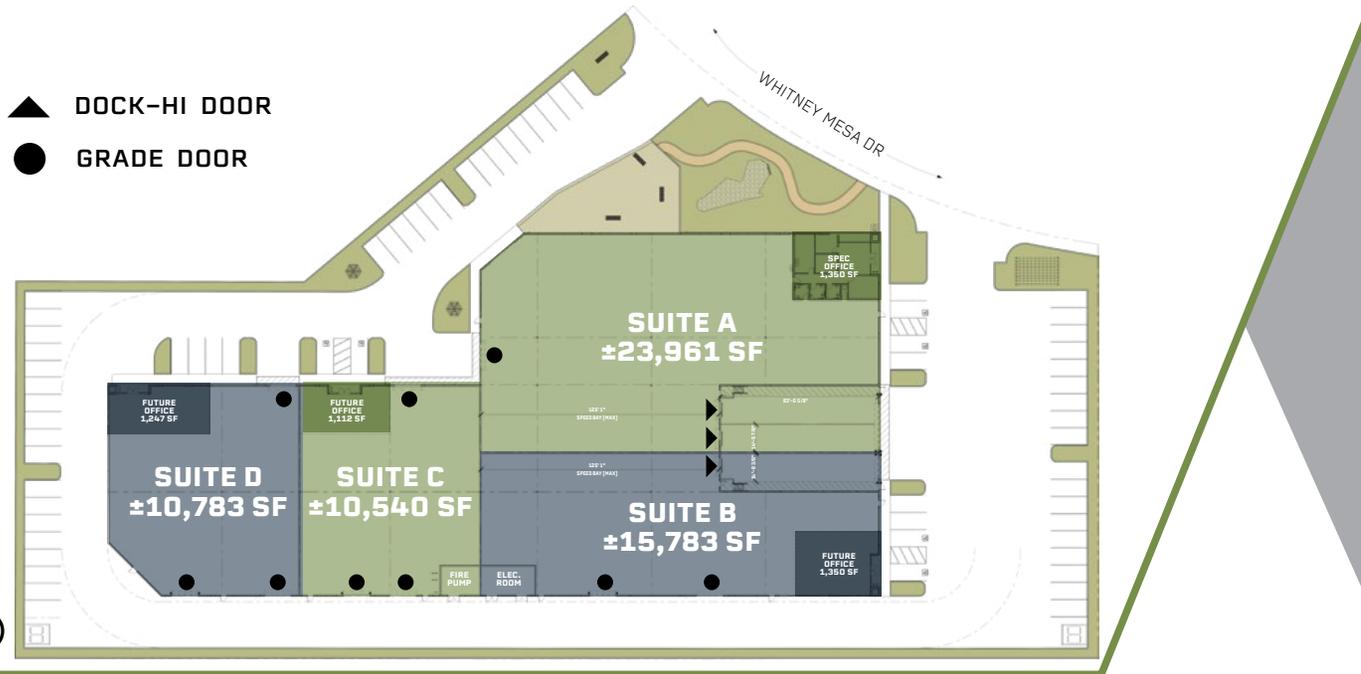
PARKING RATIO
65 PARKING SPACES



ZONING
IP (INDUSTRIAL PARK)
CITY OF HENDERSON

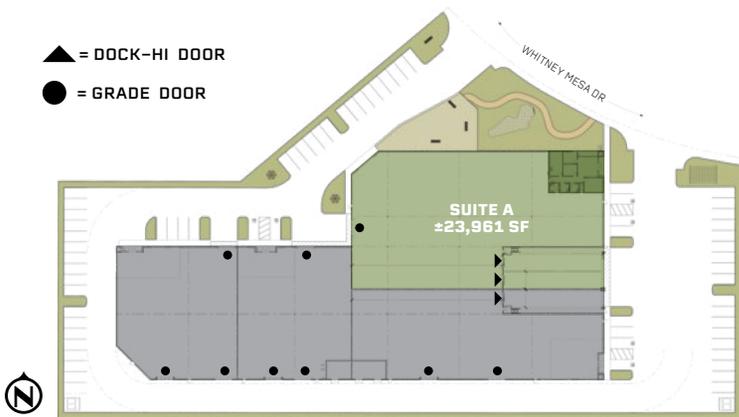


TRUCK COURT DEPTH
91.5' APRON & +/-83' DOCK
LENGTH



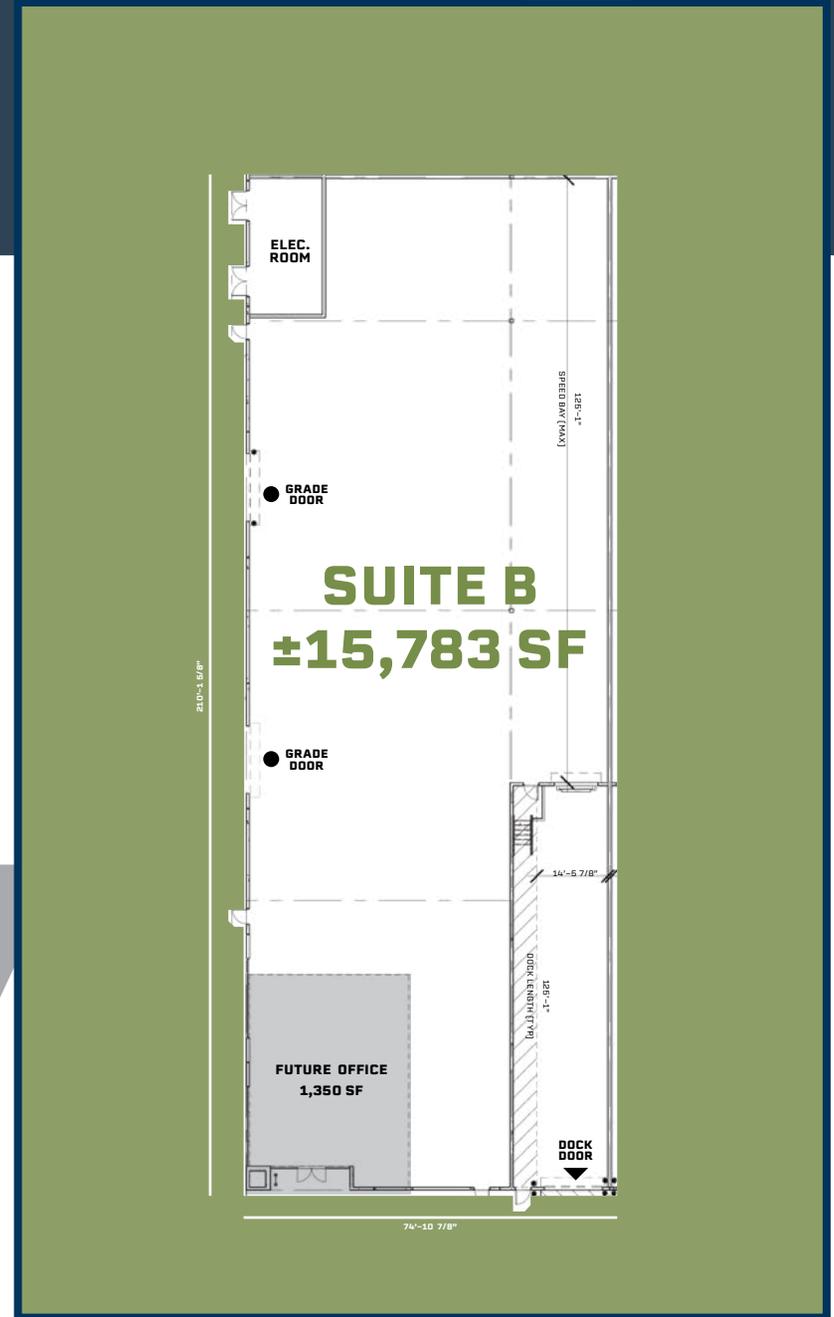
