

FOR SALE OR LEASE

IMMEDIATE ACCESS AFTER LEASE EXECUTION!

SERRANO HENDERSON



INDUSTRIAL CENTER



751 W. LAKE MEAD PARKWAY HENDERSON, NV 89015

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CBRE

 **SERRANO**
DEVELOPMENT GROUP

SERRANO HENDERSON 751 INDUSTRIAL CENTER

Welcome to an exceptional opportunity in the heart of Henderson.

A premier Class A 94,674 SF manufacturing warehouse and distribution facility designed to meet the demands of modern industrial operations. This strategically located property combines state-of-the-art features with unparalleled accessibility, making it an ideal choice for businesses looking to thrive in a dynamic market.

- 94,674 SF Multi-Tenant Industrial Building on 4.93 Acres
- 5,411 - 94,674 SF Units Available
- Built-To-Suit Single-Story Office Space
- ESFR Sprinkler System (Permits High Pile Storage)
- 4,000 amps 277/408v, 3-phase power
- Eight (8) 9' X 10' Dock High Loading Doors
- Eight (8) 12' X 14' Grade Level Doors
- Located at Lake Mead Pkwy and the I-11 Freeway
- White-Box Interior Warehouse Walls
- ±82' Reinforced Concrete Truck Apron
- 52' X 60' Avg. Column Spacing
- Scrim Faced Batt Insulation
- Warehouse HVAC ready
- Natural Gas Available
- 28' Clear Height
- 88 Total Parking Spaces
- Zoned IL
- Certificate of Occupancy Received

Don't miss the chance to secure this exceptional facility in Henderson, Nevada!

Contact us today to schedule a private tour and explore how this property can elevate your business operations!

702-369-4825

SALE PRICE: \$275/SF





POTENTIAL BUILDING DIVISIBILITY

SUITE 100

TOTAL SF: 5,411 SF

PROPOSED OFFICE AREA: 1,500 SF with three (3) Restrooms

DOCK DOORS: 0

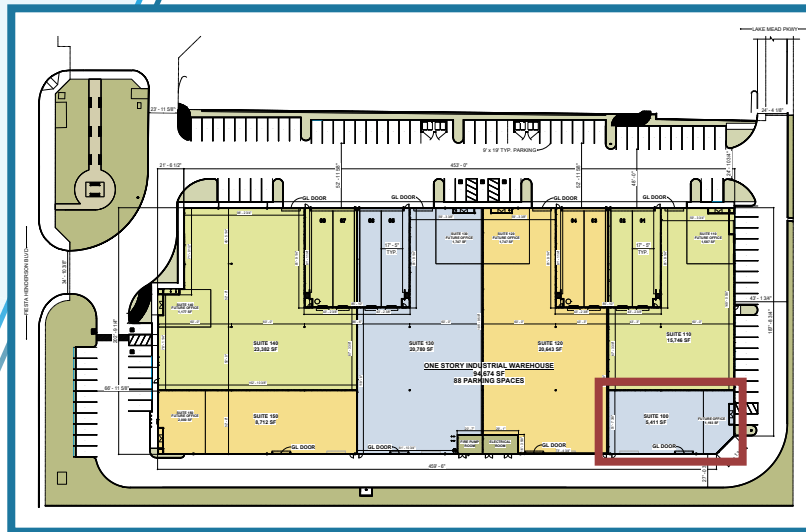
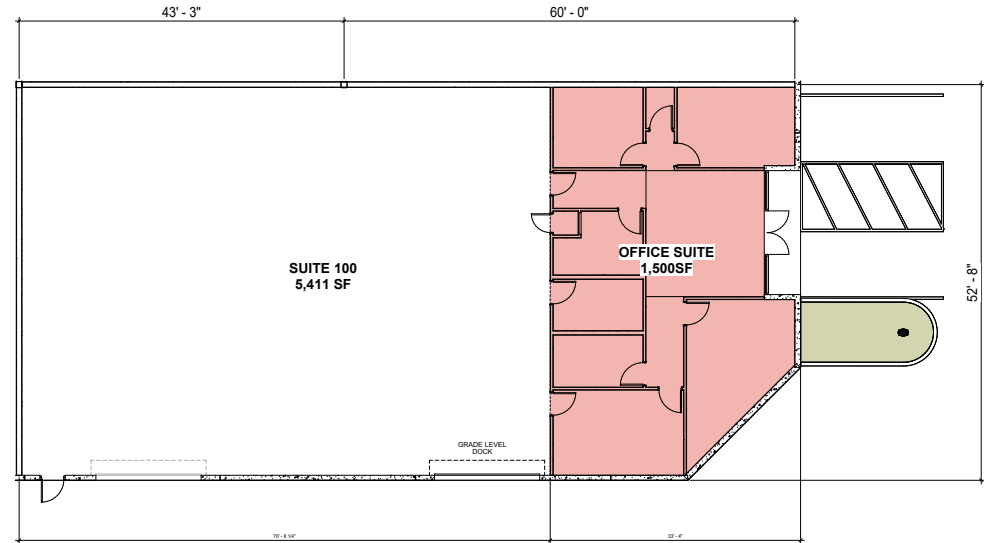
GRADE DOORS: (1) 12' X 14'

