



IOS Site For Sublease

1239 N. Boulder Hwy., Henderson, NV 89011

±19.39 total acres remaining

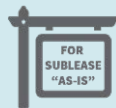
±21,500 SF office/warehouse building on ±10.34 acres

±9.05 acres - divisible



Size

±19.39 total acres remaining
±21,500 SF office/warehouse building on ±10.34 acres
±9.05 acres - divisible



As-Is Sublease

Land & Existing Buildings



Submarket

Henderson



APNs

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



Master Lease Expiration

12/31/2033



Zoning

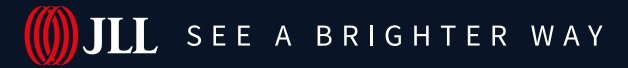
M-R
(regional mixed-use)

About the property

Strategically positioned on Boulder Highway between Sunset and Warm Springs Roads, this IOS site offers ±19.39 acres of remaining land. Zoned M-R (regional mixed-use), the property features a ±21,500 SF office/warehouse building on ±10.34 acres, with an additional ±9.05 acres available and divisible. Located a mere 8.4 miles from Harry Reid International Airport and 12.7 miles from the Las Vegas Strip, the site is enveloped by numerous high-quality neighboring tenants.

For Sublease

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Project Photos



JLL

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