

24,600 SF
FOR LEASE



**AVISON
YOUNG**



Platinum
member

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Las Vegas, NV 89135
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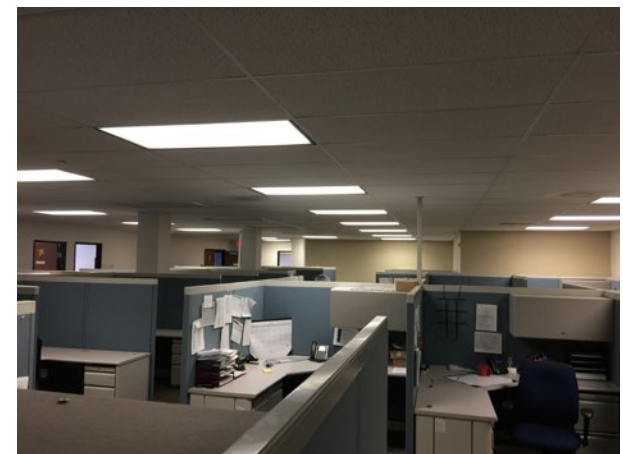
1951
RAMROD AVENUE
HENDERSON, NV 89014

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1951 | Ramrod Avenue
Henderson, NV 89014

PROPERTY HIGHLIGHTS

- 40,000 sf industrial building on 2.11 acres
- Located just east of Mountain Vista St., next to Whitney Mesa Business Park
- 19' clear height
- (2) well docks, (5) 12' x 10' and (2) 14' x 12' grade level loading doors
- Fenced yard
- Parking ratio: 1.5/1,000 (covered parking available)
- Location offers easy access to major freeways and airport
- Zoned IL (Henderson)
- **Lease rate: \$0.85/sf NNN**
CAM: \$0.13/sf



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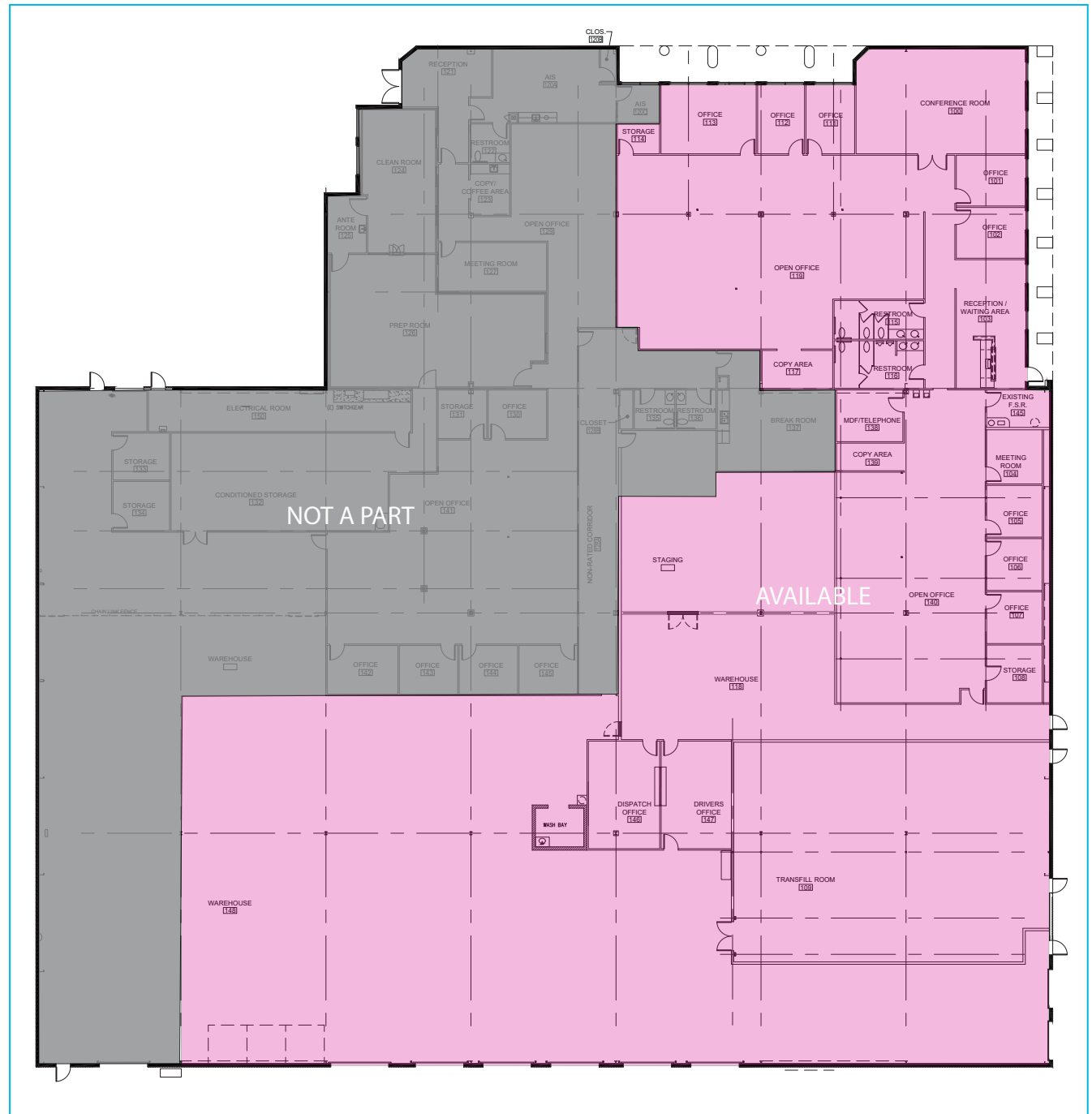
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OPTION A: 24,600 sf

