



IOS Site For Sublease

1239 N. Boulder Hwy., Henderson, NV 89011

±21,500 SF office/warehouse building on ±2.80 acres

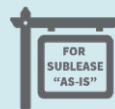
(±9,000 SF warehouse & ±12,000 SF office area)

±2 acres & ±1.25 acre lot



Size

±21,500 SF office/warehouse building on ±2.80 acres
(±9,000 SF warehouse & ±12,000 SF office area)
±2 acres & ±1.25 acre lot



As-Is Sublease

Land & Existing Building



Submarket

Henderson



Location

±4 miles to I-215 via Lake Mead Pkwy.
±2.3 miles to I-11 via Sunset Rd.



Master Lease Expiration

12/31/2033



Zoning

M-R
(regional mixed-use)

About the property

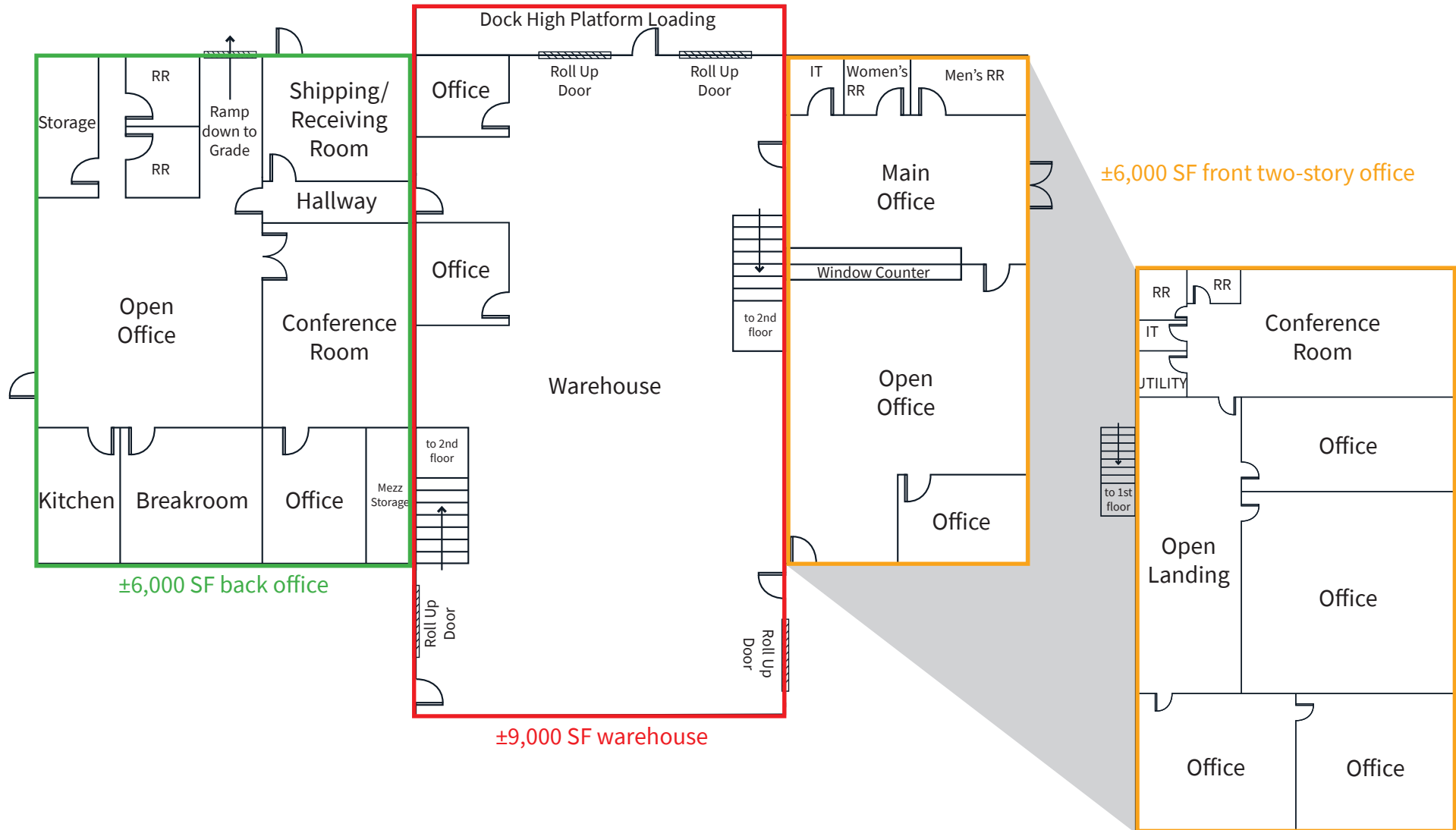
This Henderson industrial outdoor storage opportunity offers three remaining sites: a ±21,500 SF office/warehouse building situated on ±2.80 acres, ±2 acres and a ±1.25 acre lot. The property is positioned a mere 8.4 miles from Harry Reid International Airport and 12.7 miles from the Las Vegas Strip, providing convenient connectivity to major commercial and tourism centers while maintaining operational advantages in an established industrial corridor.

21,500 SF Bldg. Floor Plan

For Sublease

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First Floor

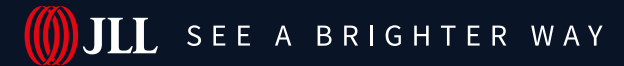


Second Floor

Drawing is for Illustrative Purposes Only. Not to Scale

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Project Photos



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