

HENDERSON FREEWAYS CROSSING

8390 & 8395 EASTGATE ROAD :: HENDERSON, NEVADA 89015



Buildings For Sale

±89,260 SF

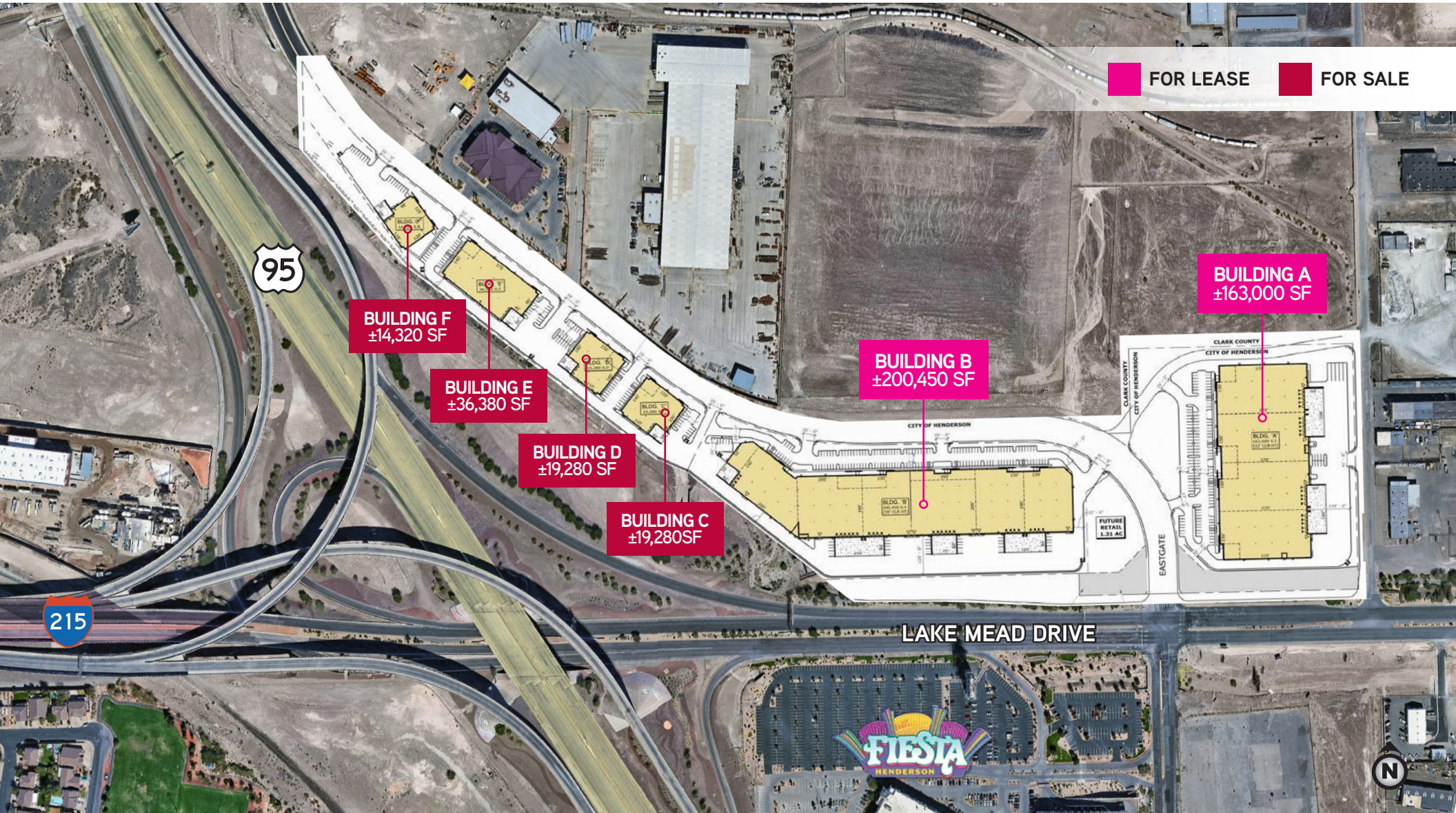
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3960 Howard Hughes Parkway Suite 150
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FOR LEASE FOR SALE



