

# EASTGATE

TRAILER FACILITY

► [VIEW VIDEO](#)

**NEW** HENDERSON INDUSTRIAL OUTDOOR STORAGE SITE



CONSTRUCTION NOW COMPLETE

±4.0 ACRES IOS FACILITY | 129 TRAILER STALLS

695 Eastgate Road, Henderson, NV 89011

FOR SALE OR LEASE

Colliers

## PROPERTY HIGHLIGHTS

- 129 Trailer Stalls
- $\pm 2$  –  $\pm 4$  Acres Available for Lease (Up to Two Tenants)
- Zoned IC (General Industrial)
- Secured Area with  $\pm 8'$  Block Walls
- Security Booth on Site
- Lighted Parking Lot
- Two (2) Entrance Points
- Excellent Henderson location with access to US-95 at Sunset Road
- Conditional Use Permit in Place
- Construction Now Complete

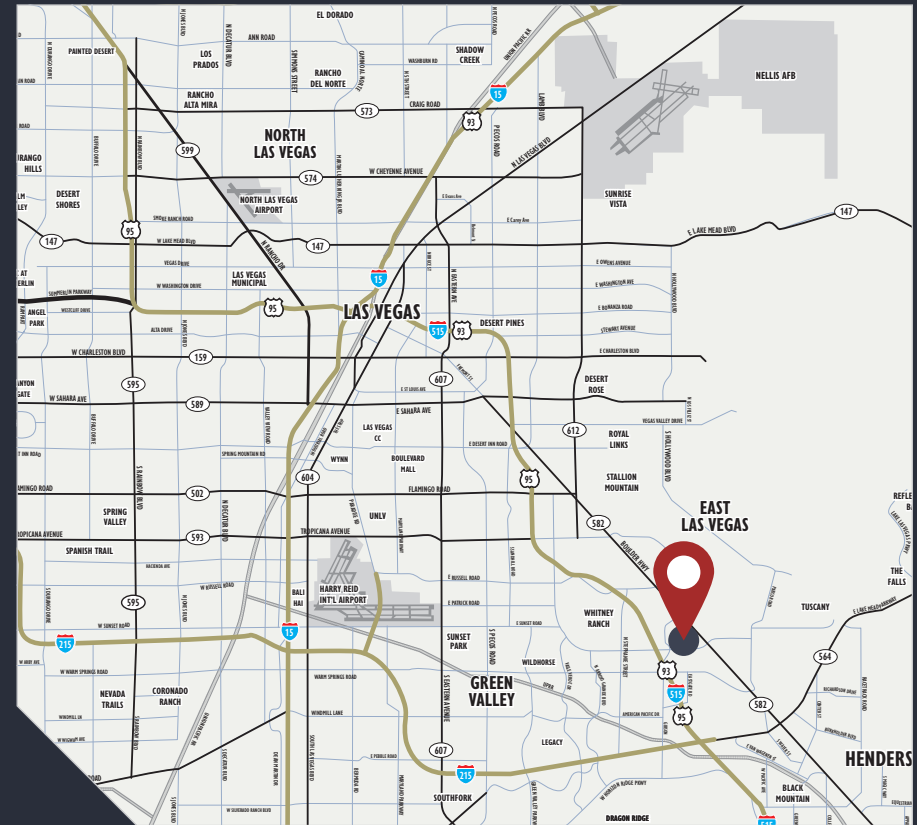
### LEASE RATE

\$0.30 PSF + \$0.03 NNN PSF

### SALES PRICE

\$7,000,000

$\pm 4.0$  ACRES IOS FACILITY



695 Eastgate Road, Henderson, NV 89011

### EXCLUSIVELY LISTED BY

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# EASTGATE

TRAILER FACILITY

**±4.0** ACRES

**129** TRAILER STALLS

**±8'** BLOCK WALLS

**2** ENTRANCE POINTS



**SITE PLAN**

±4.0 ACRES IOS FACILITY



## AERIAL MAP



Excellent Henderson location with access to US-95 at Sunset Road

# EASTGATE

TRAILER FACILITY

AERIAL VIEW



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## PROPERTY IMAGES



CONSTRUCTION NOW COMPLETE

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