- 9 private offices
- 2 bullpen areas
- 1 copy room
- 1 IT/data room
- 1 prep room
- 1 conference rooms
- Men's & Women's restrooms
- Warehouse
- 6 grade level doors
- 2 dock loading doors
- Yard

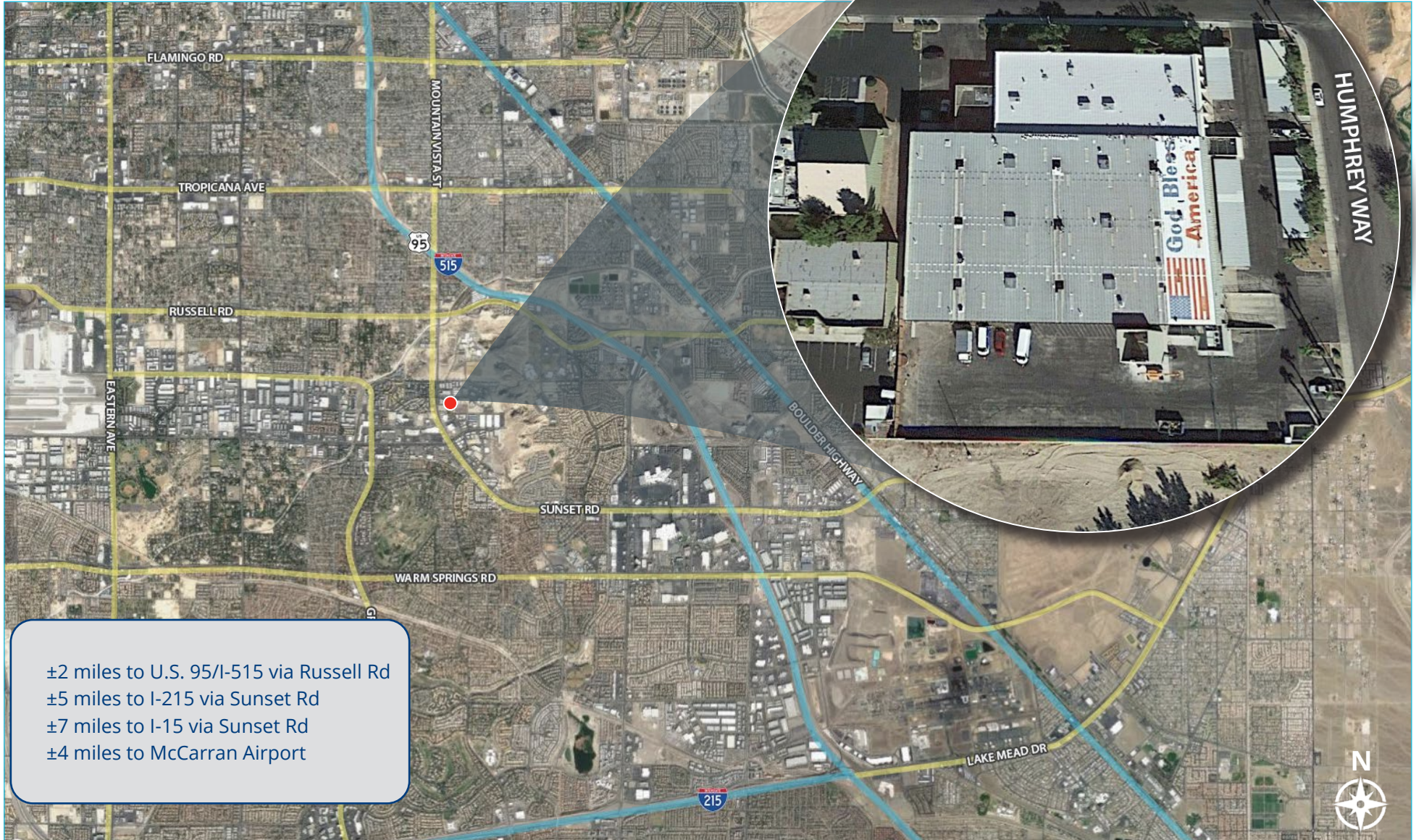


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