



9,121 SF± OFFICE/WAREHOUSE UNIT | 14' x 14' GRADE LEVEL LOADING

24,000 SF± MULTI-TENANT BUILDING

FOR LEASE

441 EASTGATE RD. | HENDERSON, NV 89011

EASTGATE INDUSTRIAL CENTER

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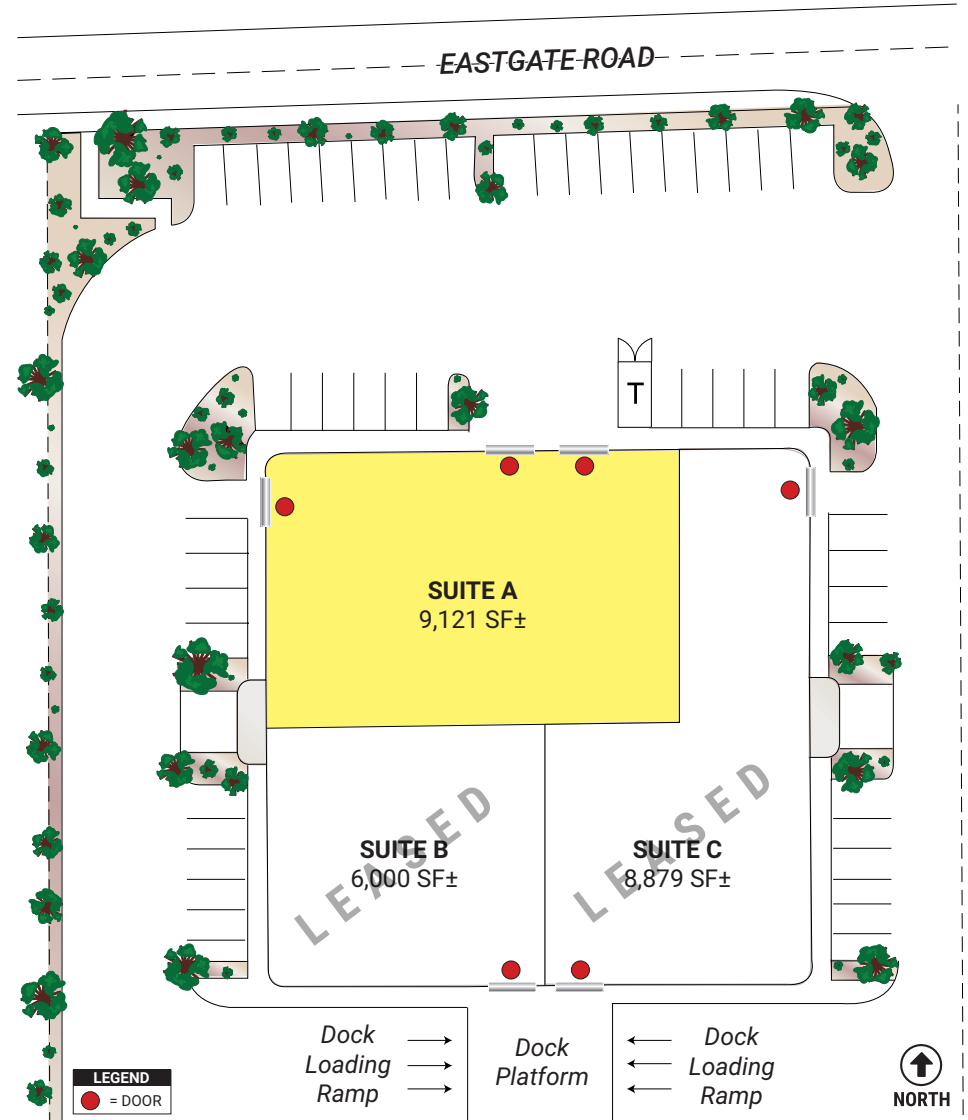
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FOR LEASE

PROPERTY DETAILS

- 24' Clear Height+
- Fire Sprinkler System
- 120/208 Volt, 3 Phase Power
- Concrete Tilt Construction
- Dock High & Grade Level Loading (to some units)
- I-L Zoning (City of Henderson)
- Natural Gas Service
- Prime Henderson Location with access to US-95 & I-215