BASE RENT: NEGOTIABLE

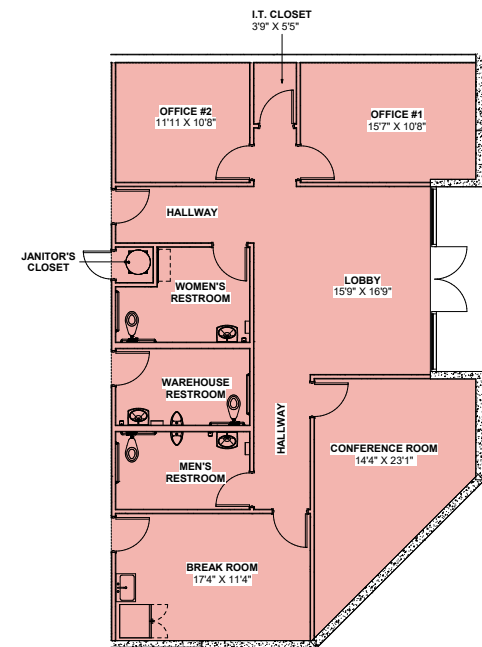
2026 NNN FEES: \$0.23/SF

CONTACT TODAY FOR MORE INFORMATION

702-369-4825



*not to scale *all measurements are approximate



POTENTIAL BUILDING DIVISIBILITY

SUITE 110

TOTAL SF: 15,746 SF

SPEC OFFICE AREA: 1,587 SF with three (3) Restrooms

DOCK DOORS: (2) 9' X 10'

