

HENDERSON 215



FOR LEASE – 820 Wigwam Parkway, Suite 110, Henderson, NV 89014

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REAL ESTATE

HENDERSON 215



LAS VEGAS STRIP

DOWNTOWN LAS VEGAS

LEASED

LEASED

LEASED

SUITE 110
±53,760 SF

FOR LEASE – 820 Wigwam Parkway, Suite 110, Henderson, NV 89014



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1

GRADE LEVEL DOOR

±12' X ±14' GRADE LEVEL DOOR

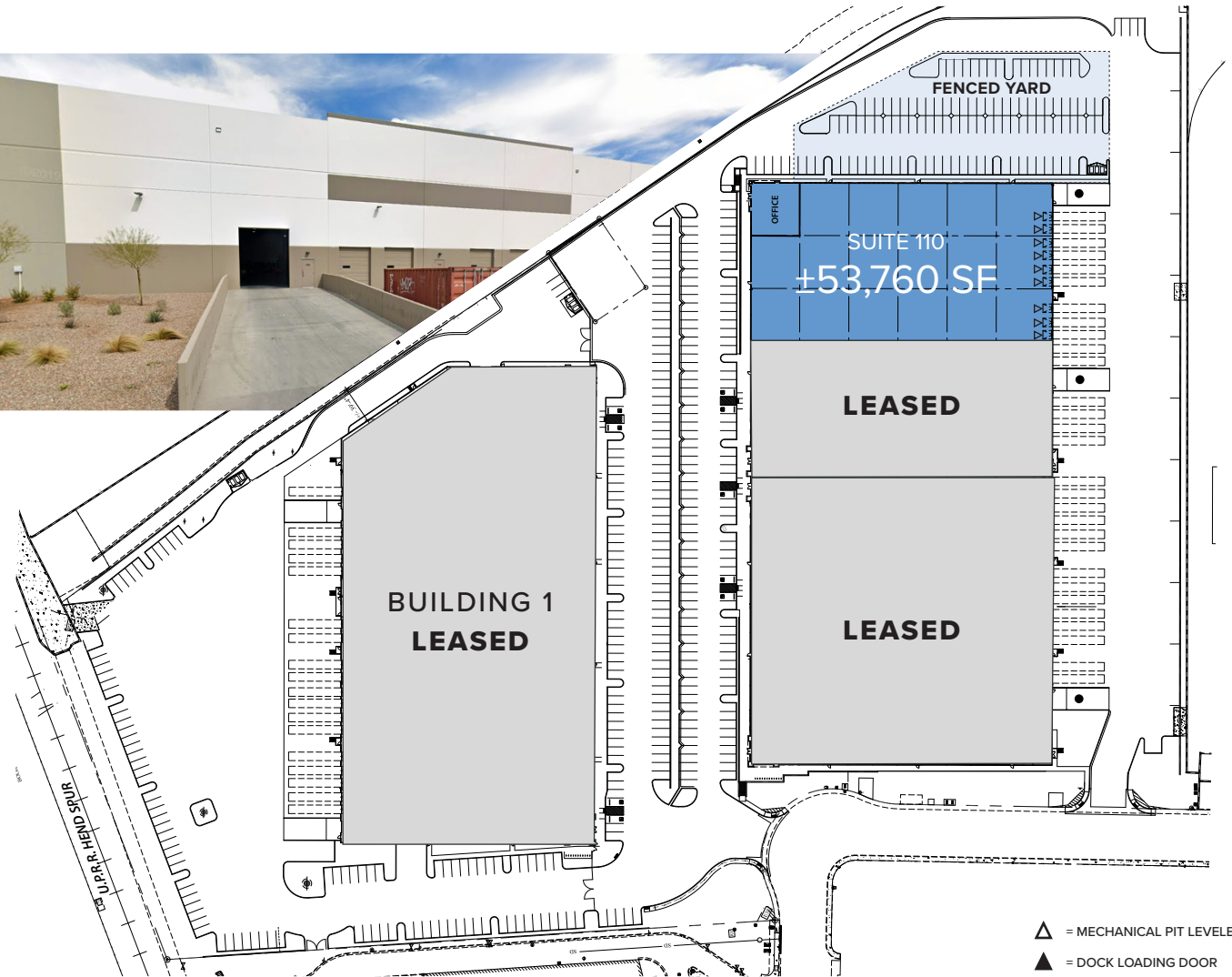
9

DOCK LEVEL DOORS

±9' X ±10' DOCK HIGH LOADING DOORS

30'

CLEAR HEIGHT



(N) For illustration purposes only. Not to scale.

