



**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

Whitney Ranch Business Center

1000 Stephanie Place / Henderson, NV 89014



Property Highlights

This industrial property is designed for small users with $\pm 3,000$ SF suites, each with one or more small offices, restroom, and grade level loading door.

- Masonry block construction
- Parking ratio: 1.62:1,000
- Great access to US-95, Boulder Hwy and I-215
- Built in 1997
- Zoning IG, General Industrial
- \$0.59/SF NNN Light Industrial Users
- \$0.65/SF NNN Automotive Users
- \$0.17/SF CAM (Estimated)
- 20' clear height
- Grade level loading (12' x 14' doors)
- Fluorescent lighting
- 200A, 120/208v, 3-phase power per unit
- Pylon signage at Stephanie
- Renovations underway! New paint/flooring in office & white-boxing warehouses!

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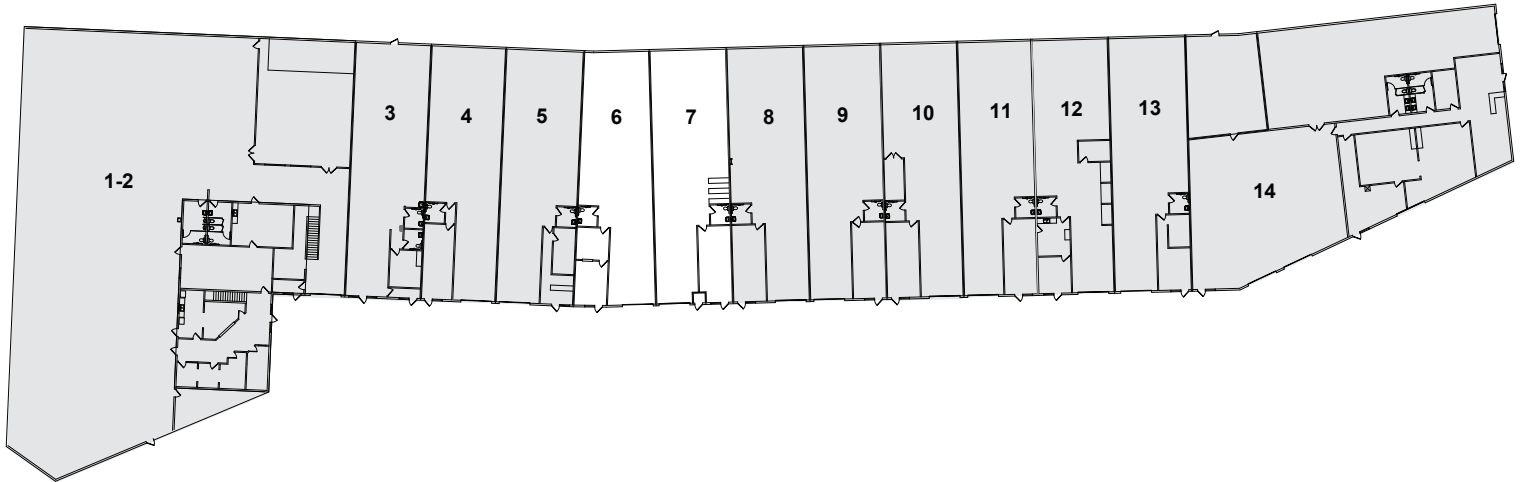


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SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	12' X 14' GRADES	120/208V 3-PHASE	CAM/ SF/MO	INDUST RENT SF/MO	INDUST TOTAL RENT/MO	AUTO RENT SF/MO	AUTO TOTAL RENT/MO
6	3,000	400	2,600	1	200 amps	\$0.17	\$0.59	\$2,280	\$0.65	\$2,460
7	3,000	400	2,600	1	200 amps	\$0.17	\$0.59	\$2,280	\$0.65	\$2,460
6&7	6,000	800	5,200	2	400 amps	\$0.17	\$0.59	\$4,560	\$0.65	\$4,920



