PRICE REDUCED

HENDERSON FREEWAYS CROSSING

BUILDING F :: 8345 EASTGATE ROAD :: HENDERSON, NEVADA 89015

FOR SALE

PRICED REDUCED TO:
$1,747,040 ($122 PSF)



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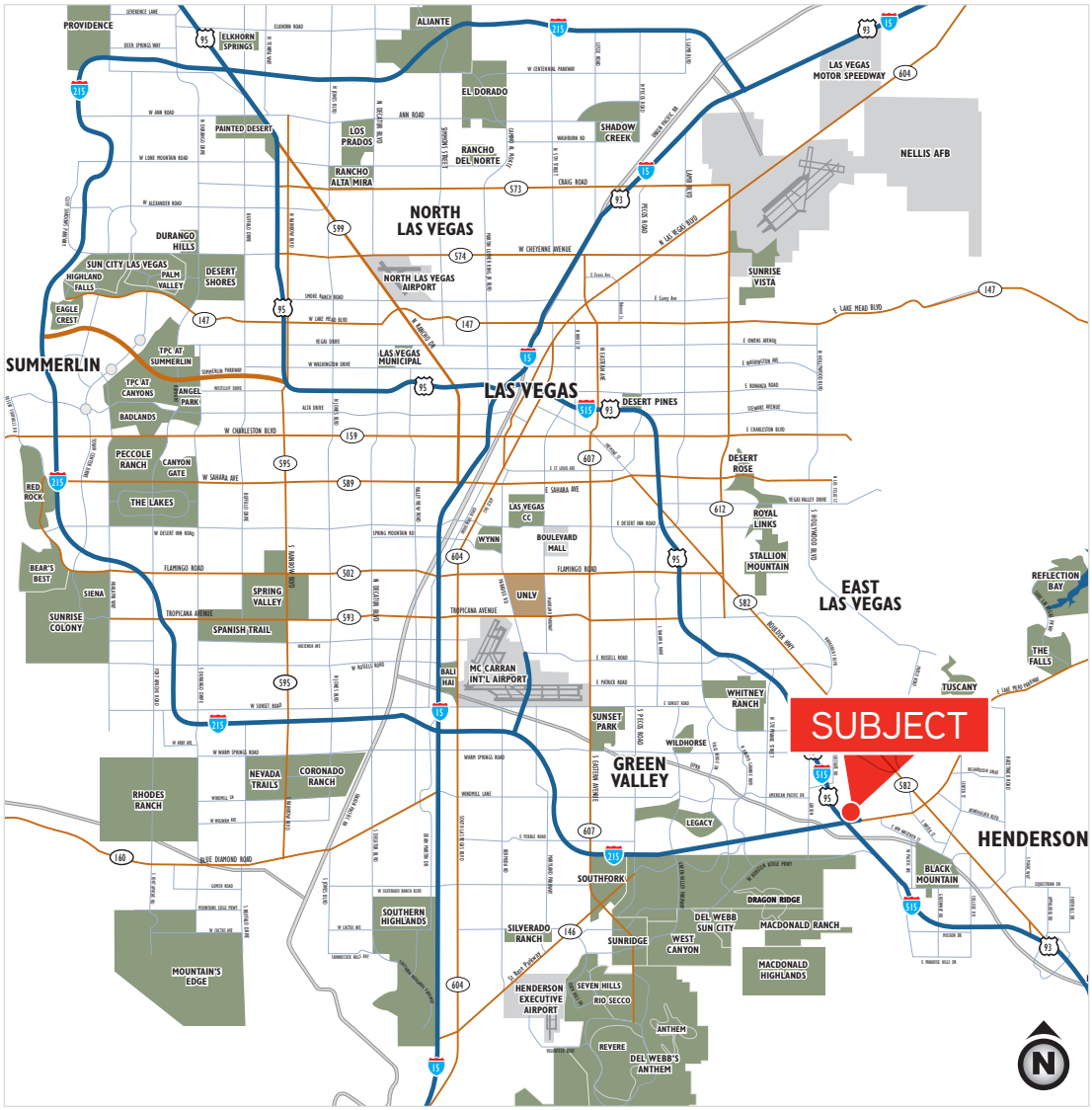
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PROPERTY OVERVIEW

- Freestanding Single Tenant Building
- ±14,320 SF total
- Shell Condition
- Dock High and Grade loading
- Zoned IG (General Industrial)
- 28' Clearance height
- R-30 Insulation under the roof deck
- Skylights in Warehouse
- ESFR sprinklers
- 6" slab/ 4,500 PSI reinforced material
- 60' dock apron
- 600 amps of 277/480v 3-phase power
- ±50' X ±50' column spacing
- Parking allocation: 23 spaces (non-reserved)