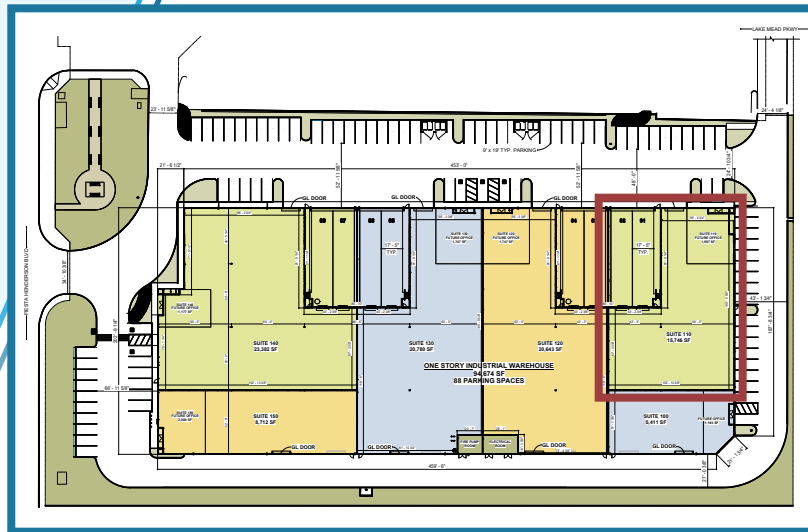
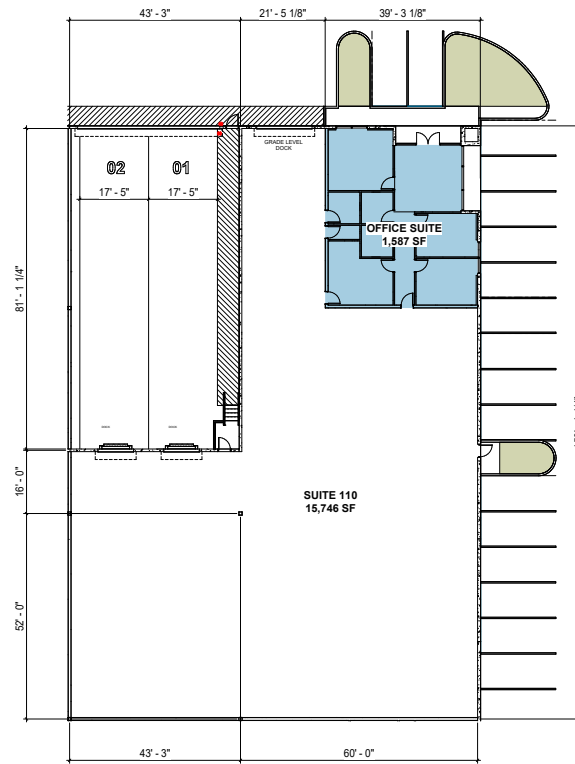
GRADE DOORS: (1) 12' X 14'

BASE RENT: NEGOTIABLE

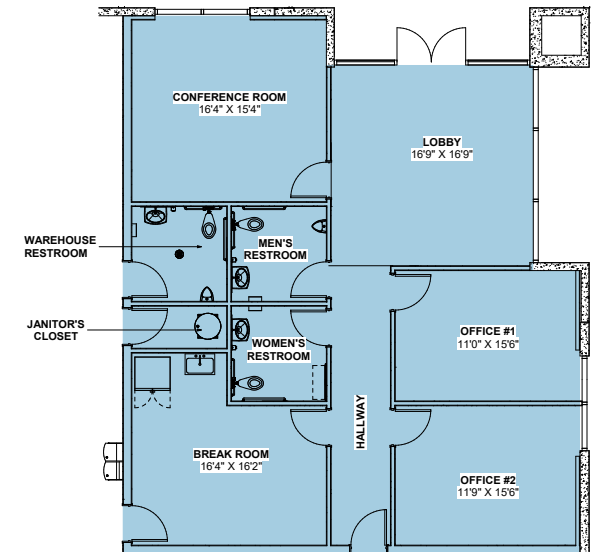
2026 NNN FEES: \$0.23/SF

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POTENTIAL BUILDING DIVISIBILITY

SUITE 120

TOTAL SF: 20,643 SF

PROPOSED OFFICE AREA: 1,747 SF with three (3) Restrooms

DOCK DOORS: (2) 9' X 10'