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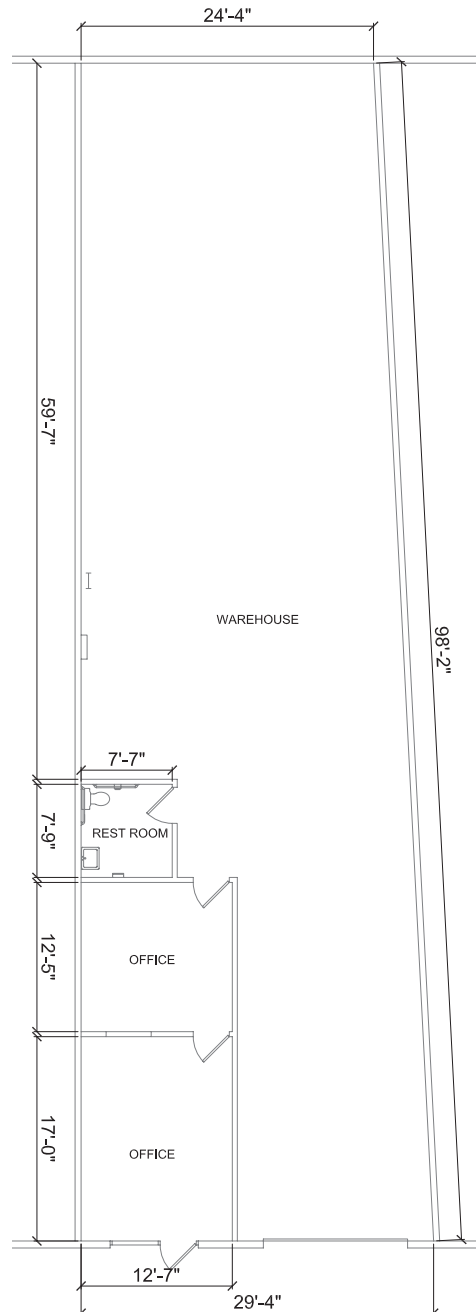
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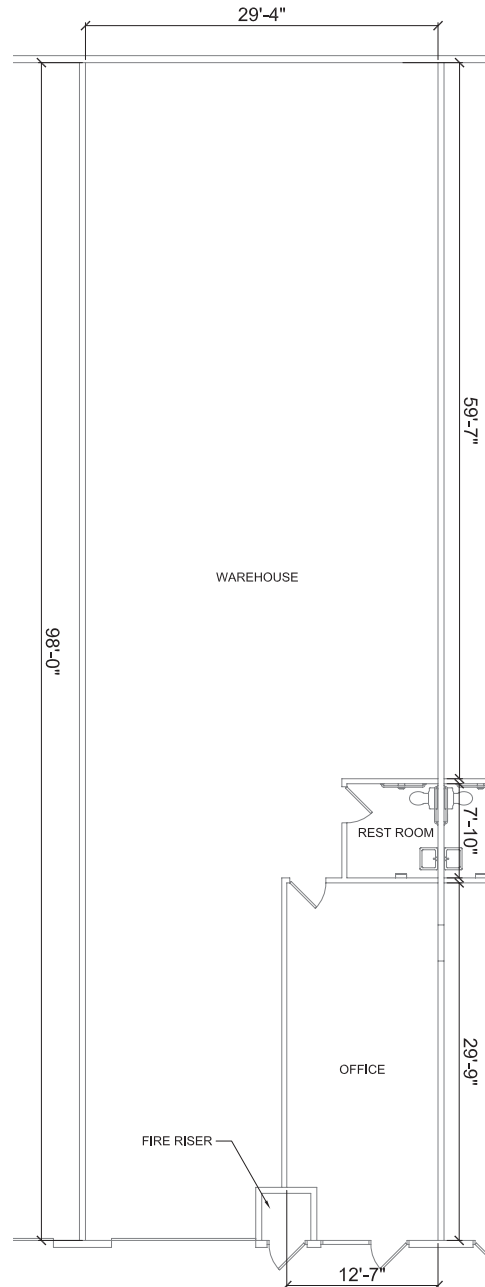
