

HENDERSON FREEWAYS CROSSING

8390 & 8385 EASTGATE ROAD :: HENDERSON, NEVADA 89015

NOW COMPLETE AND
READY FOR OCCUPANCY



Buildings For Lease

±35,876 SF - ±163,000 SF Units Available

PAT MARSH, SIOR
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3960 Howard Hughes Parkway Suite 150
Las Vegas, NV 89169
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FOR LEASE

*Asking Rates on Page 5

- Units range from ±35,876 SF - ±163,000 SF
- Build to suit office (**Offering 5% Buildout**)
- 32' Clearance height (Building A)
- 30' Clearance height (Building B)
- R-30 insulation under roof deck
- Skylights throughout warehouse
- ESFR sprinklers
- 6" slab/ 4,500 PSI reinforced material
- 60' dock apron

- 277/480 volt, 3-phase power
- LED Lighting throughout warehouse
- Evaporative coolers in the warehouse
- ±50' x ±50' column spacing
- LED warehouse lighting (*On average, LED's use 40% less energy than its predecessors, along with 12 year life expectancy at 12 hour daily runtime.*)

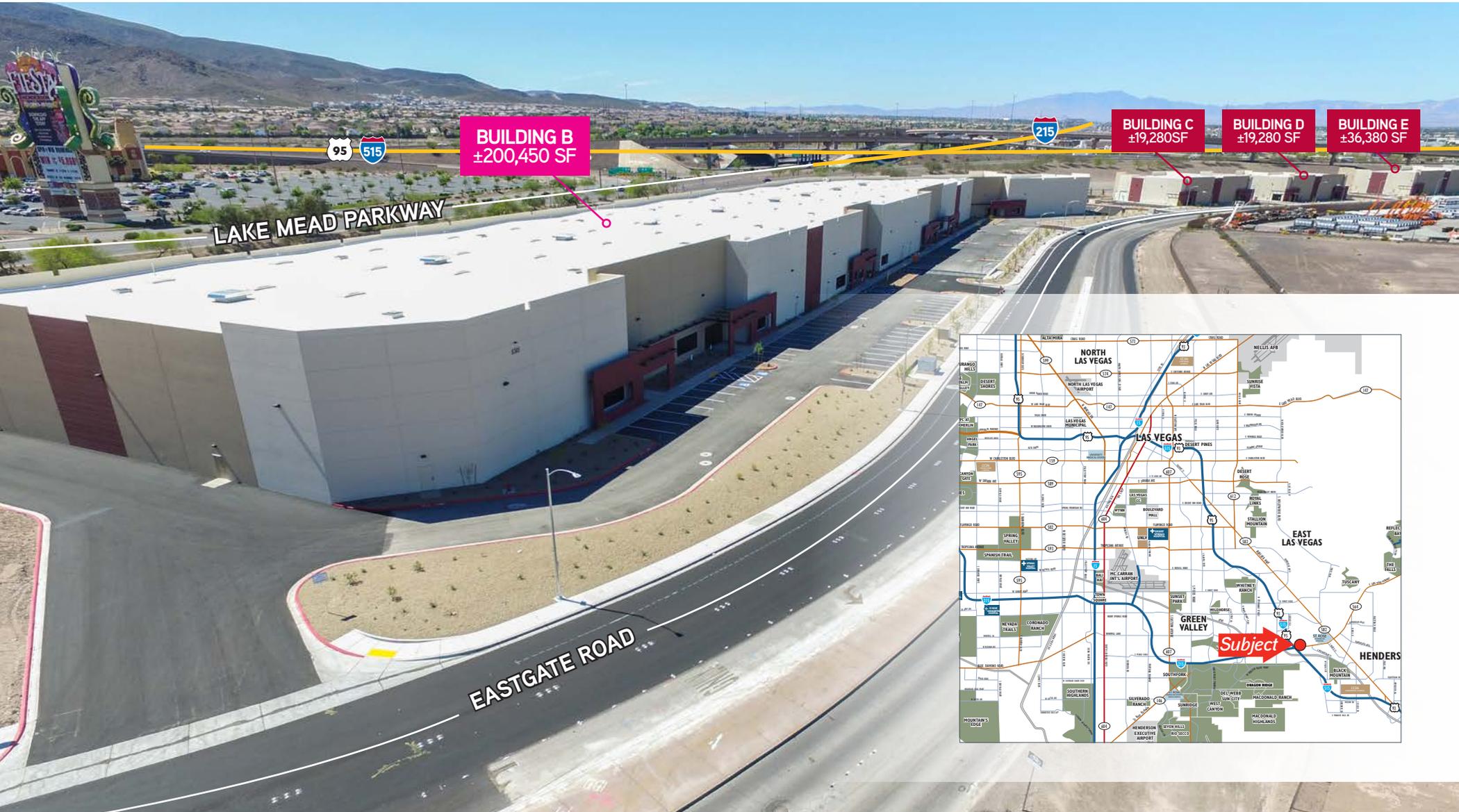