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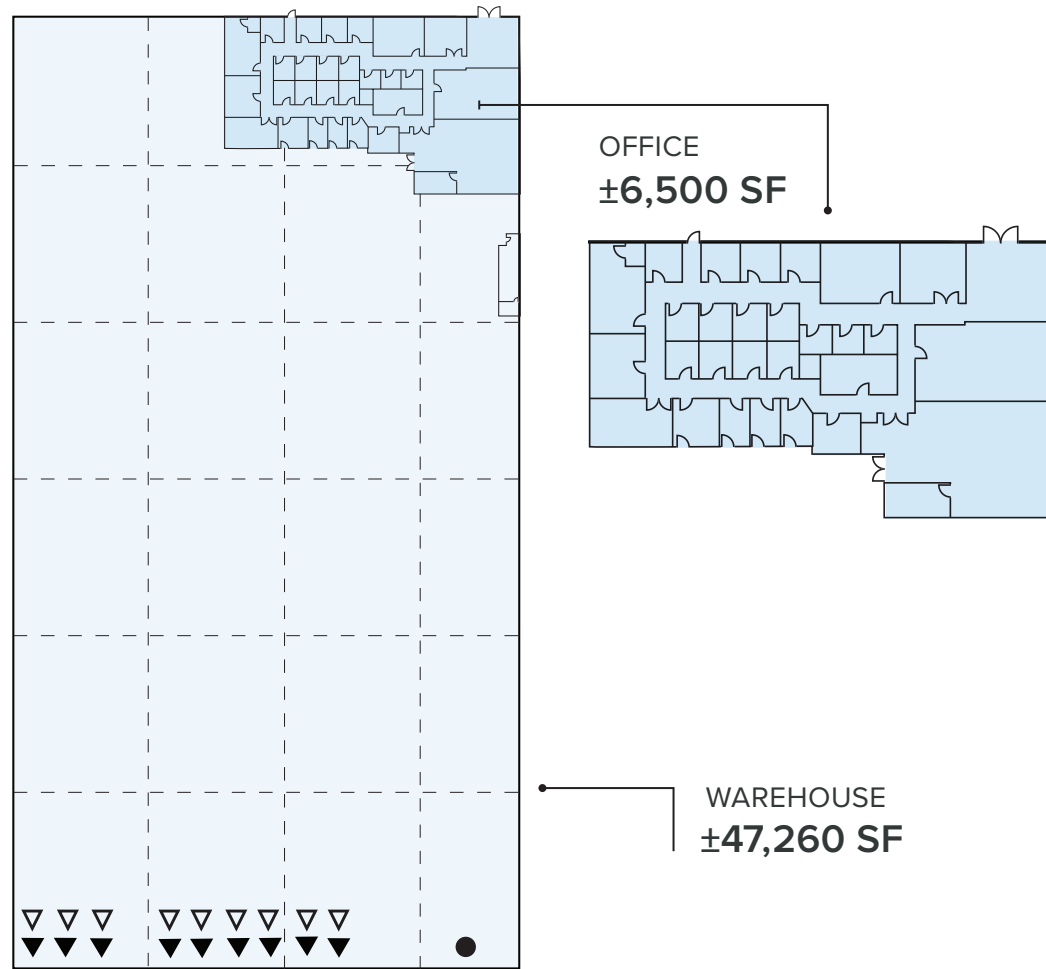
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±53,760 TOTAL SF

- ±6,500 SF of office space
- 30' clear height
- Skylights at 2%
- LED warehouse lighting
- ESFR fire sprinklers
- 56' x 52' typical column spacing
- 60' speed bay at docks
- 130' truck court
- ±1,000 Amps, 277/480V, 3 phase-power
(Tenant to confirm power)
- Nine (9) ±9' x ±10' dock high loading doors
- One (1) ±12' x ±14' grade level loading door
- 60' concrete dock apron
- Zoned I-G
- Evaporative Cooling in Warehouse
- Fenced Yard with 2 Gated Entrances



▲ = DOCK LOADING DOOR
△ = MECHANICAL PIT LEVELER

● = GRADE LOADING DOOR



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AERIAL

Colliers



FOR LEASE: ±30,000 SF - 230,990 SF

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POPULATION

Why Henderson?

Roughly 310,000 people, 14% of Southern Nevada's population of 2.1 million live in Henderson. Exceptional Quality of Life - known for its master-planned communities and high-quality of living, Henderson leads Nevada cities in the per-capita income and education levels of its residents. Henderson has been ranked a top place to live by several national publications, including Fortune Small Business, Bloomberg and Businessweek, which utilize ranking indicators such as cost of living, housing affordability, school quality, medical care and crime rates. It was also named one of America's safest cities.