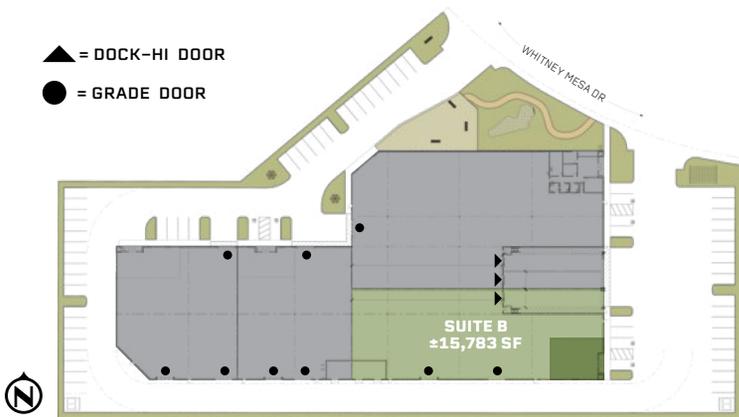
POTENTIAL BUILDING DIVISIBILITY SUITE A

TOTAL SF:	±23,961 SF
SPEC OFFICE AREA:	±1,350 SF
DOCK DOORS:	[2] 9' X10'
GRADE DOOR:	[1] 12' X14'
BASE RENT:	CALL FOR PRICING
ESTIMATED NNN FEES:	\$0.235/SF
CONTACT TODAY FOR MORE INFORMATION	



