

**±21,500 total SF
on ±29 acres**

Available for sublease
Henderson submarket

1239 North Boulder Hwy
Henderson, NV 89011

M-R Zoned, Clark County

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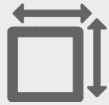


The property



This ±29-acre site, located on Boulder Highway between Sunset and Warm Springs Road., is zoned M-R (regional mixed-use) and includes ±21,500 SF of existing buildings. The property is located just 8.4 miles from Harry Reid International Airport, 12.7 miles from the Las Vegas Strip and is surrounded by an abundance of quality tenants.

Sublessor will consider subleasing all or a portion of property.



Size

±21,500 Total SF
On ±29 Acres



APNs

178-12-501-006
178-12-505-001
178-12-601-020
178-12-505-004



M-R

zoning
(regional mixed-use)

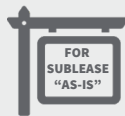


Lease Expiration

Dec 31, 2033



Henderson
submarket



As-Is Sublease

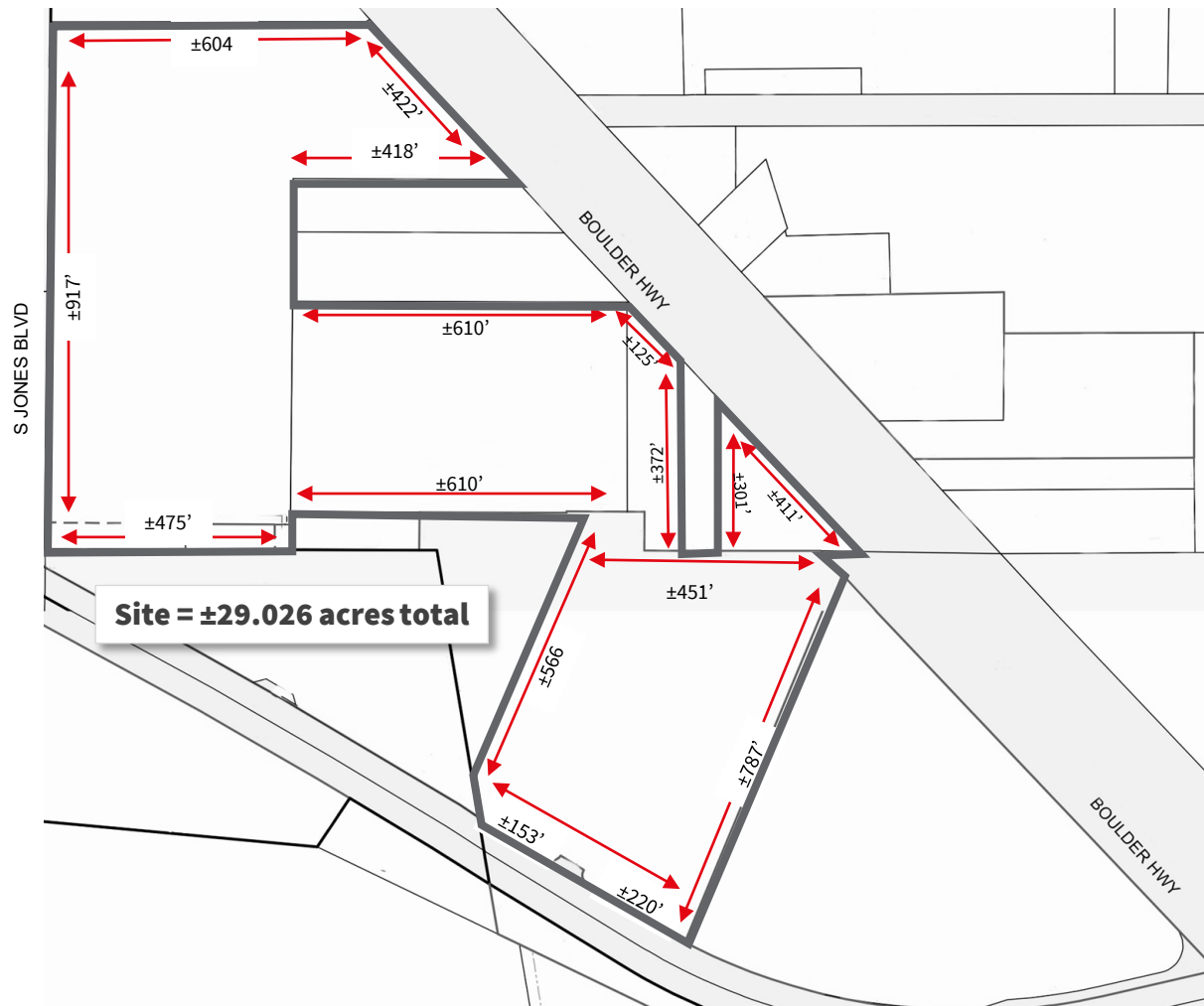
land & existing buildings



Aerial overview



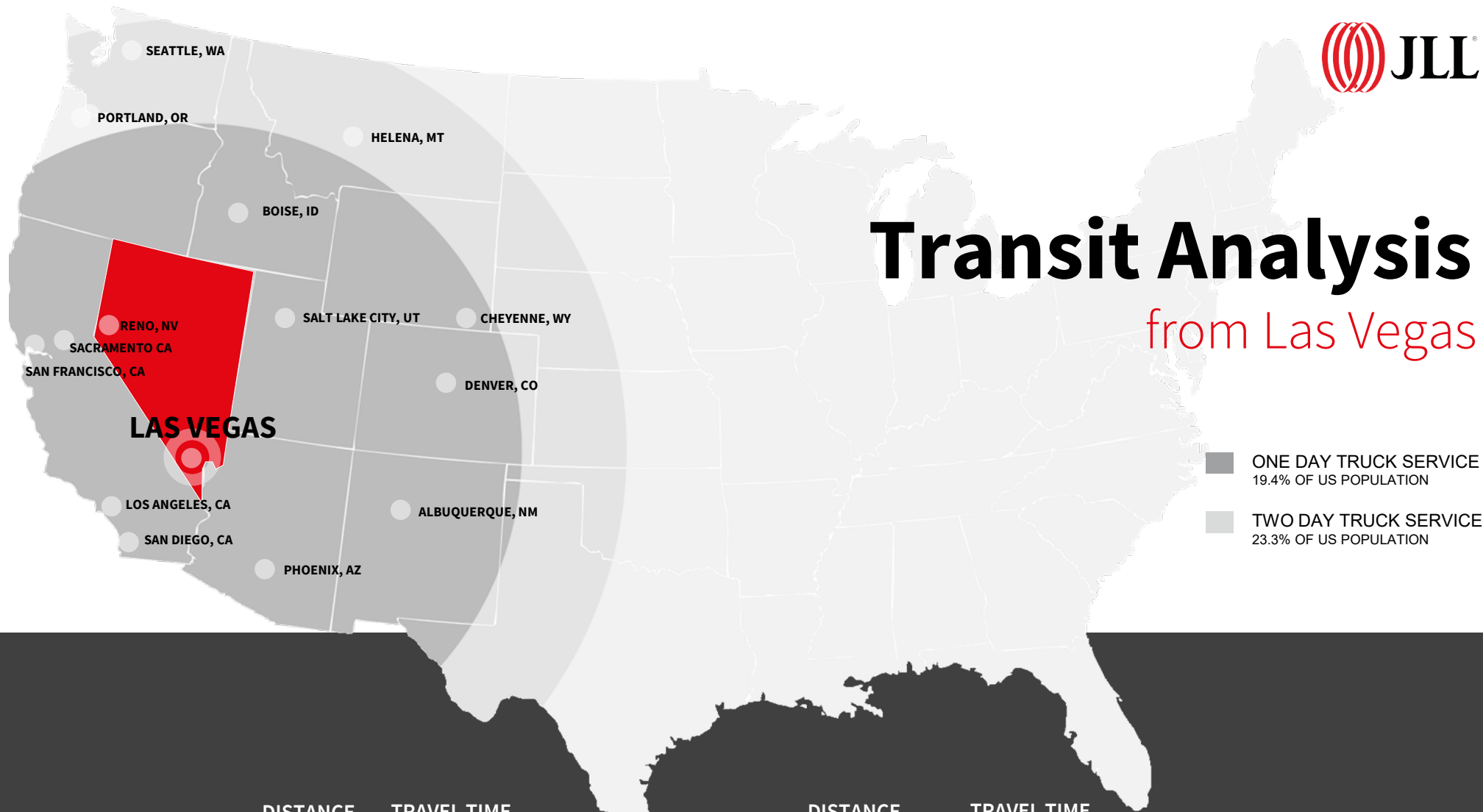
APN: 178-12-501-006
178-12-505-001
178-12-601-020
178-12-505-004



*Dimensions are approximate. To be verified by lessee.

Aerial overview





	DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	4 HRS
PHOENIX	298 MI	4 HRS, 38 MIN
SALT LAKE CITY	421 MI	5 HRS, 51 MIN
RENO	448 MI	7 HRS, 1 MIN
ALBUQUERQUE	574 MI	8 HRS, 20 MIN
SAN FRANCISCO	568 MI	8 HRS, 29 MIN

	DISTANCE	TRAVEL TIME
BOISE	630 MI	9 HRS, 32
DENVER	748 MI	10 HRS, 50 MIN
CHEYENNE	833 MI	12 HRS, 8 MIN
HELENA	901 MI	12 HRS, 35 MIN
PORTLAND	974 MI	15 HRS, 29 MIN
SEATTLE	1,125 MI	15 HRS, 29 MIN



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended users of this report regularly seek our guidance.