Available For Lease

671 Middlegate Road

Henderson, NV 89011

REDUCED RATE

±1,423 SF – ±2,846 SF

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Property Overview

Colliers is pleased to present ±1,422 SF to ±2,846 SF of available space at 671 Middlegate Road, a freestanding industrial property in the heart of Henderson. With immediate access to US-95/I-11 and convenient connectivity throughout the Las Vegas Valley, the property is well-positioned for businesses seeking a strategic and accessible Southern Nevada location.

- ±14,624 SF Total Building Size
- ±1,423 SF – ±2,846 SF Available
- Zoned IL (Industrial Light)
- Grade Loading
- Located in the Henderson Submarket

Suite Highlights

- Fire Sprinklered
- Skylights
- Evaporative Cooler
- 150 Amps of 120/208V of Single Phase (Tenant to confirm)
- Grade Loading Doors

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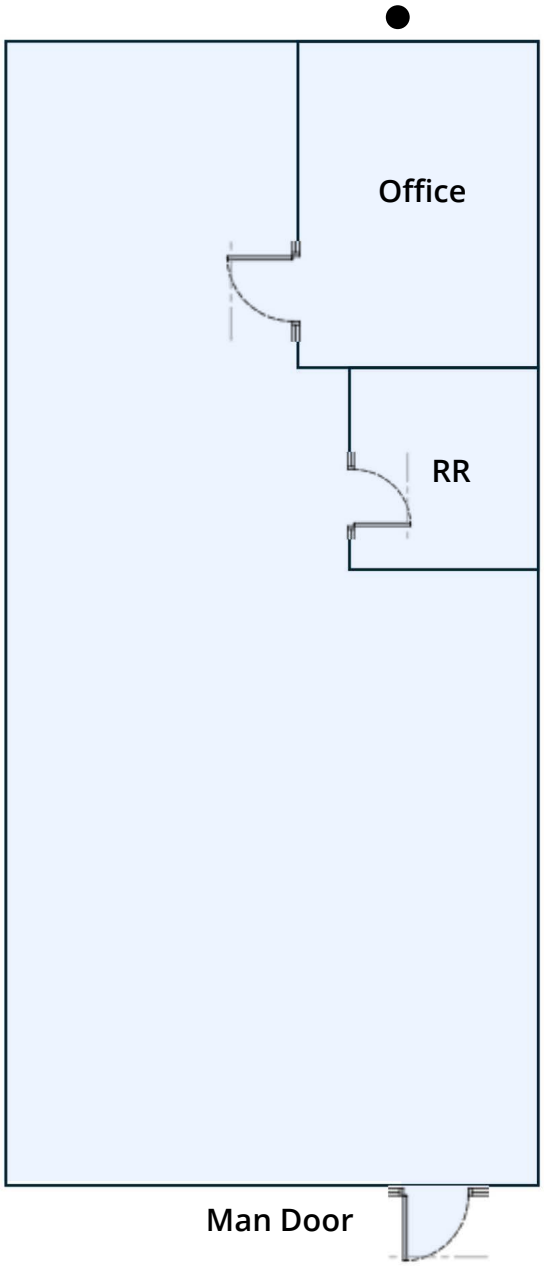
Floor Plan

For illustration purposes only. Not to scale.

● = Grade Doors



Suite E

- ±1,422 SF Available
- 150 Amps of 120/208V of Single Phase (Tenant to confirm)
- One (1) Grade Door

Lease Rate
$1.15

NNN Fees
$0.36

Total Monthly
$2,147.22

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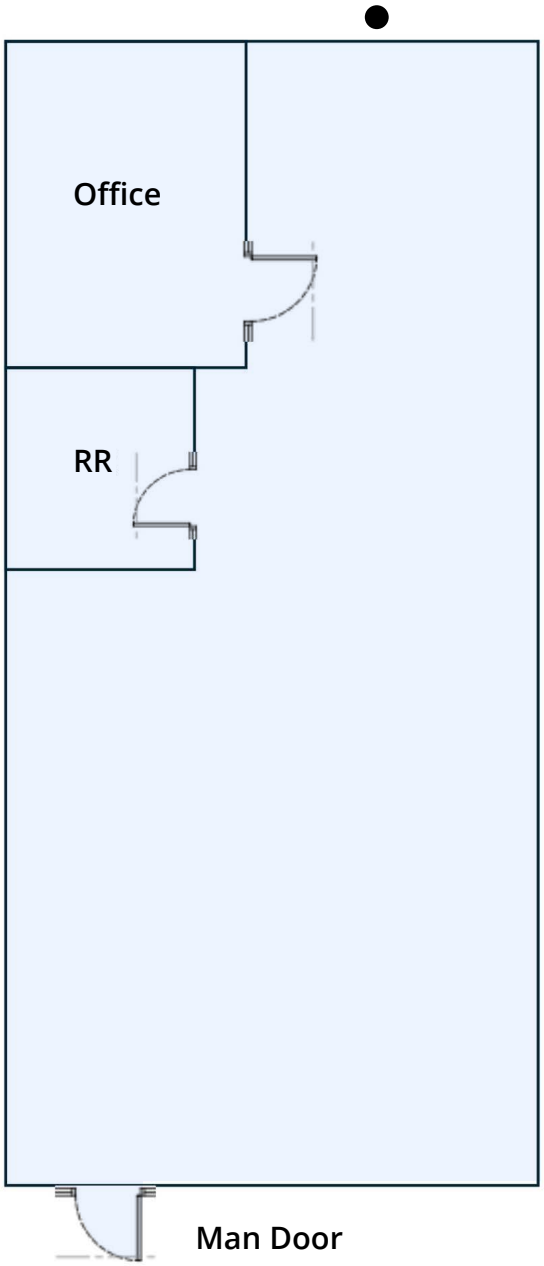