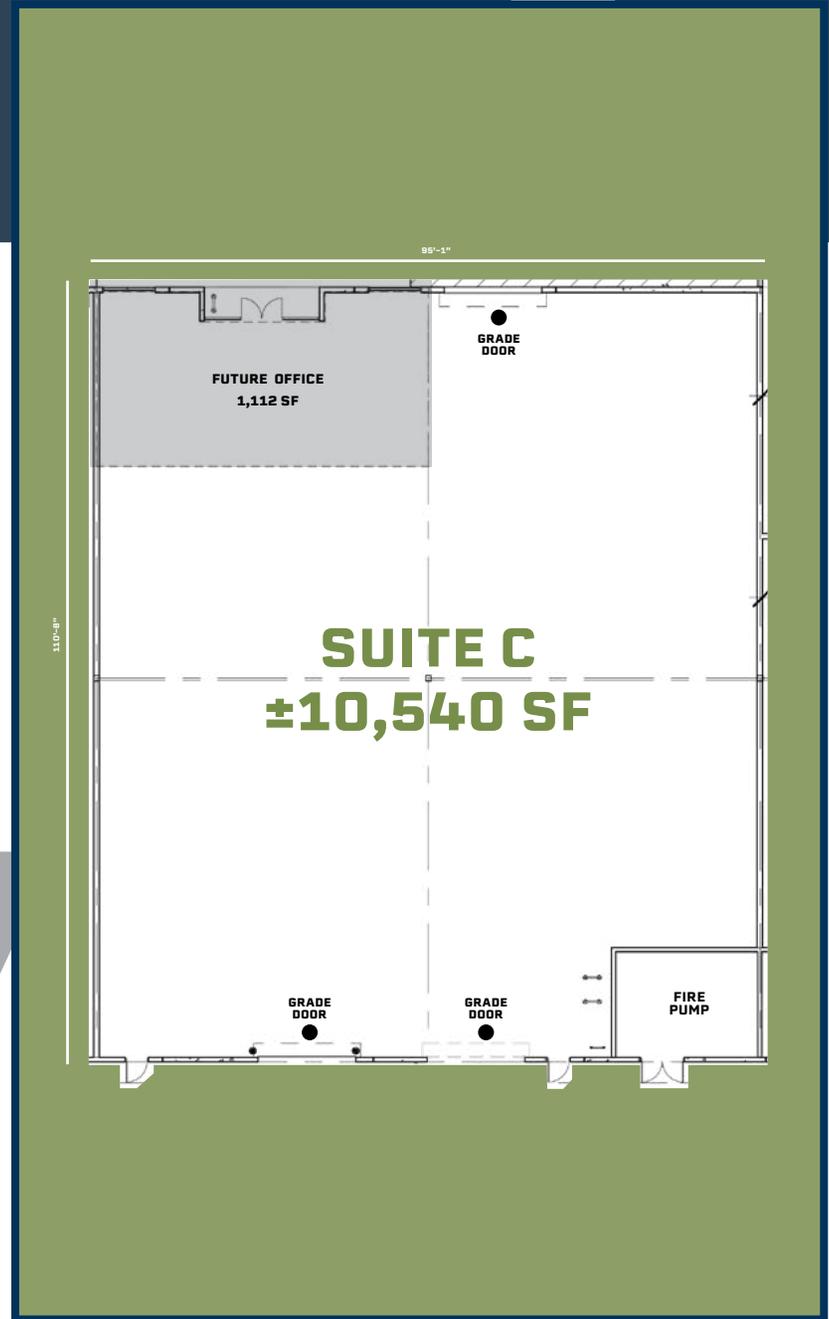
POTENTIAL BUILDING DIVISIBILITY SUITE B

TOTAL SF:	±15,783 SF
SPEC OFFICE AREA:	±1,350 SF
DOCK DOORS:	[1] 9' X10'
GRADE DOOR:	[2] 12' X14'
BASE RENT:	CALL FOR PRICING
ESTIMATED NNN FEES:	\$0.235/SF
CONTACT TODAY FOR MORE INFORMATION	



POTENTIAL BUILDING DIVISIBILITY SUITE C

TOTAL SF:	±10,540 SF
SPEC OFFICE AREA:	±1,112 SF
GRADE DOOR:	[3] 12' X14'
BASE RENT:	CALL FOR PRICING
ESTIMATED NNN FEES:	\$0.235/SF
CONTACT TODAY FOR MORE INFORMATION	



POTENTIAL BUILDING DIVISIBILITY SUITE D

TOTAL SF: ±10,783 SF
SPEC OFFICE AREA: ±1,247 SF
GRADE DOOR: [3] 12' X14'
BASE RENT: CALL FOR PRICING
ESTIMATED NNN FEES: \$0.235/SF
CONTACT TODAY FOR MORE INFORMATION