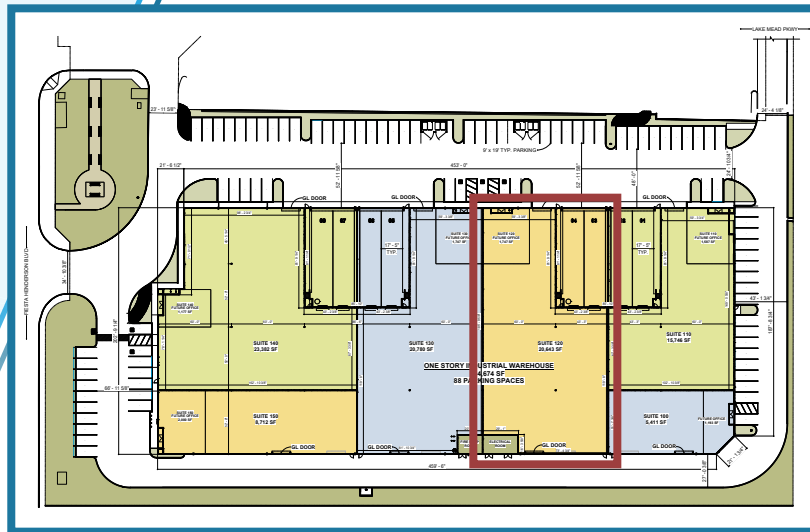
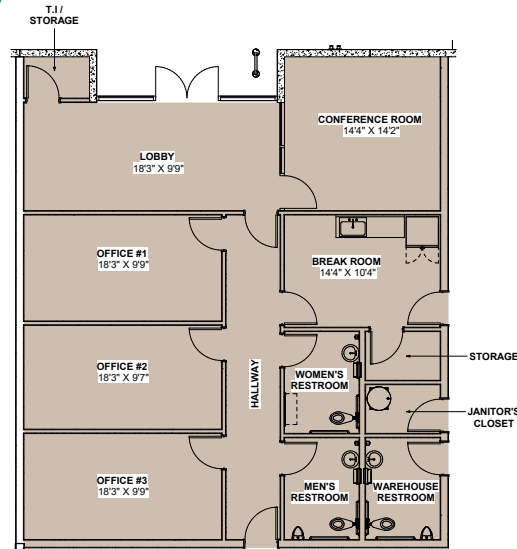
GRADE DOORS: (2) 12' X 14'

BASE RENT: NEGOTIABLE

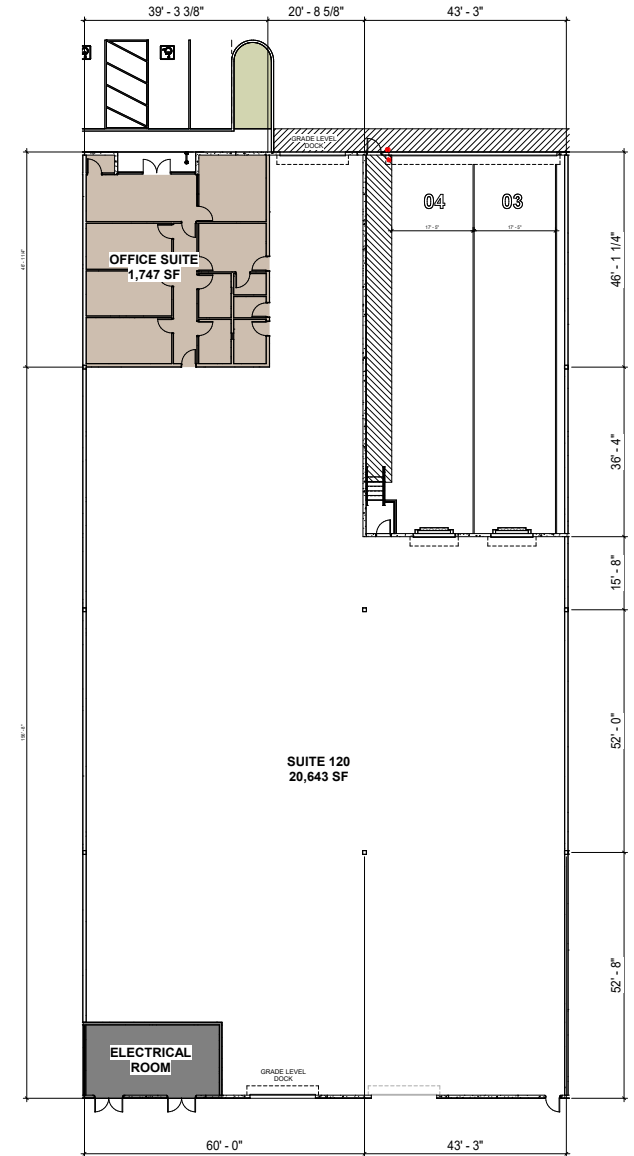
2026 NNN FEES: \$0.23/SF

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POTENTIAL BUILDING DIVISIBILITY

SUITE 130

TOTAL SF: 20,780 SF

PROPOSED OFFICE AREA: 1,747 SF with three (3) Restrooms

DOCK DOORS: (2) 9' X 10'