BUILDING F
±14,320 SF

BUILDING E
±36,380 SF

BUILDING D
±19,280 SF

BUILDING C
±19,280 SF

BUILDING B
±200,450 SF

BUILDING A
±163,000 SF

215

95

LAKE MEAD DRIVE

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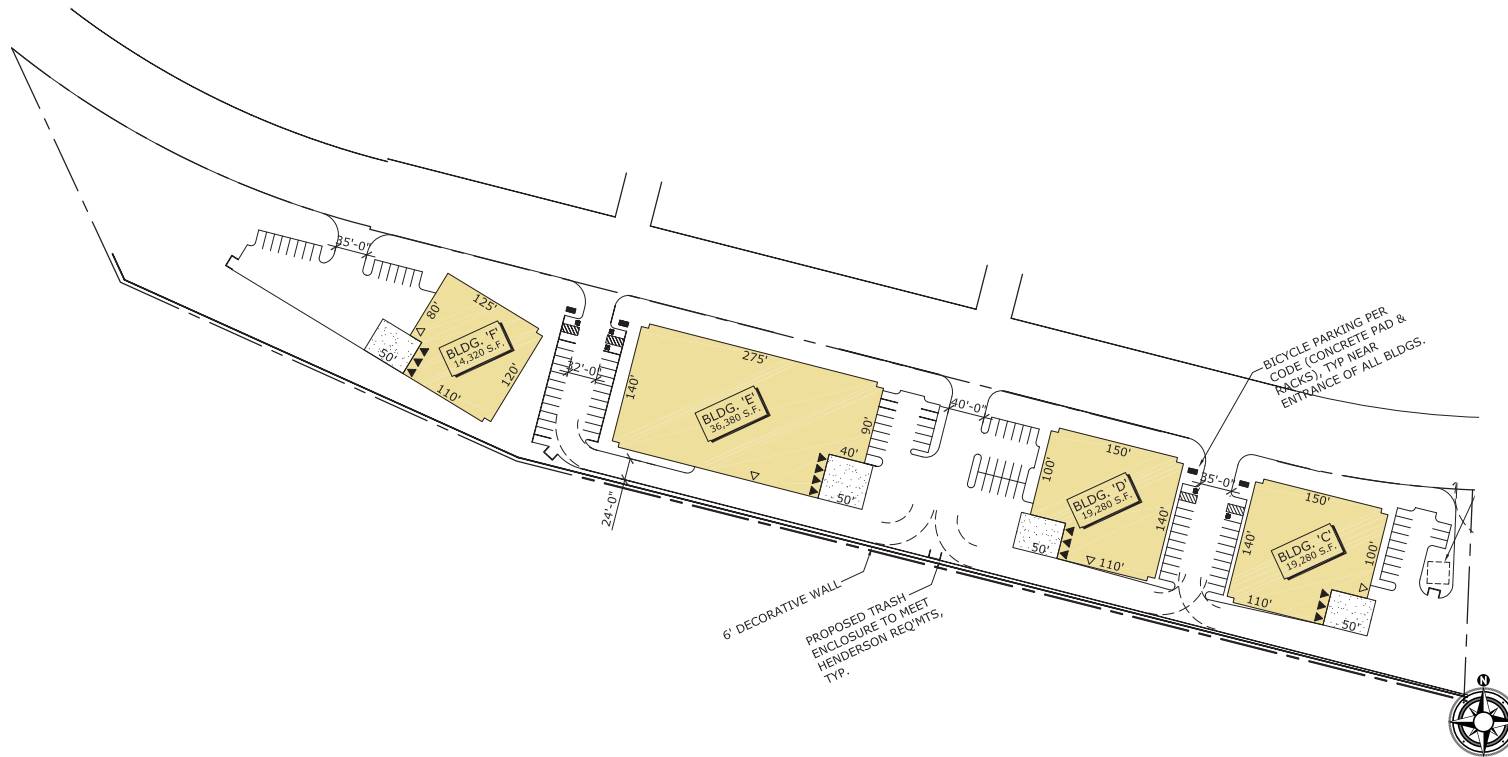
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- Building sizes as follows:
 - 14,320 SF
 - 19,280 SF
 - 19,280 SF
 - 36,380 SF
- Shell condition
- 24' Clearance height
- R-30 insulation under roof deck
- Skylights
- ESFR sprinklers
- 6" slab/4,500 PSI reinforced material
- 60' dock apron
- 277/480 volt, 3-phase power
- ±50' x ±50' column spacing

FOR SALE
Asking Price: \$130 PSF



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LAKE MEAD DRIVE

BUILDING B
±200,450 SF

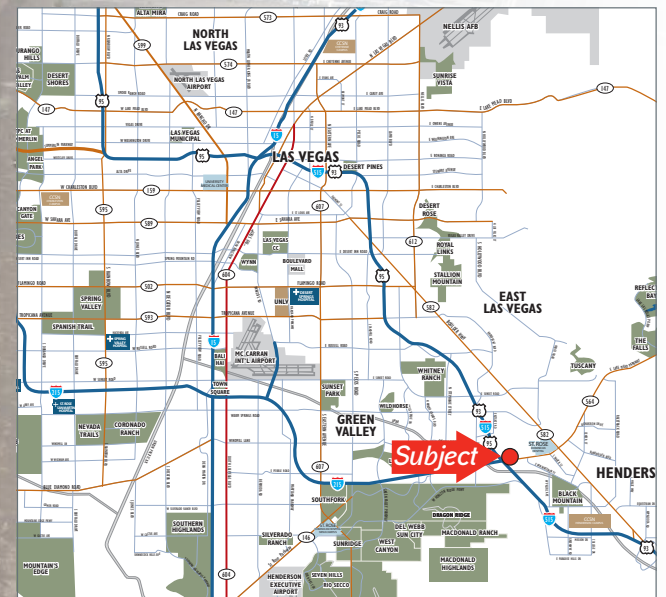
BUILDING C
±19,280 SF

BUILDING D
±19,280 SF

BUILDING E
±36,380 SF

BUILDING F
±14,320 SF

EASTGATE ROAD



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