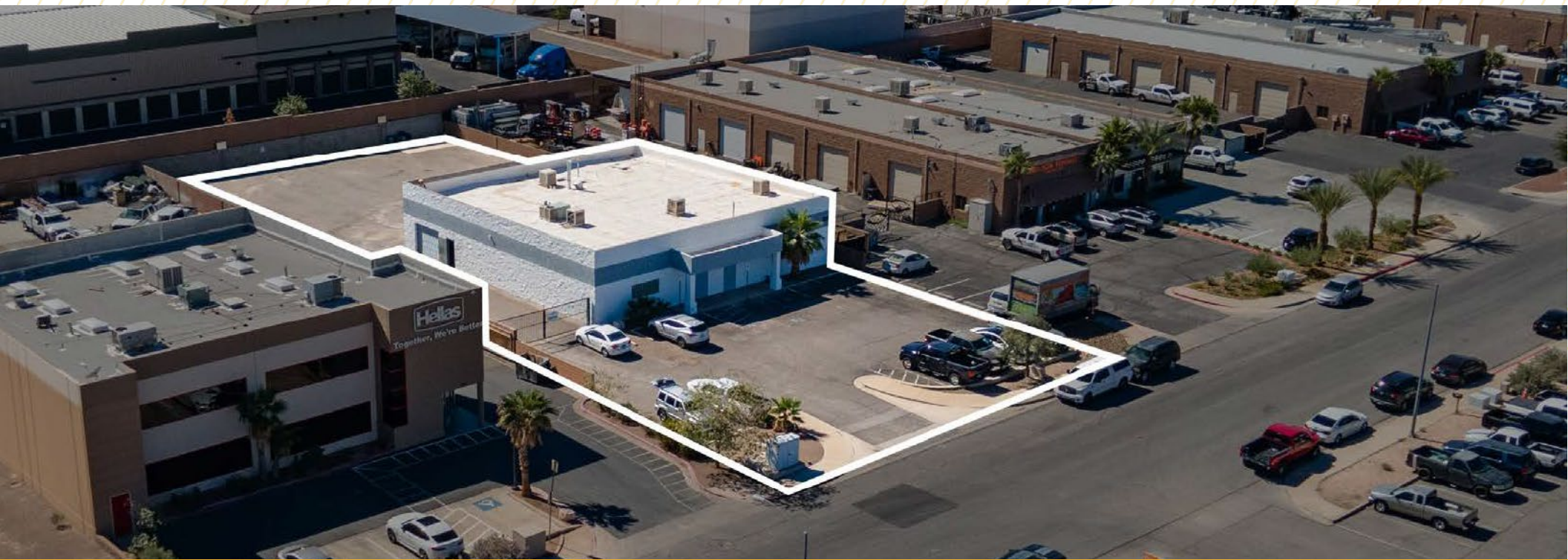


FOR LEASE

±5,625 SF OFFICE / WAREHOUSE

WITH SECURED GATED YARD



231 SUNPAC AVENUE

Henderson, NV 89011



231 SUNPAC AVENUE | HENDERSON, NV 89011

PROPERTY INFORMATION

Freestanding industrial building featuring three private offices, a showroom, warehouse space, and multi-stall restrooms. Additional highlights include one grade-level loading door and a secured/gated private yard ideal for storage and parking.

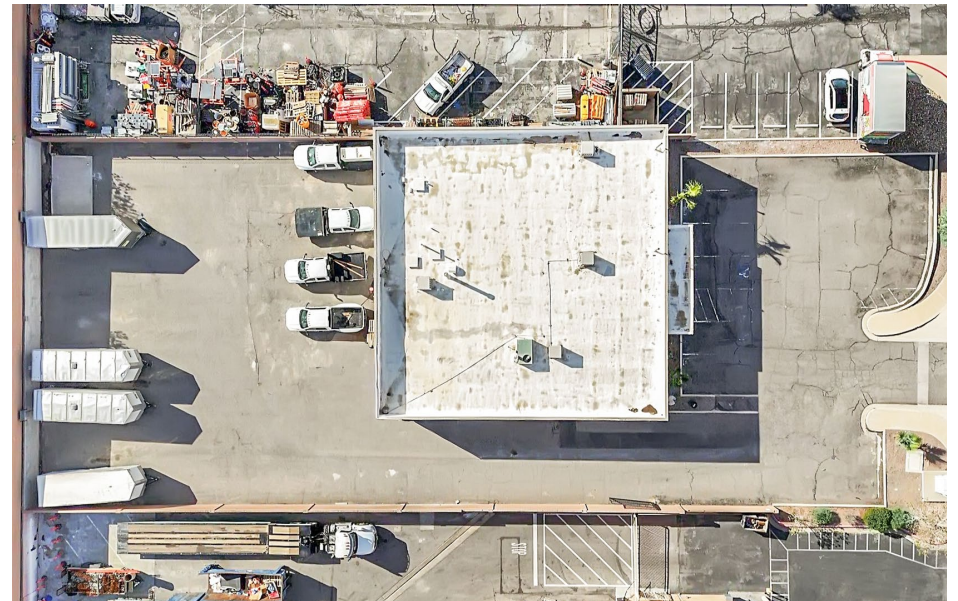
Located in the East Henderson industrial submarket, just minutes from major transportation routes including US-95 and I-215. The property is within close proximity to the Galleria Mall, restaurants, and retail amenities.