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SUITE	TOTAL SF	OFFICE SF*	WAREHOUSE SF	DOCK HIGH LOADING	GRADE LOADING	BASE RENT MONTHLY	ESTIMATED NNN (CAM) FEES	ALL IN MONTHLY EXPENSES
A1	40,750	2,300	38,450	3 equipped; 5 possible	1	\$23,839 (\$0.585/SF)	\$4,483 (\$0.11/SF)	\$28,322
A2	40,750	2,300	38,450	3 equipped; 5 possible	1	\$23,839 (\$0.585/SF)	\$4,483 (\$0.11/SF)	\$28,322
A3	40,750	2,300	38,450	3 equipped; 5 possible	1	\$23,839 (\$0.585/SF)	\$4,483 (\$0.11/SF)	\$28,322
A4	40,750	2,300	38,450	3 equipped; 5 possible	1	\$23,839 (\$0.585/SF)	\$4,483 (\$0.11/SF)	\$28,322
Full Bldg A	163,000	5,600	157,400	12 equipped; 20 possible	4	\$87,205 (\$0.535/SF)	\$17,930 (\$0.11/SF)	\$105,135
B1	35,876	1,830	34,046	2 equipped; 4 possible	1	\$20,091 (\$0.56/SF)	\$3,946 (\$0.11/SF)	\$24,037
B2	37,620				LEASED			
B3	29,250				LEASED			
B4	19,750				LEASED			
B5 - B6	49,250				LEASED			
B7	29,188				LEASED			

*Proposed, unbuilt office suite. Landlord to provide Tenant Improvement Allowance, allowing customized build-out.

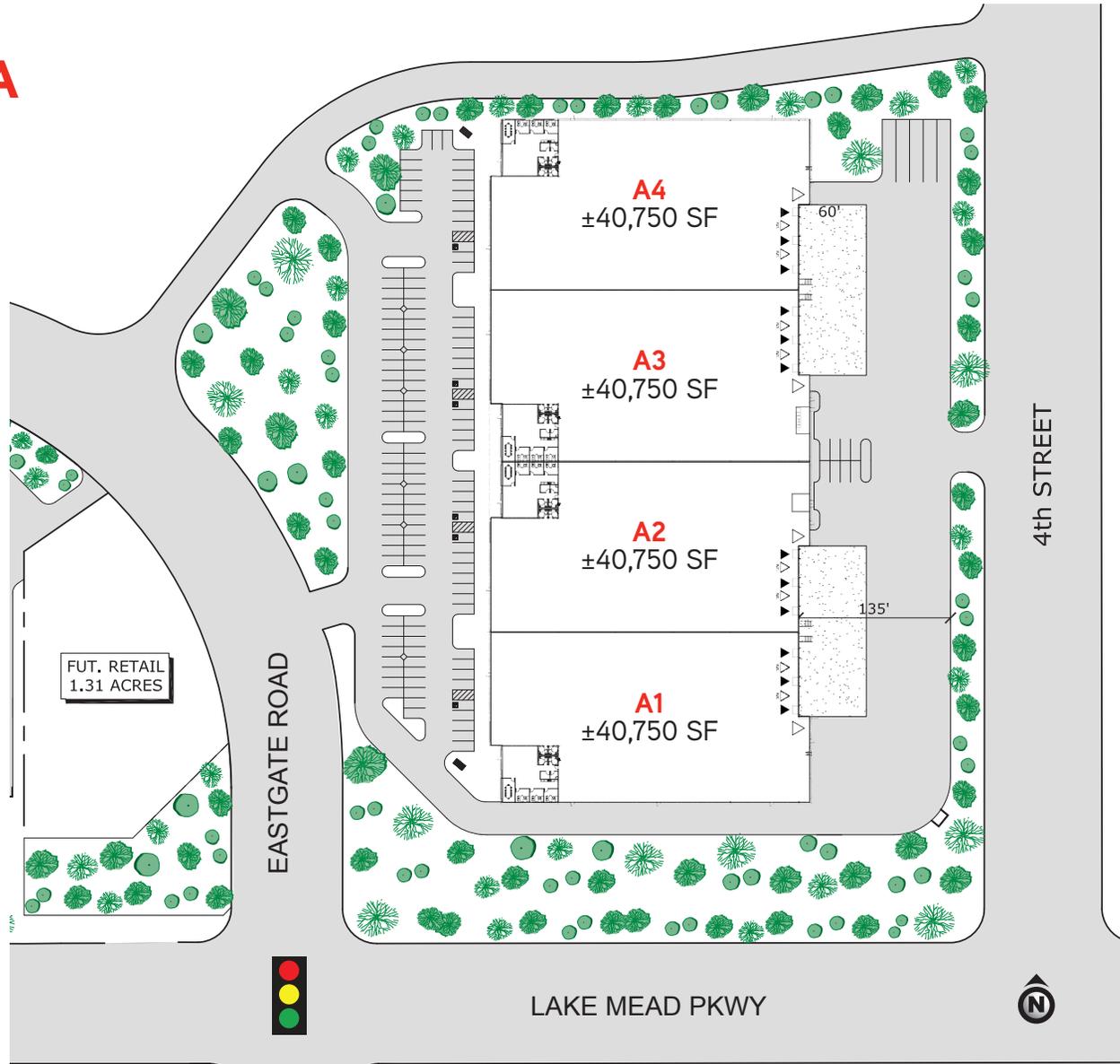
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BUILDING A



