Marq LOGISTICS™

West Henderson Business Park

3235 Sunridge Heights Pkwy., Henderson, NV 89052

±17,722 SF
Available Space

±24'
Clear Height

Dock & Grade Loading

ESFR



Leasing By:

Colliers

Site Plan

3235 Sunridge Heights Pkwy.,
Henderson, NV 89052

Leasing By:



N For Illustration Purposes Only. Not To Scale.

■ = Available ▲ = Dock Loading ● = Grade Loading

Property Features

3235 Sunridge Heights Pkwy., Henderson, NV 89052

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West Henderson Business Park is a six-building, ±339,000 SF Class "A" industrial project strategically situated in the West Henderson submarket, one of the Las Vegas Valley's fastest-growing industrial corridors. Delivered in 2022, the park was built to the highest institutional standards, featuring ±24'–28' clear heights, ESFR fire sprinkler systems, and a flexible mix of dock-high and grade-level loading to accommodate a wide range of warehouse, distribution, and light-industrial users. Providing tenants the ability to scale as their operations grow. Every building is equipped with ample power and evaporative-cooled warehouse space, giving occupiers the infrastructure to run modern, efficient operations.

West Henderson Business Park sits at the doorstep of the rapidly expanding St. Rose Parkway corridor and the Inspirada master-planned community, with immediate proximity to Henderson Executive Airport and the Las Vegas Raiders' new headquarters and training facility. Tenants also benefit from a one-day truck route to over 61 million consumers across the Western U.S. West Henderson Business Park delivers the location, specs, and flexibility to support long-term growth in the heart of Henderson's industrial core.

±63,506 SF
Building Total

I-P
Zoning

±110'
Truck Court (with ±60 Concrete Dock Apron)

±24'
Clear Height

1.6:1,000
Parking Ratio

ESFR
Sprinklers

±50' x ±60'
Column Spacing

LED
Warehouse Lighting

277/480V, 3-Phase
(Tenant to verify)



LEGEND

= Office = Warehouse ▲ = Dock Loading ● = Grade Loading

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Floor Plan

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Suite 120/130

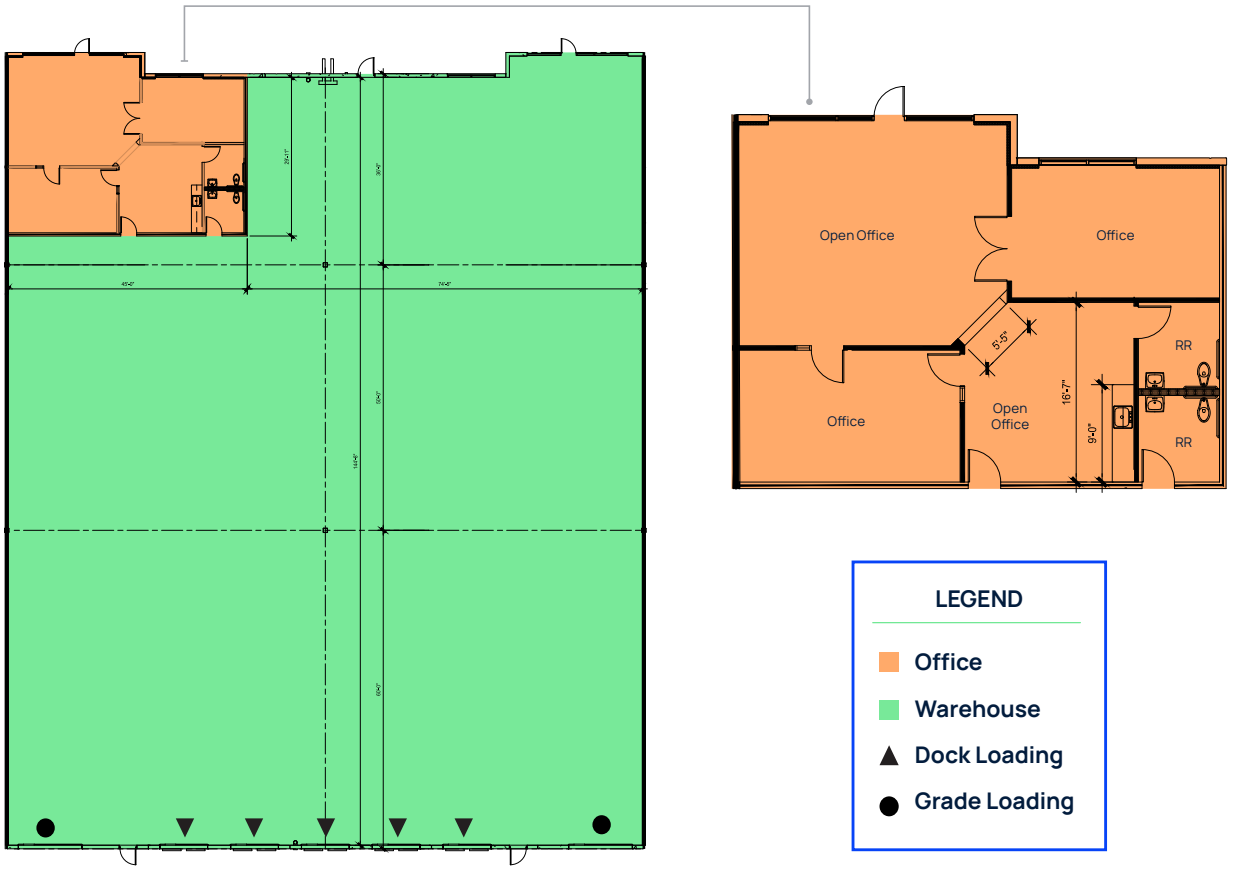
±17,722 SF
Available Space

±1,438 SF
Office Space

5 (±9' x ±10')
Dock Loading

2 (±12 'x ±14')
Grade Loading

January 1, 2027
Availability Date



Location Map

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Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at **www.marqlogistics.com**.

Colliers

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