

820 Wigwam Parkway, Henderson, Nevada 89014




**BUILDING FOR LEASE / SALE**

**±197,200 SF**

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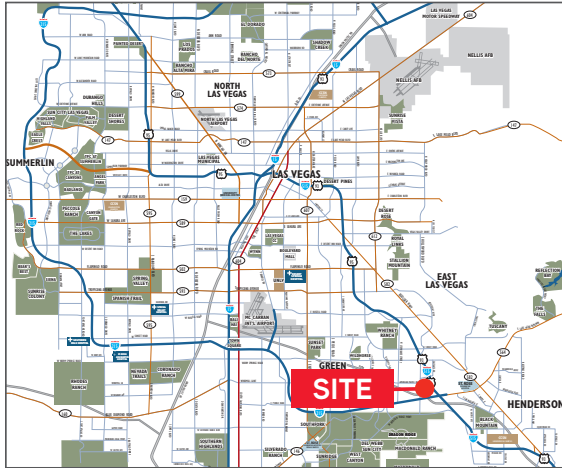
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INTERNATIONAL

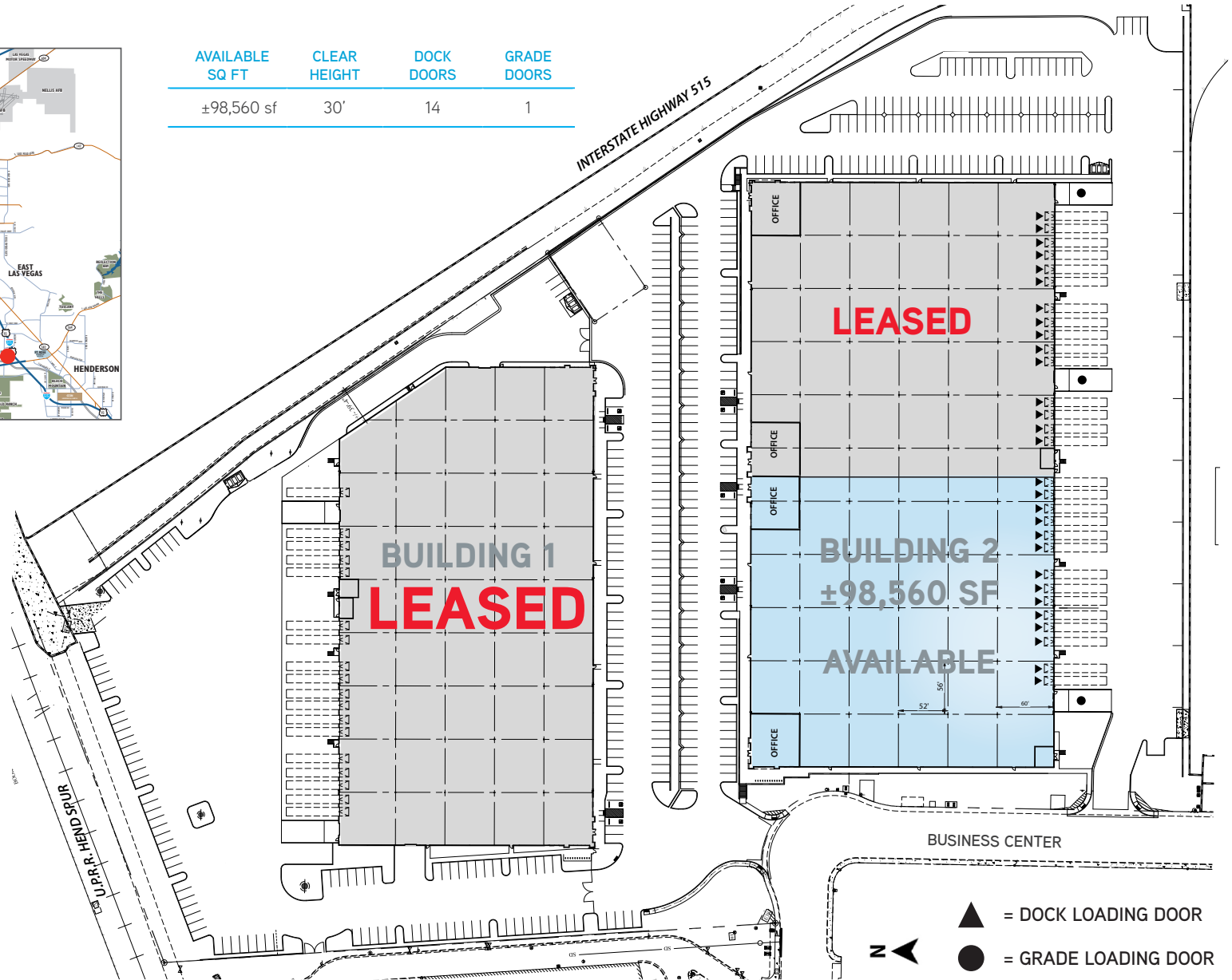
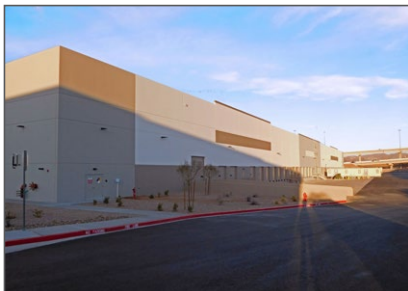


