



# FOR SALE OR LEASE

1710 & 1720 Executive Airport Drive, Henderson, NV 89052

±36,920 - ±86,880 SF Industrial Buildings  
in Henderson, Nevada



**GRANT TRAUB**  
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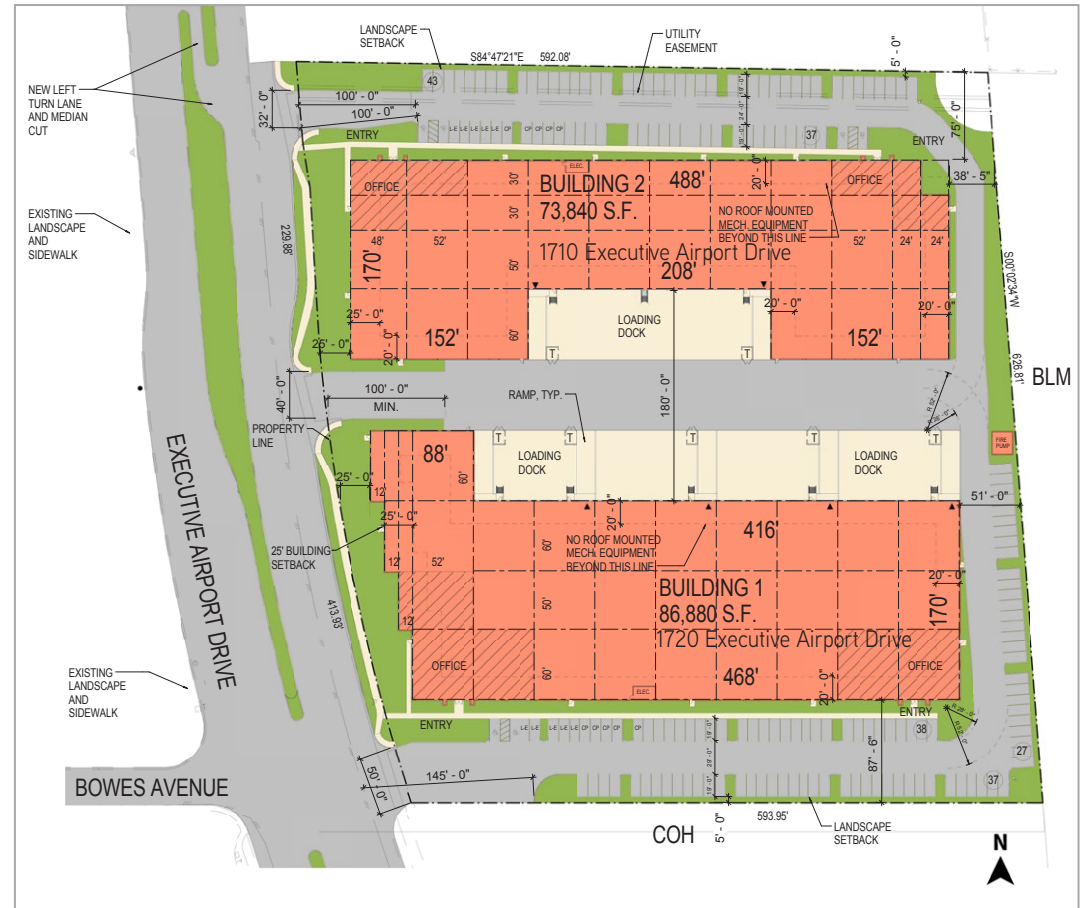
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## PROPERTY HIGHLIGHTS

- Class A Industrial
- Concrete Tilt Up Construction
- ±36,920 to ±86,880 SF Available for Sale or Lease
- ESFR Fire Sprinklers
- BTS Office
- ±30' Clear Height
- Close Proximity to I-15 and I-215 Freeway
- Located adjacent to Henderson Executive Airport
- **FOR LEASE:** \$0.55 - \$0.60 PSF NNN
- **FOR SALE:** \$120.00 - \$130.00 PSF

|                                            | BLDG SF | DIVISIBLE TO | POWER   | DOCK DOORS | GRADE DOORS |
|--------------------------------------------|---------|--------------|---------|------------|-------------|
| BUILDING 1<br>1720 Executive Airport Drive | ±86,880 | ±43,440      | 2,000 A | 22         | 5           |
| BUILDING 2<br>1710 Executive Airport Drive | ±73,840 | ±36,920      | 1,600 A | 11         | 2           |