AREA/MARKET OVERVIEW

- Henderson Submarket
- Immediate access to the I-215 (through Lake Mead Parkway)
- Immediate access to the I-515 or US 95 (through Lake Mead Parkway or Auto Show Drive)
- Submarket availability of comparable product is extremely limited
- Submarket availability of new construction for Sale is 0%
- Overall submarket vacancy in Q1-2017 for light distribution space is 3.7%
- Overall Southern Nevada industrial vacancy in Q1-2017 is 6.1%



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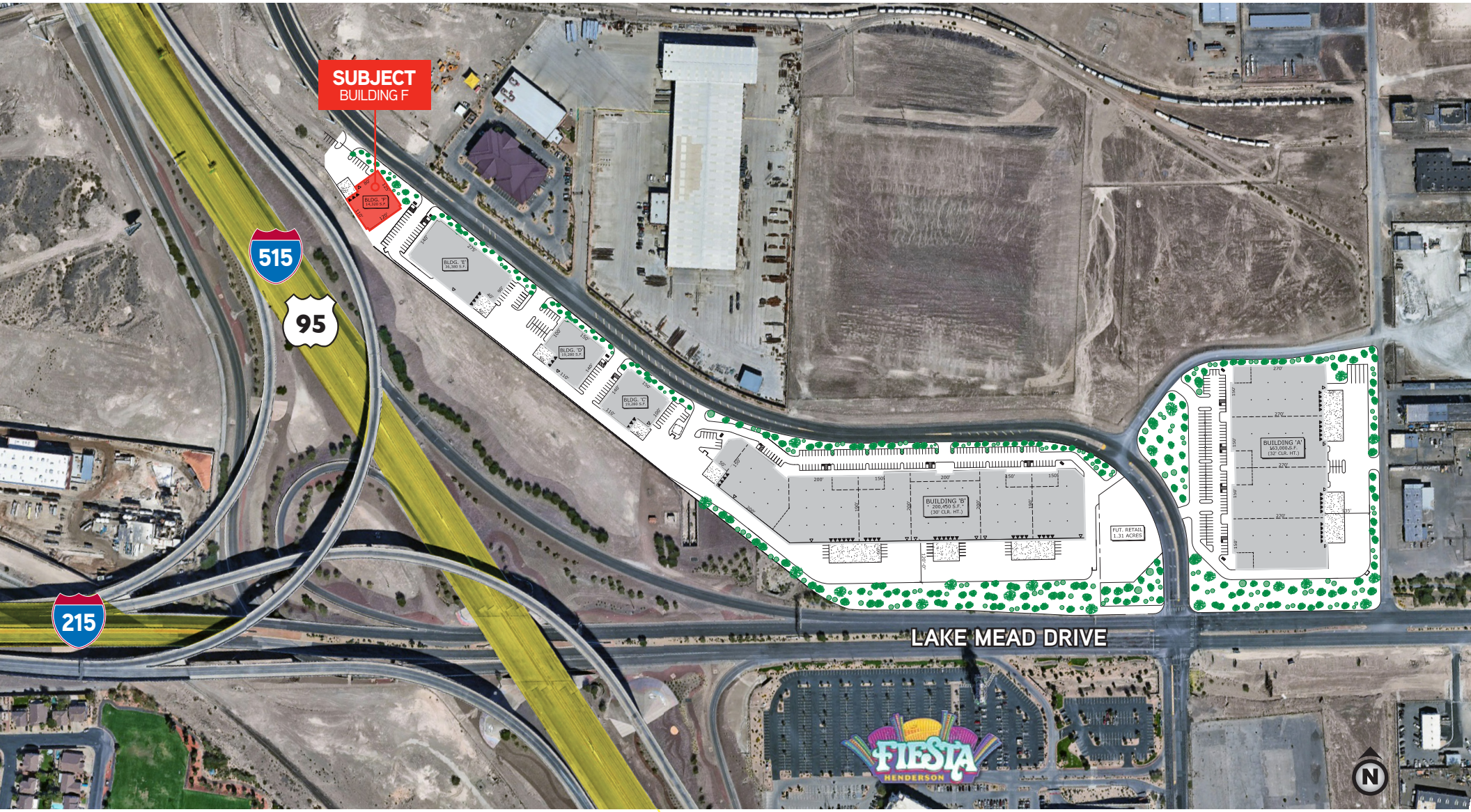
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