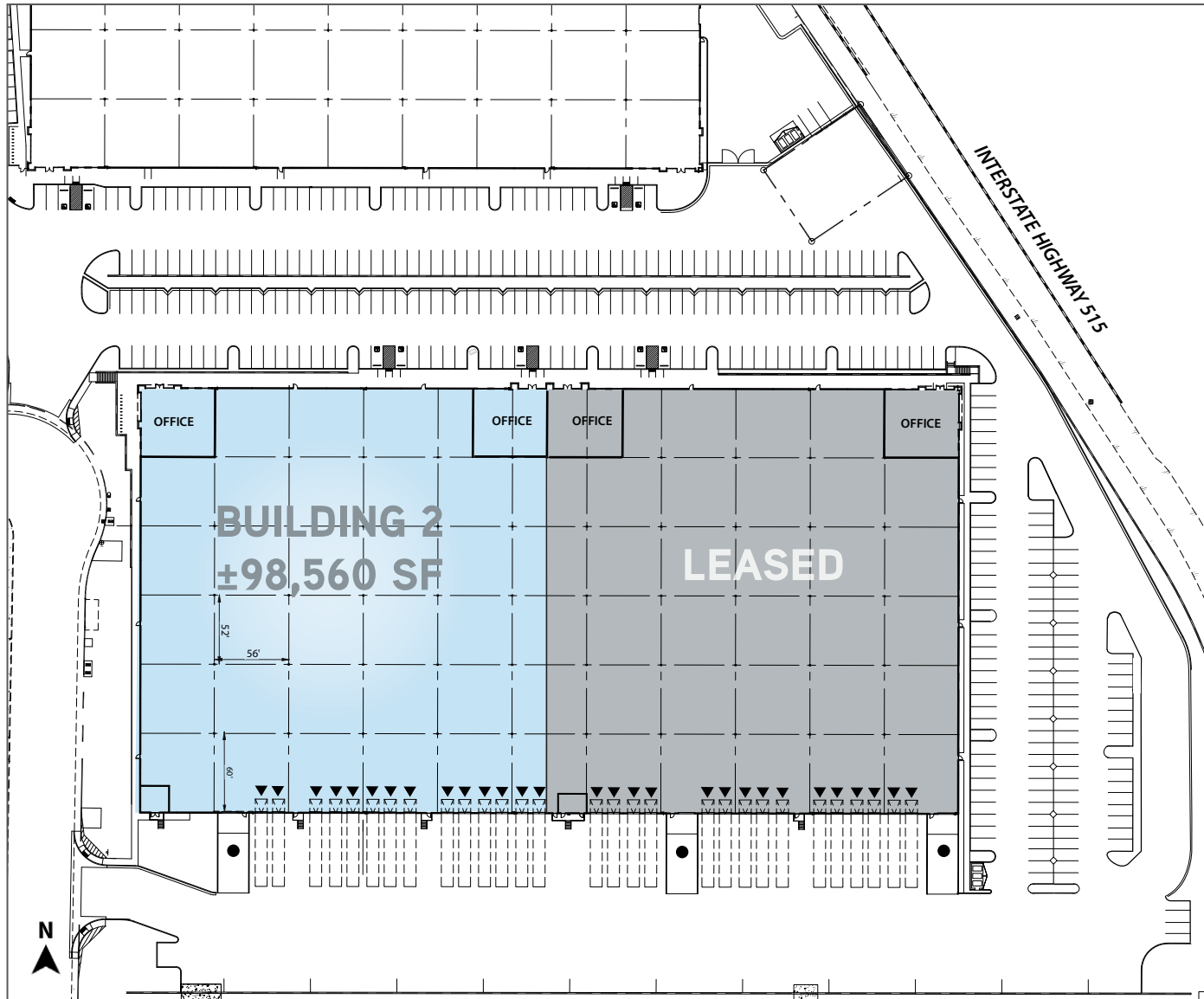






AVAILABLE SQ FT	CLEAR HEIGHT	DOCK DOORS	GRADE DOORS
±98,560 sf	30'	14	1





\* Based on divisibility

## FOR SALE or LEASE >

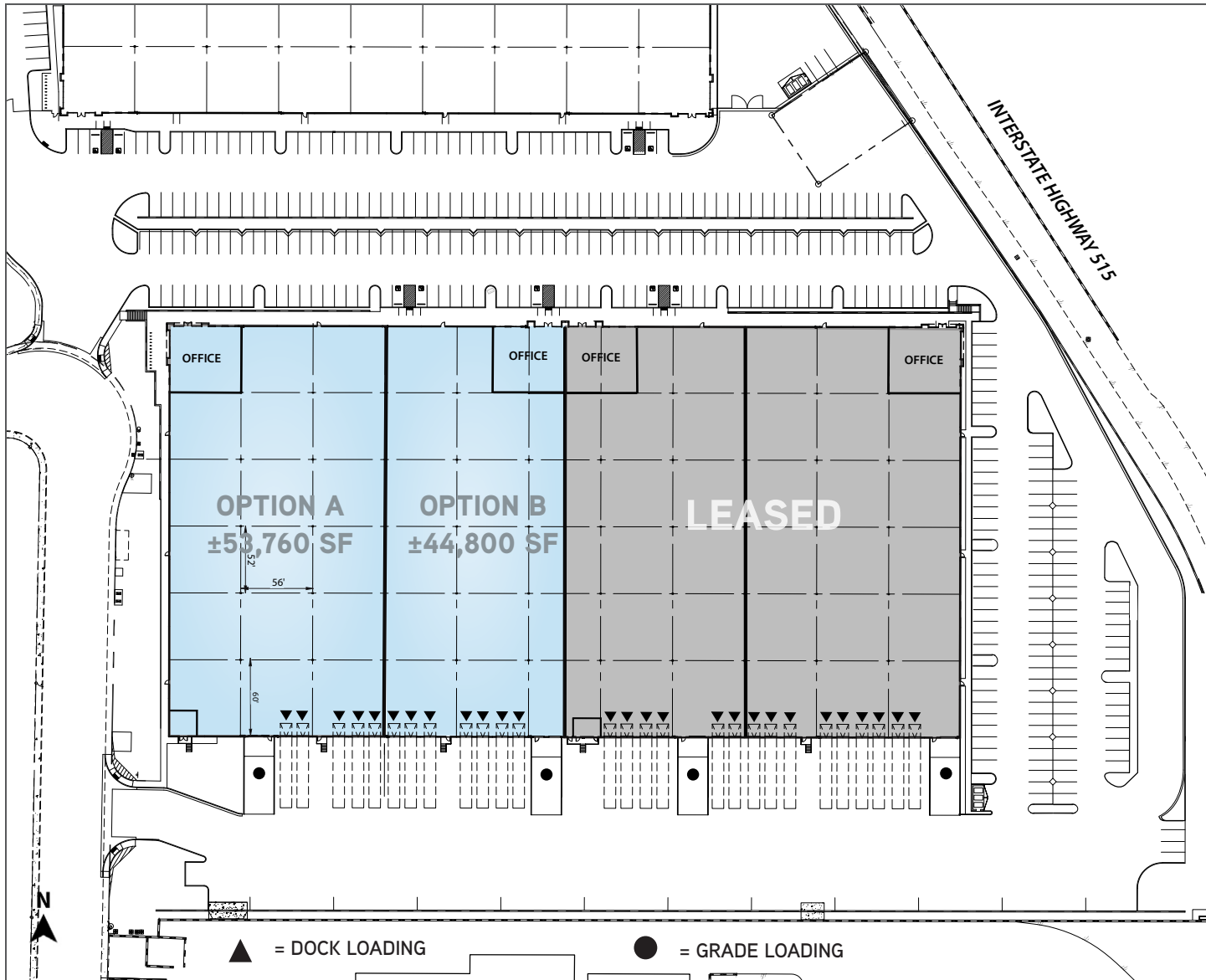
- > ±98,560 Total SF
- > Offices/Showroom - Build To Suit
- > 30' Clear Height
- > Skylights at 2%
- > T5 Warehouse Lighting
- > ESFR Fire Sprinklers
- > R-30 Ceiling Insulation in office area
- > 56' x 52' Typical Column Spacing
- > 60' Column Spacing at Docks
- > 2,000 Amps, 277/480 Volt, 3 Phase-Power Expandable to 6,000 Amps
- > Fourteen (14) Dock High Loading Doors
- > One (1) Grade Level Loading Doors
- > 60' Concrete Dock Apron
- > 142 Parking Spaces
- > Zoned I-G

**FOR SALE:** \$115 PSF

**FOR LEASE:** \* \$0.49 - \$0.55 PSF

▲ = DOCK LOADING DOOR

● = GRADE LOADING DOOR



## FOR SALE or LEASE: Option A

- ±53,760 Total SF
- Office Build To Suit
- Five (5) Dock High Loading Doors
- One (1) Grade Level Loading Door