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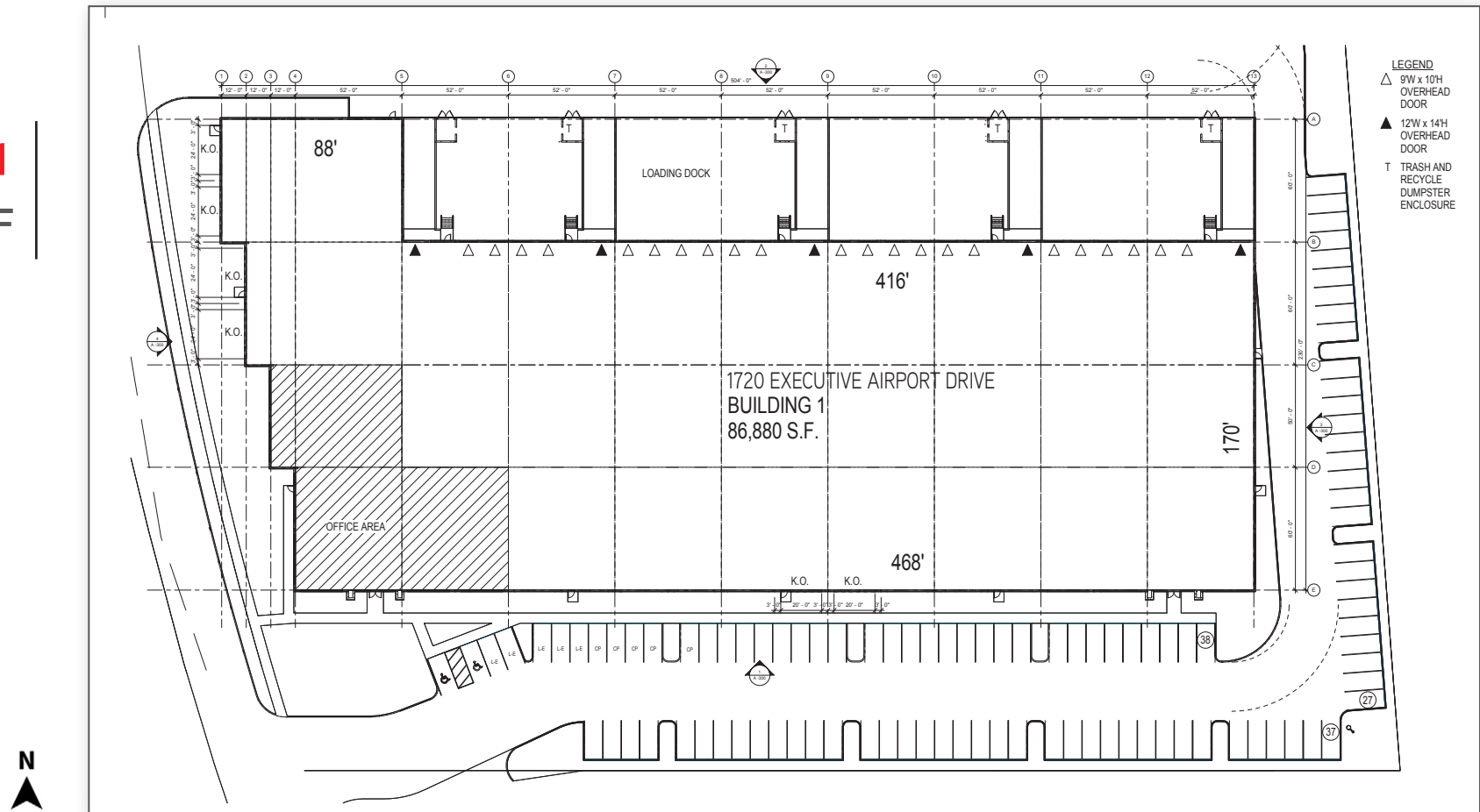
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**BUILDING 1**  
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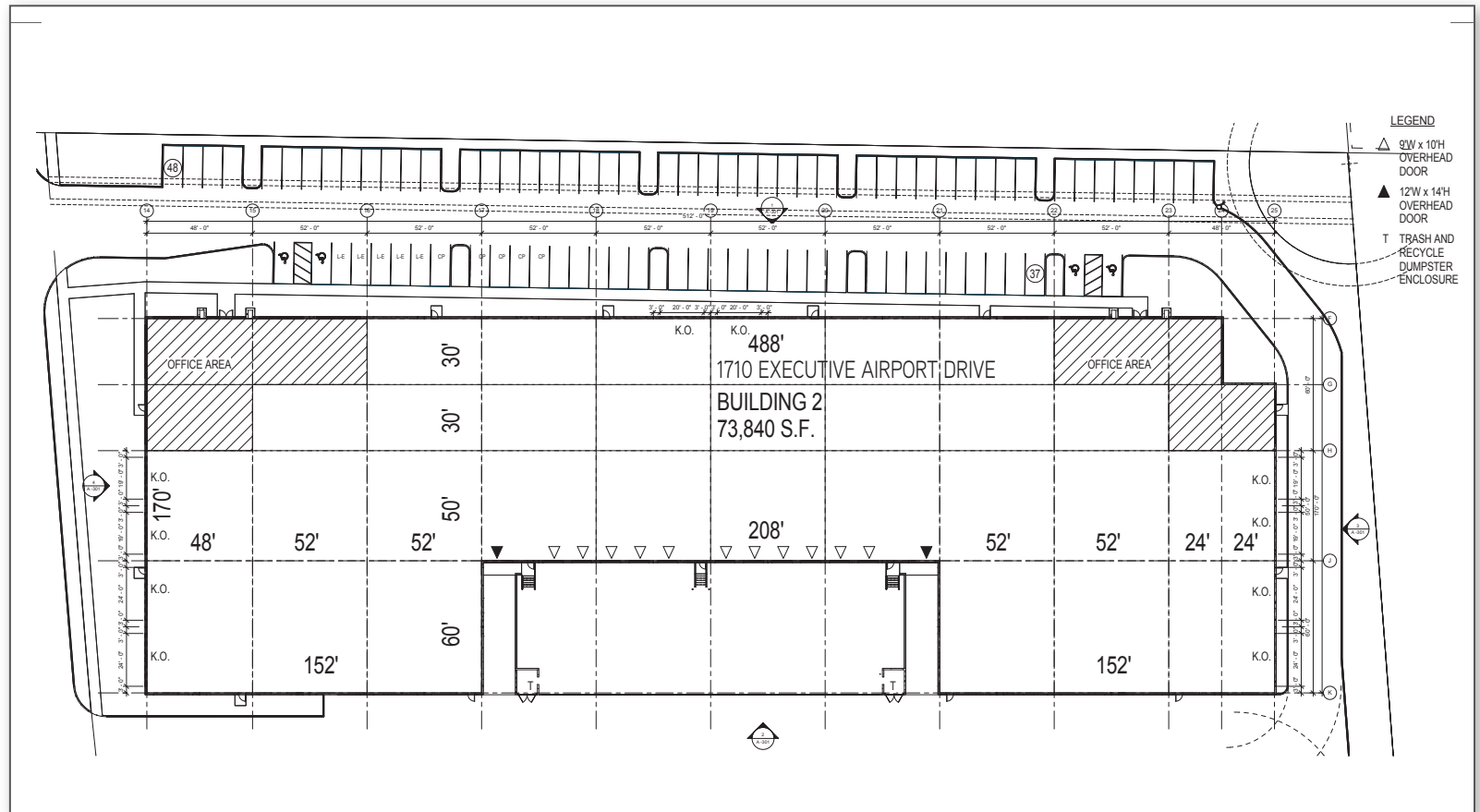
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**BUILDING 2**  
±73,840 SF



