

**FOR SALE  
OR LEASE**

## MAGNUM CORPORATE CENTER - PHASE II

7451 Eastgate Road, Henderson, Nevada 89011

**PRICE REDUCED FROM  
\$1,900,000 to \$1,750,000**



**16,660 SF Available on ±1 Acre**

### Property Highlights

- S. of Warm Springs Rd. with access to US 95/I-215 via Sunset Rd. or Auto Show Dr.
- Built in 2005
- 2,500 SF fully finished office
- Zoned I-G, Henderson
- 800 Amp 277/480V Power
- Dock and grade loading
- Fenceable yard
- Corner lot

**PRICE: \$1,750,000**

**RATE: \$0.55 PSF/month NNN**

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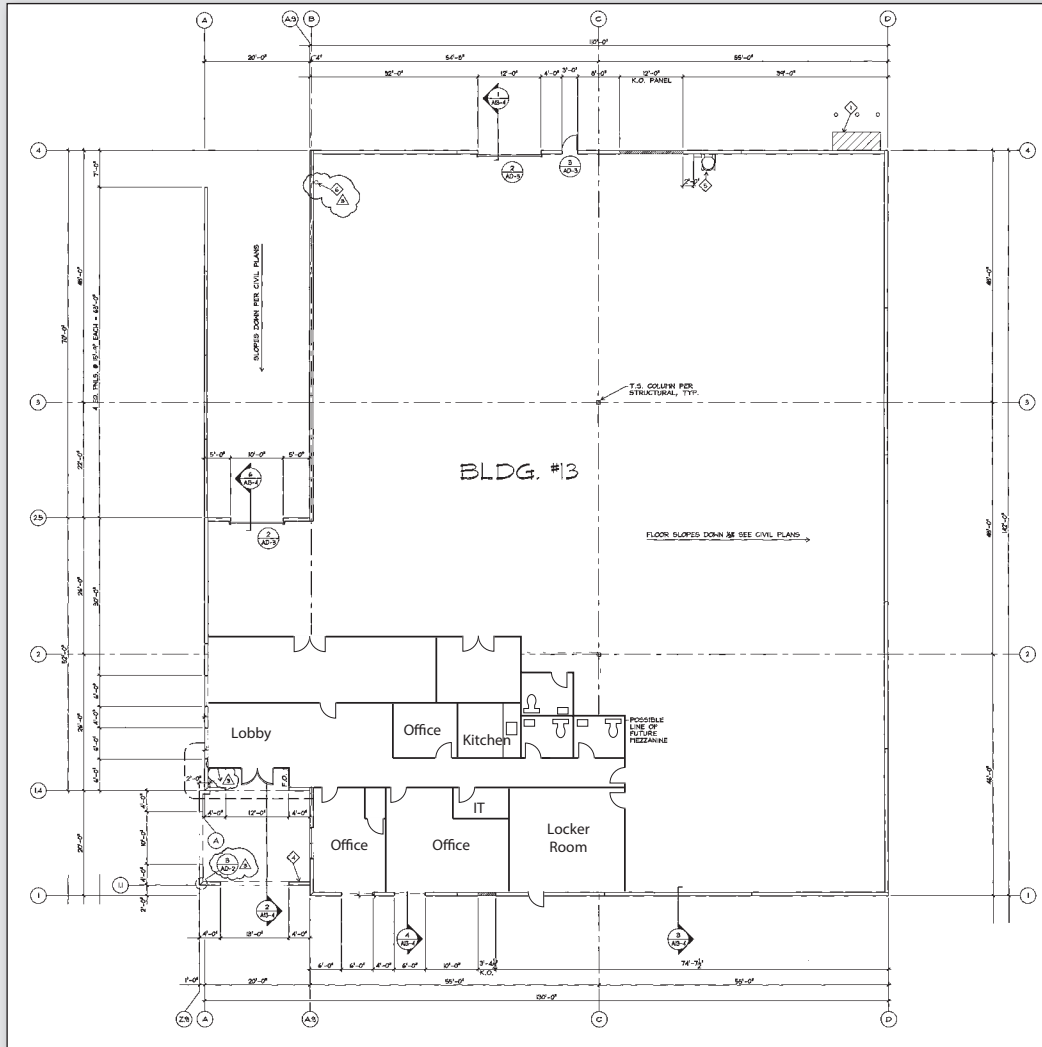
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REAL ESTATE SERVICES

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## Building Features

- 2,500 SF of finished office
- 1 (12'x14') grade door
- 1 (10'x10') dock door
- 22' clear height
- 800 amps, 277/480 volt, 3-Phase power
- Compressed air and water distribution
- Fully fire sprinklered, 0.295 GPM/2,000 SF
- 25 parking stalls
- Security cameras



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