**FOR LEASE:** \$0.52 - \$0.55 PSF

## FOR SALE or LEASE: Option B

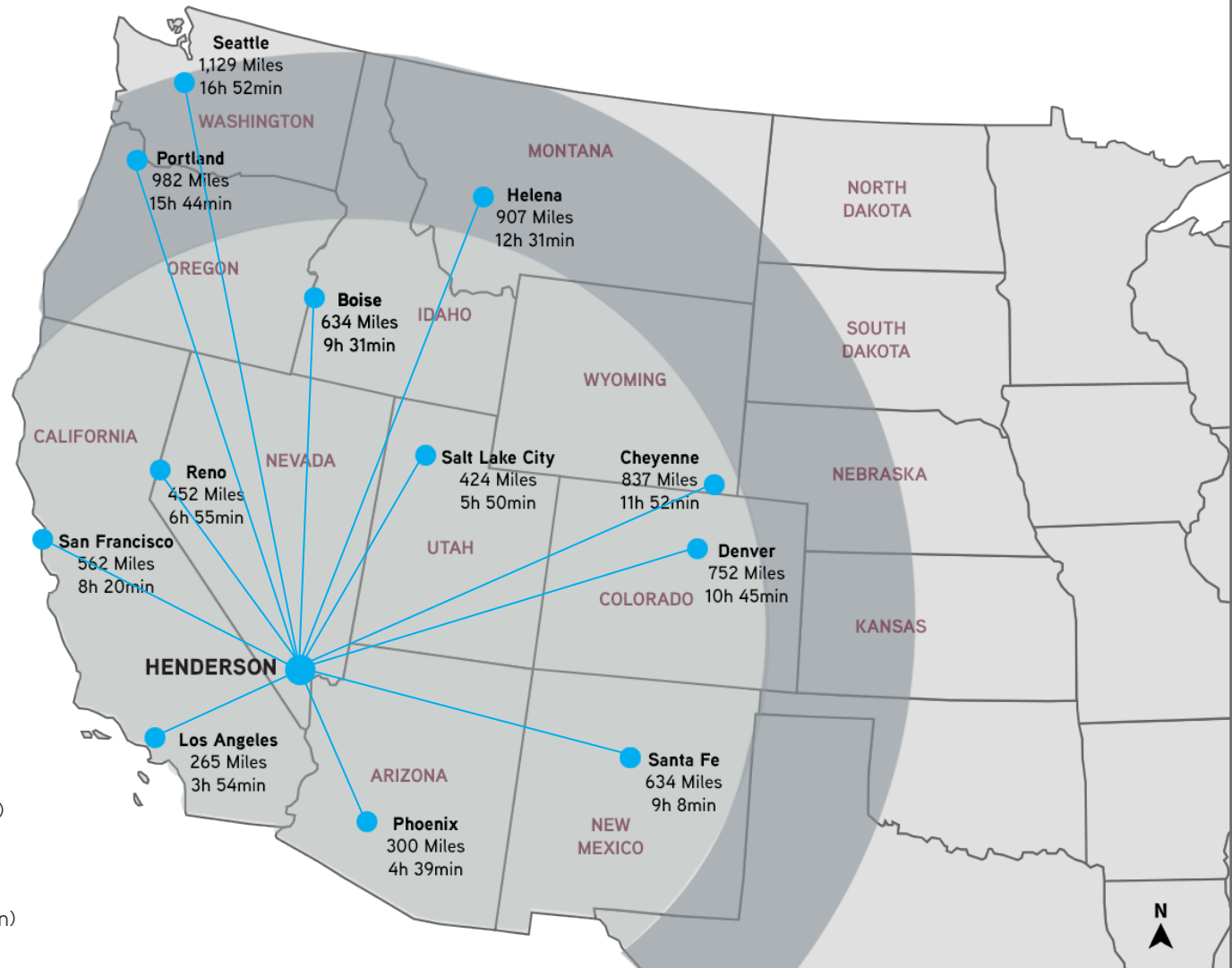
- ±44,800 Total SF
- Office Build To Suit
- Seven (7) Dock High Loading Doors
- One (1) Grade Level Loading Door

**FOR LEASE:** \$0.53 - \$0.55 PSF

## Transit Analysis from Henderson, Nevada

### TRUCK SERVICE TIMES

- ONE DAY TRUCK SERVICE**  
61,049,148 People (19.4% of US Population)
- TWO DAY TRUCK SERVICE**  
73,462,494 People (23.3% of US Population)