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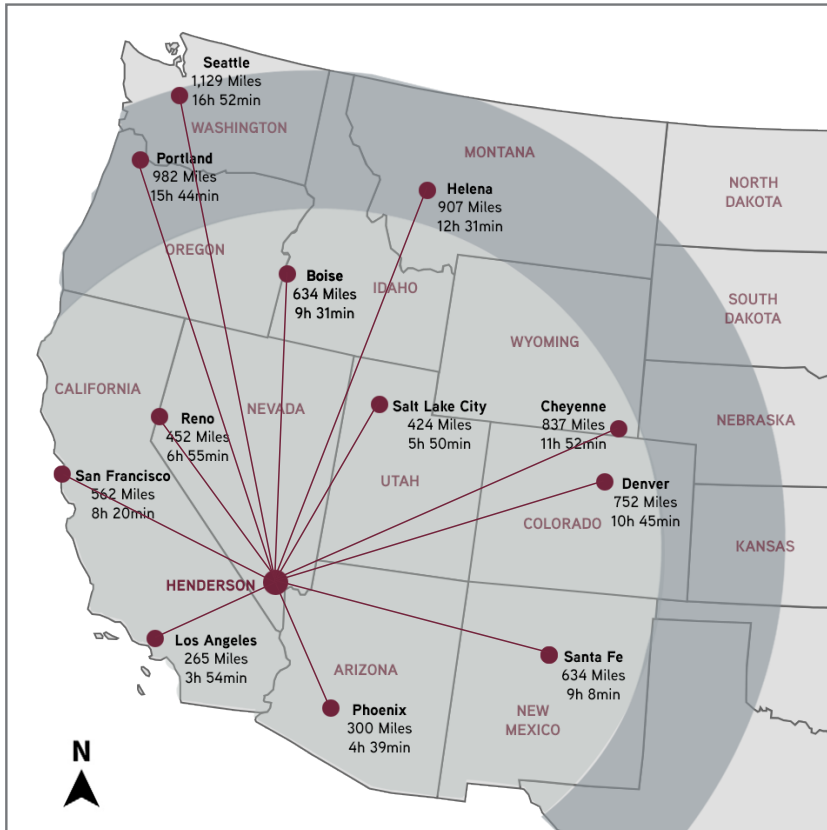
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## TRANSIT ANALYSIS FROM HENDERSON, NV

|                                            |
|--------------------------------------------|
| 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) |



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