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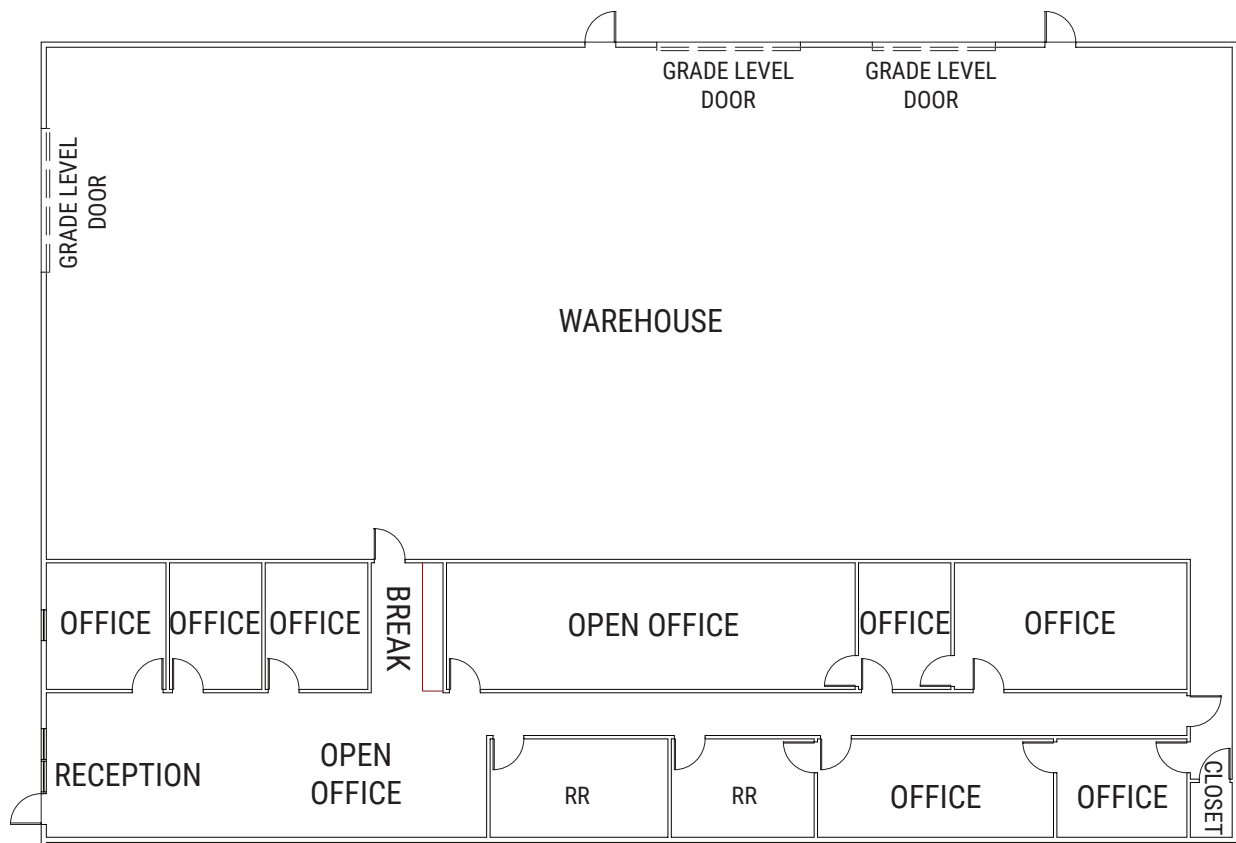
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FOR LEASE



SUITE A | OFFICE/WAREHOUSE UNIT

- **9,121 SF± Total**
 - 3,004 SF± Office
 - 6,117 SF± Warehouse
- Three 14' x 14' Grade Level Doors
- 120/208 Volt, 3-Phase Power
- 24' Clear Height±
- Fire Sprinkler System
- I-L Zoning (City of Henderson)
- *Landlord open to removal of office*
- Base Rent: **\$0.59/SF (NNN)**
- NNN Fee: **\$0.16/SF**
- **Total Monthly: \$6,841**

Drawing not to scale. For illustration purposes only.

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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