

347 West Sunset Road



FOR SALE

±32.63 ACRE
INDUSTRIAL
DEVELOPMENT
SITE

347 WEST SUNSET ROAD
HENDERSON, 89011

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±32.63 Acre Industrial Development Site

PROPERTY DESCRIPTION

The ±32.63 acre industrial site is located at the SEC of West Sunset Road and Courier Street in Henderson, Nevada.

The Property has excellent access to the Sunset Road /US 95/I-515 Interchange and is in close proximity to a vast array of amenities, including retail, restaurants, major industrial users and gaming.

PROPERTY FEATURES

Ownership	Fee Simple
Property Address	347 West Sunset Road, Henderson, NV 89011
Site Size	±32.63 Acres (1,421,362.80 SF)
Assessor's Parcel #	178-02-702-001
Zoning	IG (General Industrial) City of Henderson
Street Frontage	West Sunset Road, Courier Street and West Foster Avenue
Improvements	Curbs and Gutters along Sunset Road
Access	Access via Sunset Interchange at 515/95 or I-215 Beltway via Gibson Road Interchange. Nearest traffic signal is at Eastgate Road
Location to Utilities	Details TBD - appears to be sewer access in Courier. A high pressure gas line is located on Courier, as well as several overhead electrical poles.
Flood Zone	This parcel is located in a 100 year flood zone - Zone A
Miscellaneous	Fencing along West Foster with masonry wall on Sunset; Bus stop on Sunset property line

Price **\$8,172,836.10 (\$5.75 psf)**



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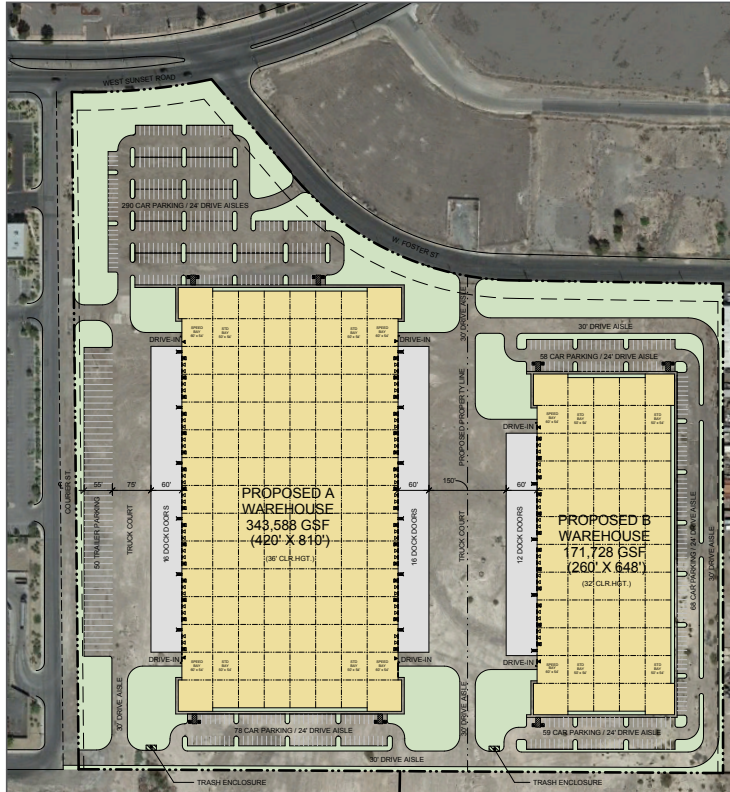
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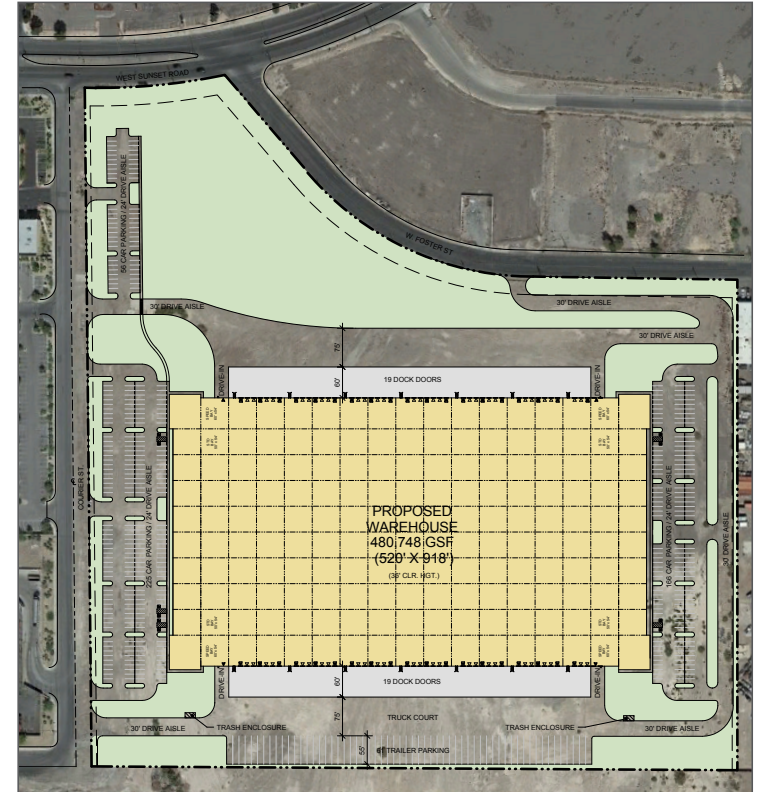
TWO BUILDING LAYOUT

- ±171,728 SF and ±343,588 SF
- ±3% Office
- Rear Loaded and Cross Dock Designs
- 32' - 36' Clear Height
- 135' Truck Courts
- ±36.25% Site Coverage



SINGLE BUILDING LAYOUT

- ±480,748 SF
- ±4% Office
- Cross Dock Design
- 36' Clear Height
- 135' Truck Courts
- ±34% Site Coverage



POTENTIAL BUILDING LAYOUT

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