| | |
|--------------------|--|
| Property Address: | 231 Sunpac Avenue Henderson, NV 89011 |
| Building Size: | ±5,625 |
| Land Size: | ±0.57 Acres |
| APN: | 178-01-511-012 |
| Date Available: | Within 30 days from lease execution |
| Min. Clear Height: | 10' |
| Grade Doors: | One (1) 10'x8' |
| Power: | 400 Amps, 120/240V, 3-phase power |
| Lease Type: | Gross |
| Lease Rate: | Contact Broker |

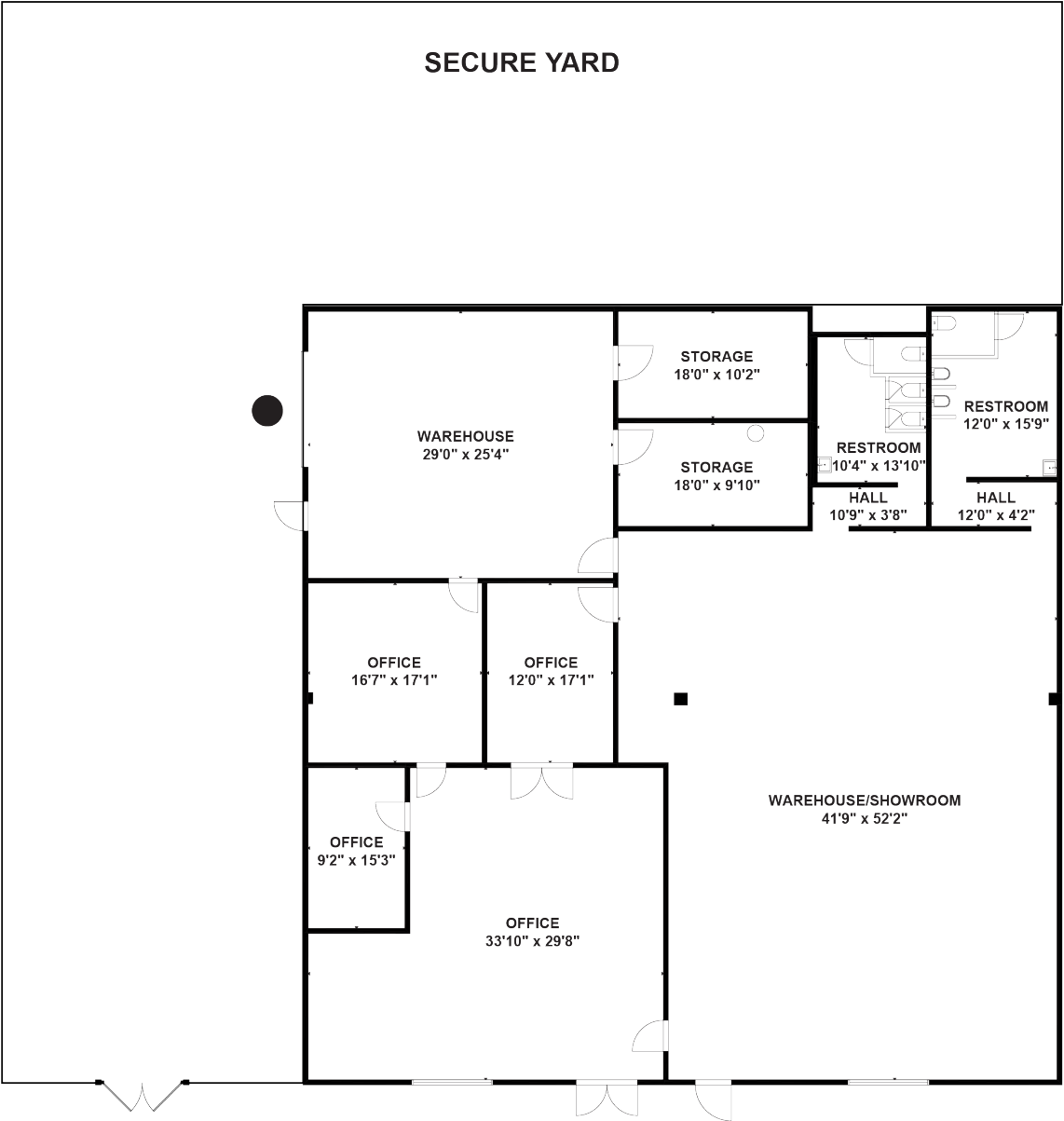


231 SUNPAC AVENUE | HENDERSON, NV 89011

PROPERTY IMAGES



FLOOR PLAN



● Grade Level Doors

231 SUNPAC AVENUE | HENDERSON, NV 89011

AERIAL MAP



CONTACT INFORMATION

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