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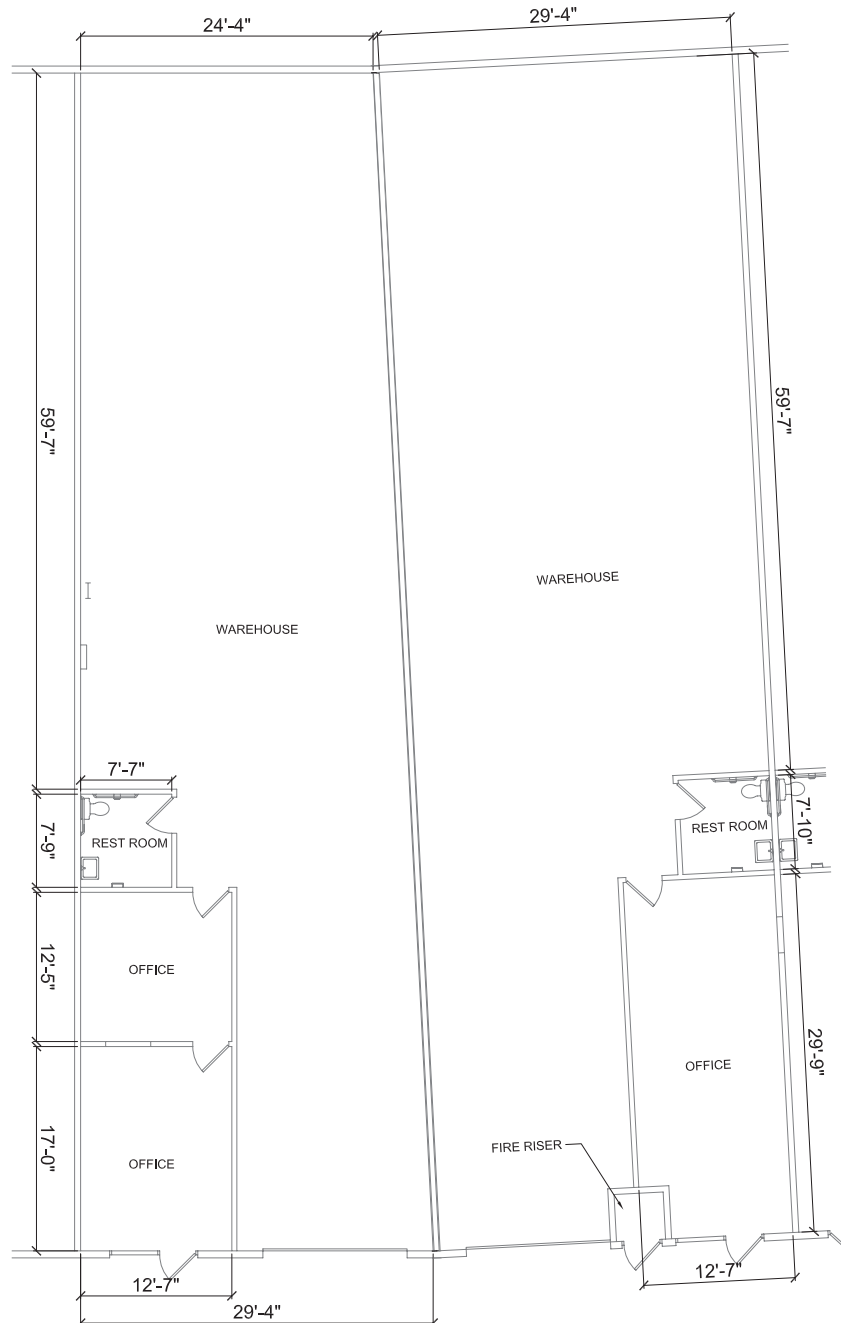
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