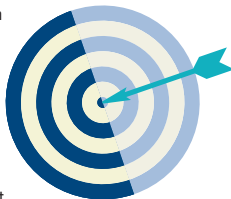
HENDERSON IS PRO-BUSINESS

Henderson's pro-business environment has attracted internationally recognized companies such as Ocean Spray, Graham Packaging, Berry Plastics, Poly-West, Barclay's Services, Dignity Health, Core Mark, Levi Strauss & Company, FedEx Ground, Unilever Manufacturing, Goodman Distribution, Titanium Metals, Cashman Equipment and many others.

While Nevada is recognized as one of the top states in the nation in which to do business, Henderson offers many additional benefits.

*Henderson's Development Service Center is rated among the best in the nation for permitting efficiency, service and reliability. * Companies may also qualify for Henderson's Utility Franchise fee abatement incentive, providing additional savings.

cityofhenderson.com/economic-development-and-tourism/incentives



IDEAL SOUTHWEST DISTRIBUTION HUB

Conveniently located within a one day truck drive to five major markets (Los Angeles, Phoenix, Salt Lake, San Diego and San Francisco), as well as international ports

TRANSIT ANALYSIS

FROM HENDERSON, NV

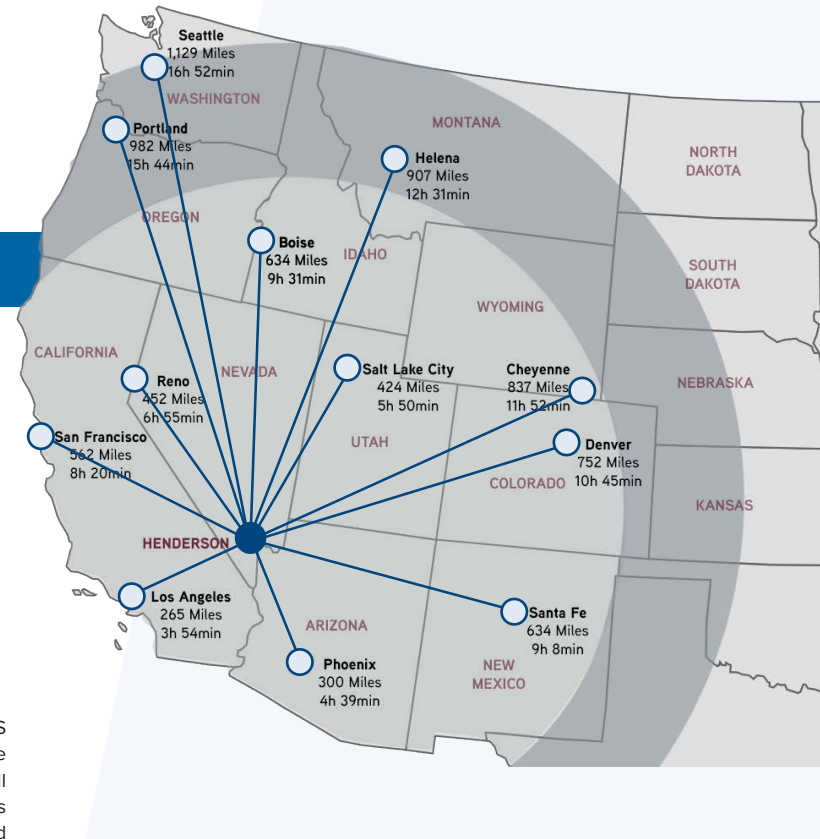
Henderson Interchange Center is located ± 35 miles from the California border.

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)

Extensive Ground & Rail Network - National Connectivity

*Las Vegas is at the hub of an extensive Western US ground transportation network comprised of three major highways: US 95, US I-15, and US 93, as well as the future Interstate 11. Next-day freight service is available to 80% of the 11-state western region and nearly every western city is within a two-day delivery time frame, meaning that shipments can quickly reach a market of more than 50 million people.

*Rail service to Southern Nevada is provided via Union Pacific Railroad which runs northeast-southwest through the Las Vegas-Paradise MSA. These rail lines provide daily service to industrial sites throughout the Las Vegas valley as well as a high capacity trans-loading facility.



TAX FRIENDLY BUSINESS ENVIRONMENT

Nevada is at the forefront of the nation with one of the most favorable tax climates for businesses and employees.

- No personal income tax
- No corporate income tax
- No franchise tax
- No unitary tax
- No inventory tax
- No inheritance tax
- No estate tax



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