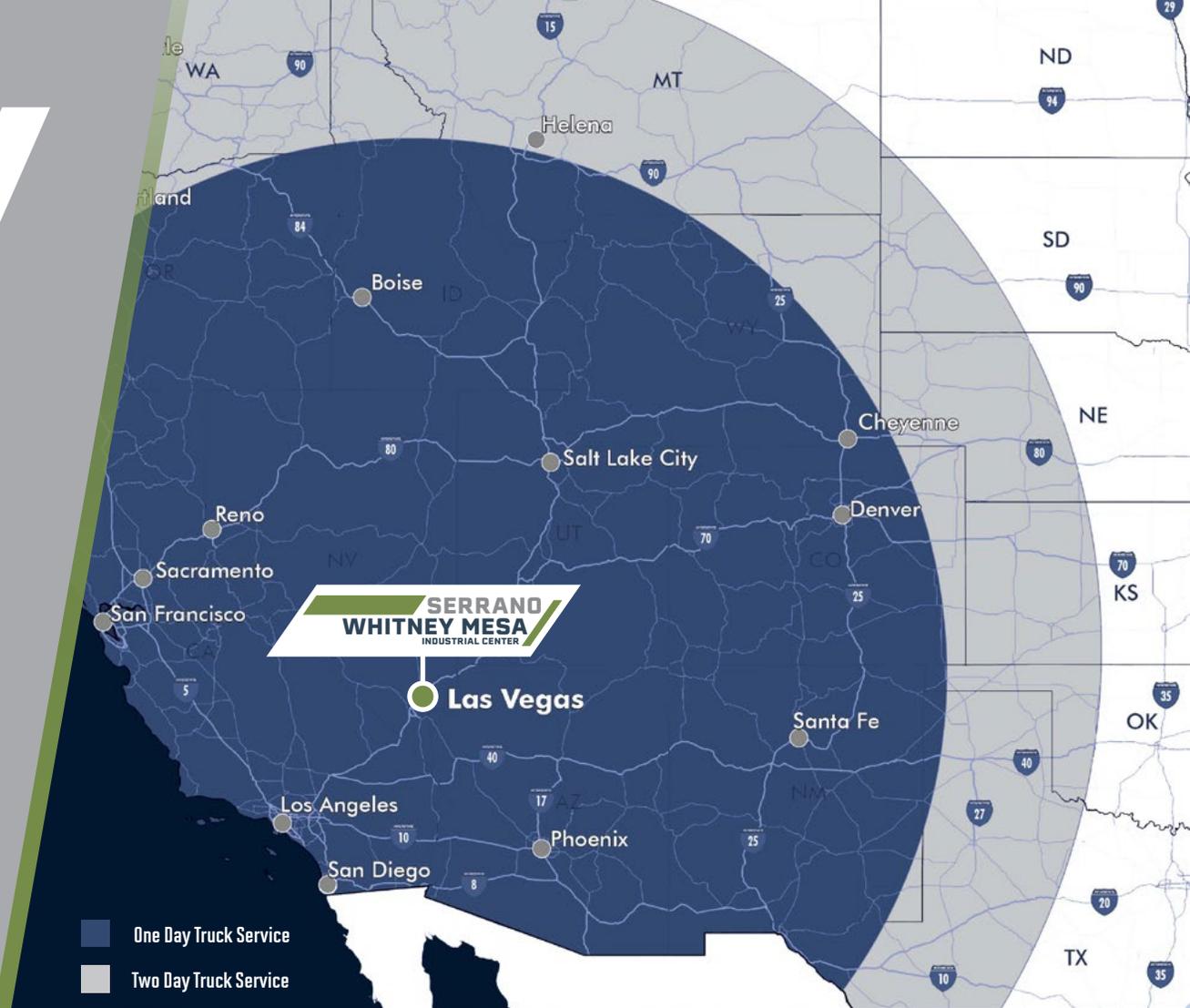
REGIONAL ADVANTAGE

LOCATION & TRANSPORTATION

- I-11 Interchange is 2.7 miles via East Russell Road
- I-215 Interchange is ±6.5 miles via I-11
- Harry Reid Int'l Airport is ±6.7 miles
- The Las Vegas Strip is ±7.6 miles

SHIPPING & MAILING SERVICES

- FedEx Freight: 8.8 miles
- FedEx Ship Center: 10 miles
- FedEx Air Cargo: 3.9 miles
- FedEx Ground: 11 miles
- UPS Customer Center: 5.8 miles
- US Post Office: 1.1 miles



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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CONTACT US

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SERRANO
DEVELOPMENT GROUP