



FOR LEASE
EASTGATE INDUSTRIAL CENTER



±8,879 SF OFFICE / WAREHOUSE SUITE | DOCK & GRADE LOADING

441 EASTGATE ROAD

HENDERSON, NV 89011

TRAVIS NOACK

(702) 470-0786

TNoack@rcadvs.com

NV-RE License: BS.0178655

KIMBERLY NOACK-SUMMERS

(702) 470-0787

KSummers@rcadvs.com

NV-RE License: BS.0144853

WARREN NOACK

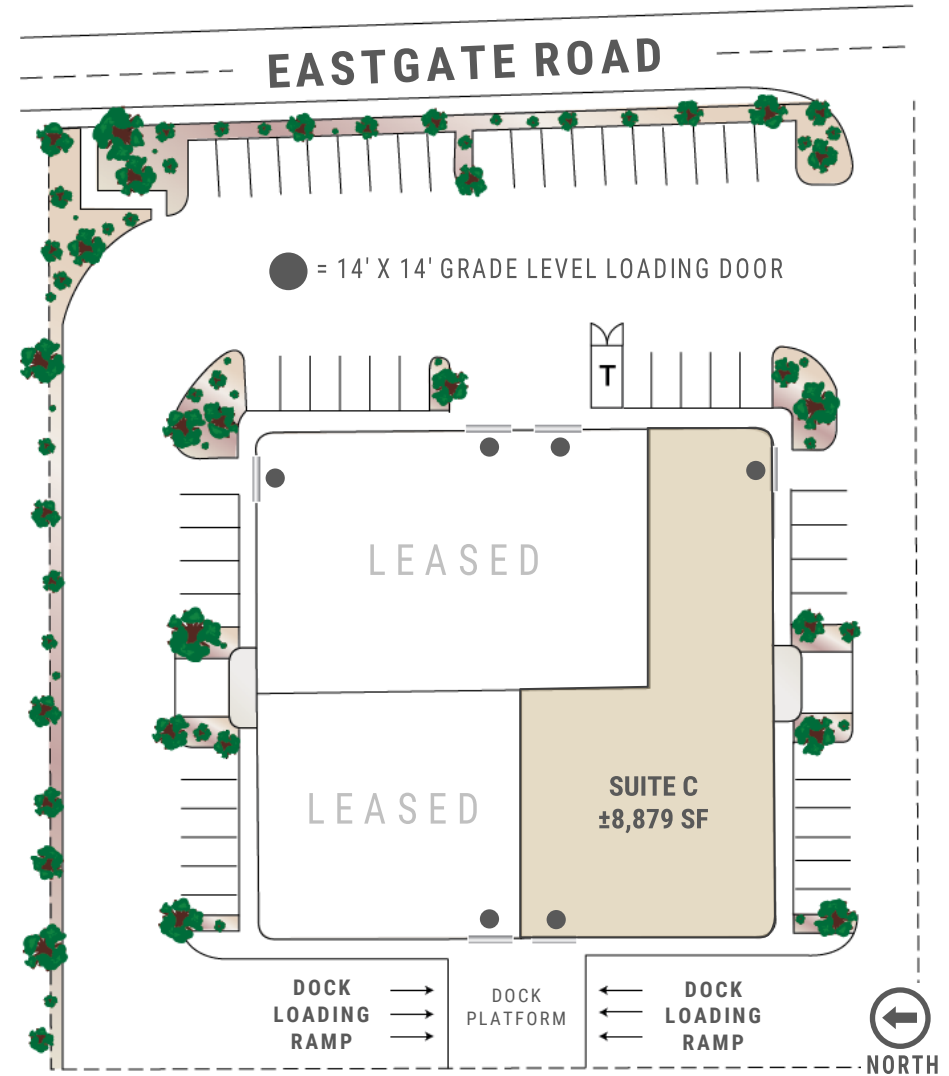
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REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com



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SUITE C

±8,879 SF OFFICE / WAREHOUSE SUITE

- ±455 SF HVAC Office
- ±8,424 SF Evaporative Cooled Warehouse w/ Restroom
- ±24' Clear Height
- Fire Sprinkler System
- Dock Platform - Up to Three (3) Truck Positions
- 120/208 Volt, 3-Phase Power
- One (1) - 14' x 14' Dock Platform Loading Door
- One (1) - 14' x 14' Grade Level Loading Door
- Natural Gas Service Available
- Zoning: IL (Limited Industry - City of Henderson)
- Prime Henderson Location w/ Access to the I-11 & I-215 Freeways

BASE RENT:

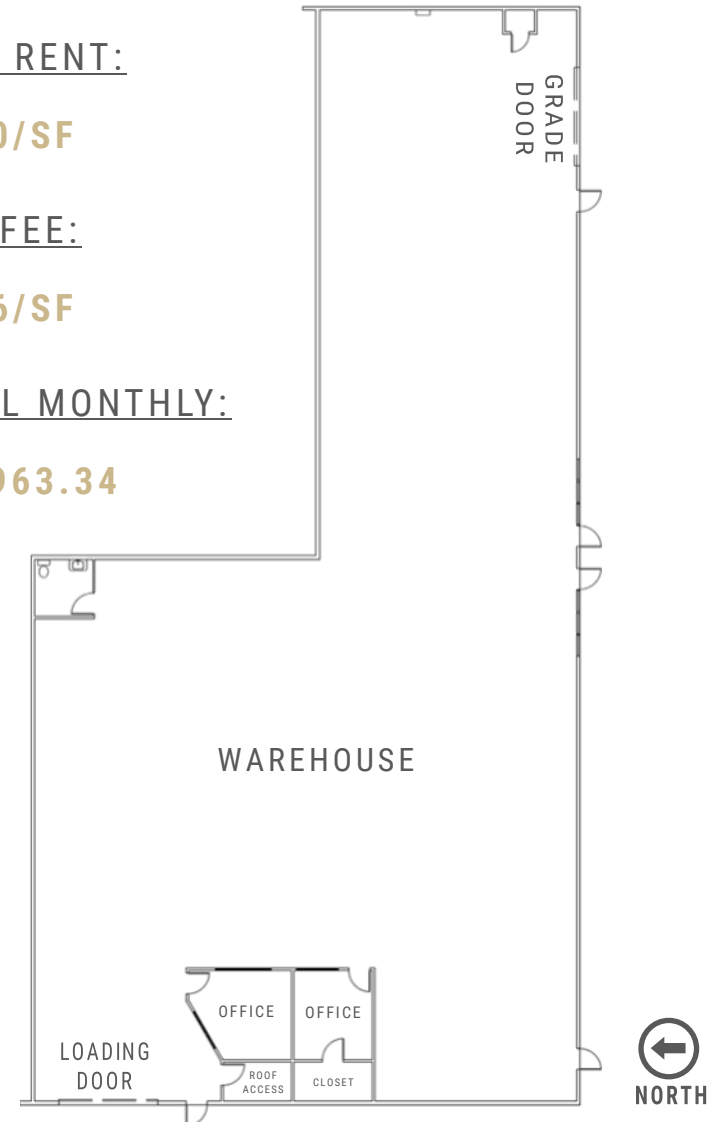
\$1.20/SF

NNN FEE:

\$0.26/SF

TOTAL MONTHLY:

\$12,963.34



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