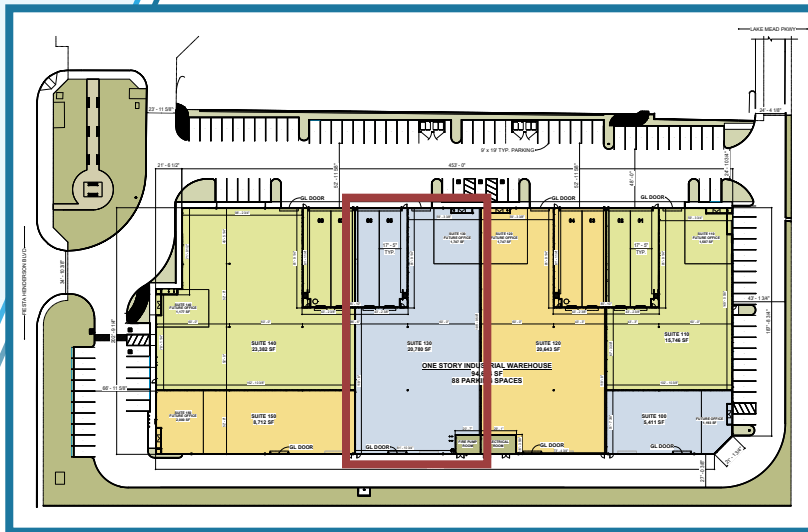
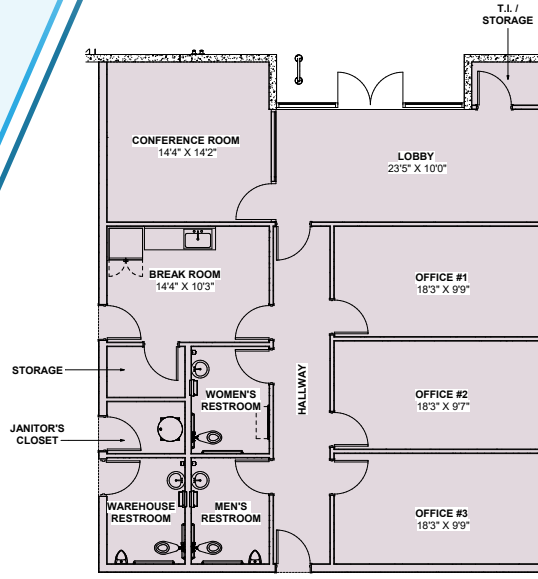
GRADE DOORS: (2) 12' X 14'