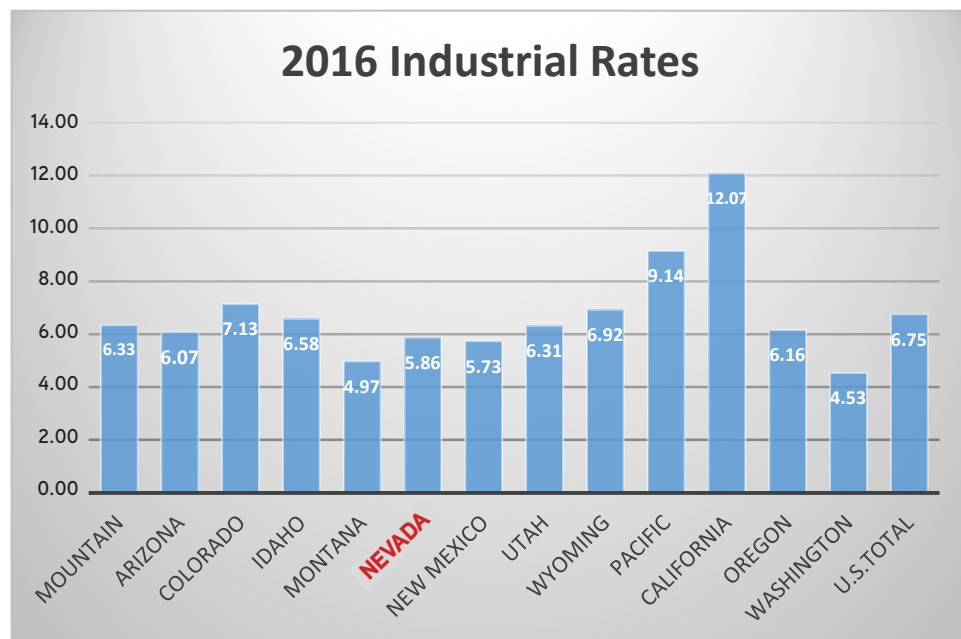




## ELECTRICITY COST COMPARISON WESTERN UNITED STATES

Electricity costs are a huge factor for a company that is looking to relocate or expand. See how Nevada compares with the other states throughout the western United States.

Thru December 2016, Nevada's average retail price for INDUSTRIAL customers was 7.4% lower than the Mountain states, 51.5% lower than California and 13.2% lower than the U.S.



The chart above represents rates charged over the period January 2016 thru December 2016

SOURCE: U.S. ENERGY INFORMATION ADMINISTRATION

**RATES:** Thru December 2016, Nevada's average retail price for all sectors was 10% lower than the Mountain states, 45.1% lower than California and 18.3% lower than the U.S.

	Residential	Commercial	Industrial	Transportation	All Sectors	Dec 2015	Dec 2014
<b>Mountain</b>	11.68	9.56	6.33	9.65	9.33	9.48	9.46
<b>Arizona</b>	12.21	10.49	6.07	9.38	10.40	10.40	10.24
<b>Colorado</b>	12.02	9.66	7.13	9.80	9.76	9.78	10.04
<b>Idaho</b>	10.00	7.80	6.58	0.00	8.13	8.12	7.95
<b>Montana</b>	11.04	10.18	4.97	0.00	8.89	8.93	8.62
<b>Nevada</b>	<b>11.42</b>	<b>8.00</b>	<b>5.86</b>	<b>7.83</b>	<b>8.40</b>	<b>9.48</b>	<b>9.76</b>
<b>New Mexico</b>	12.08	9.85	5.73	0.00	9.17	9.68	9.69
<b>Utah</b>	11.08	8.84	6.31	9.76	8.77	8.61	8.41
<b>Wyoming</b>	11.18	9.44	6.92	0.00	8.19	7.95	7.78
<b>Pacific</b>	14.56	13.28	9.14	8.97	12.82	12.88	12.59
<b>California</b>	17.40	15.15	12.07	8.96	15.31	15.50	15.23
<b>Oregon</b>	10.63	8.87	6.16	9.26	8.90	8.82	8.78
<b>Washington</b>	9.38	8.37	4.53	8.96	7.70	7.41	7.15
<b>US TOTAL</b>	<b>12.55</b>	<b>10.37</b>	<b>6.75</b>	<b>9.48</b>	<b>10.28</b>	<b>10.42</b>	<b>10.45</b>