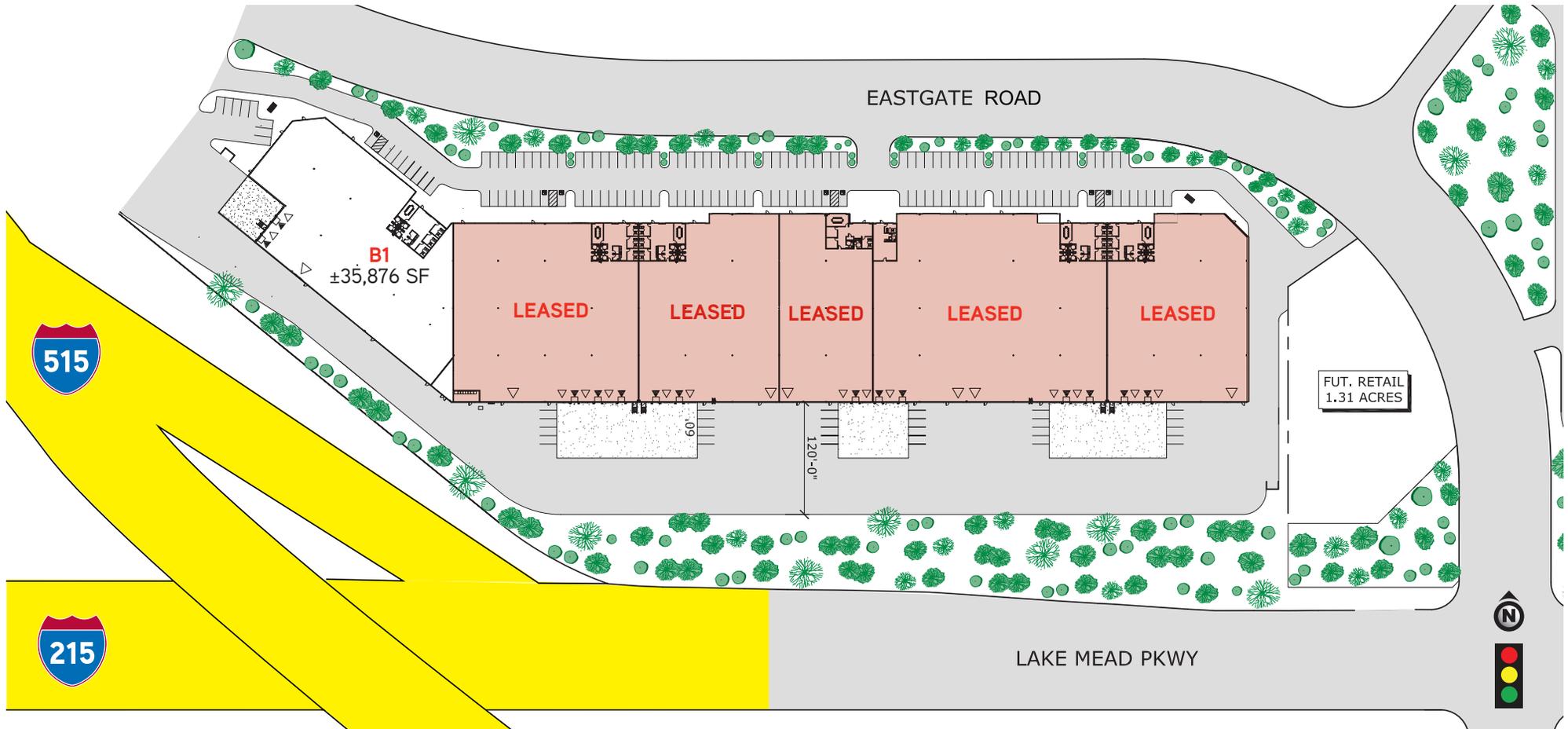
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BUILDING B



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