BASE RENT: NEGOTIABLE

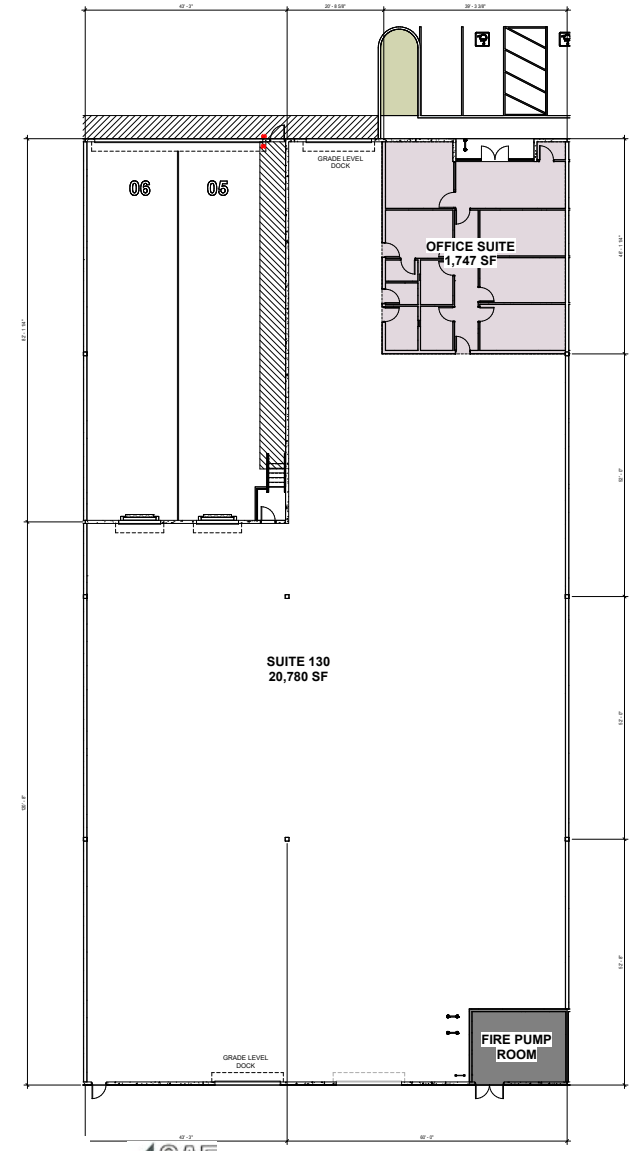
2026 NNN FEES: \$0.23/SF

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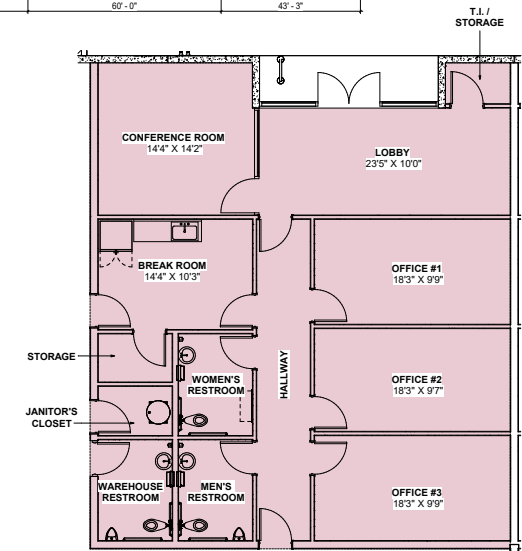
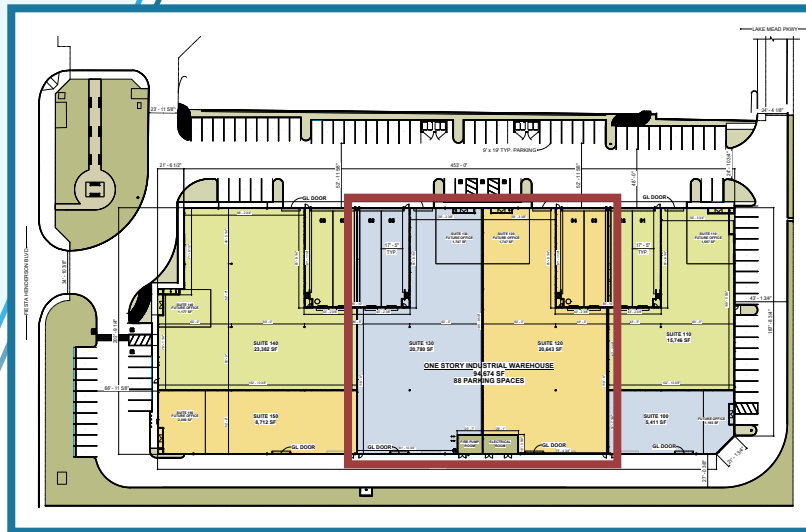
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SUITE 140