Suite F

- ±1,422 SF Available
- 150 Amps of 120/208V of Single Phase (Tenant to confirm)
- One (1) Grade Door

Lease Rate
$1.15

NNN Fees
$0.36

Total Monthly
$2,147.22

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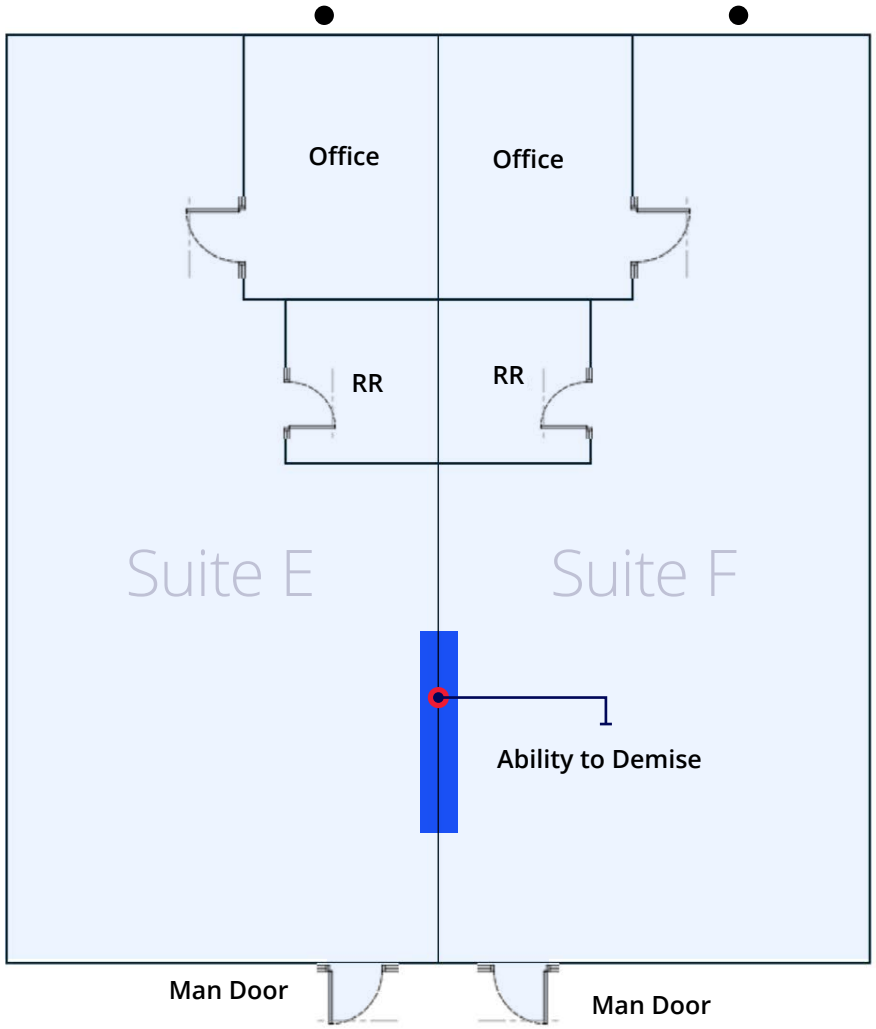

Suite E & F

- ±2,486 SF Available
- 300 Amps of 120/208V of Single Phase (Tenant to confirm)
- Two (2) Grade Doors

Lease Rate
$1.15

NNN Fees
$0.36

Total Monthly
$4,294.44

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Site Aerial

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Location Map

The property benefits from excellent connectivity to US-95/I-11 and proximity to the area's growing residential and commercial population base.

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ABOUT COLLIERS

$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

$110B Assets under management

28,000 Professionals

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