PROPOSED OFFICE AREA: 1,177 SF with two (2) Restrooms

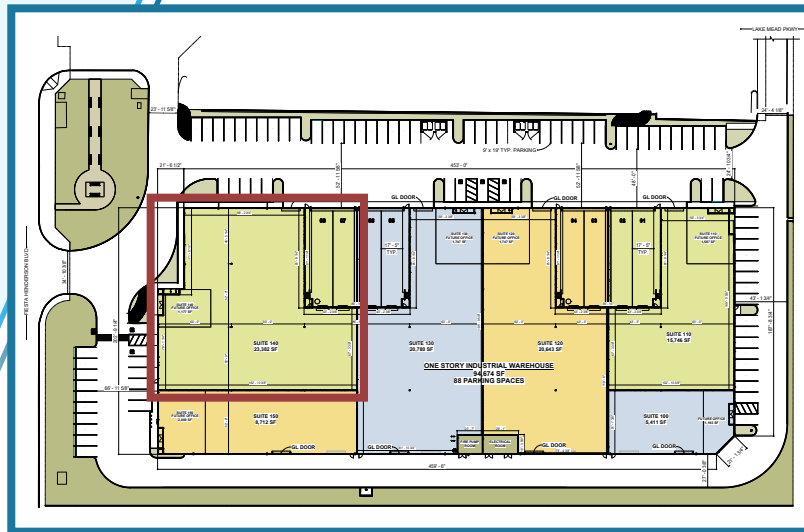
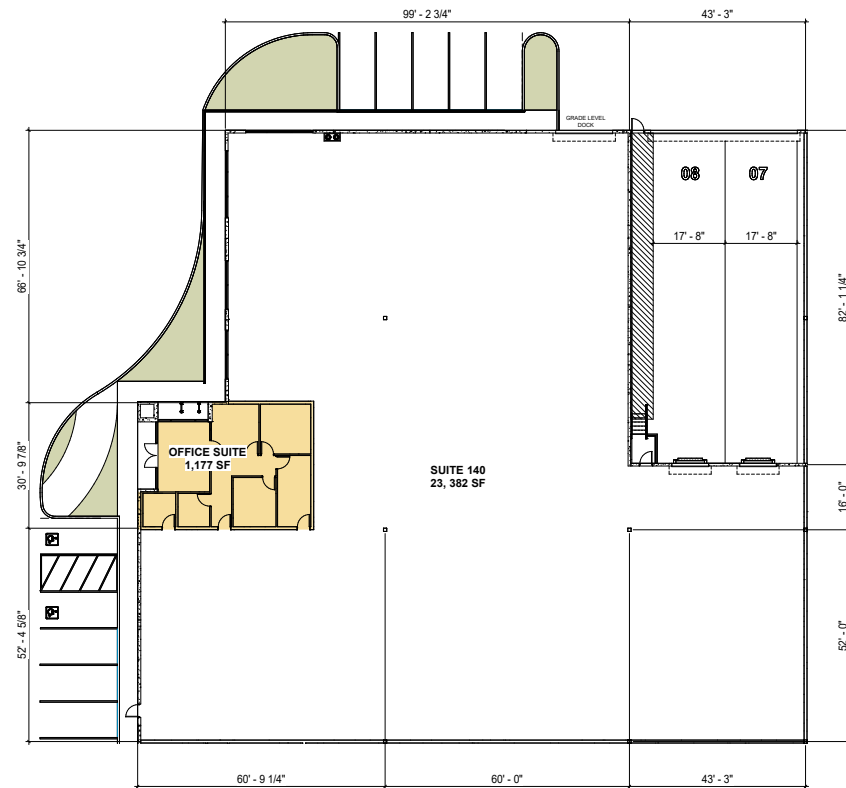
GRADE DOORS: (1) 12' X 14'

BASE RENT: **NEGOTIABLE**

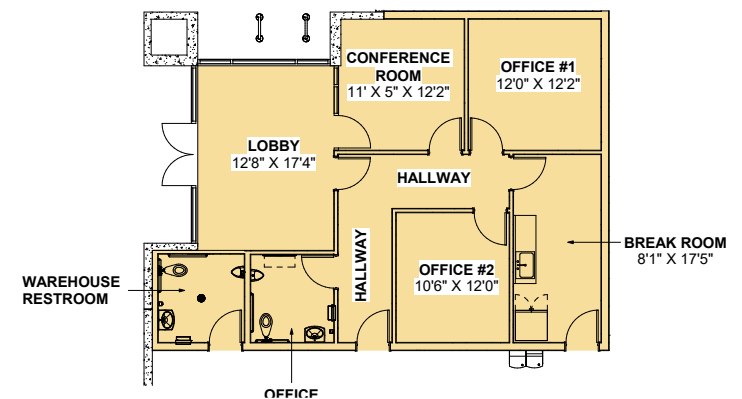
2026 NNN FEES: **\$0.23/SF**

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POTENTIAL BUILDING DIVISIBILITY

SUITE 150

TOTAL SF: 8,712 SF

PROPOSED OFFICE AREA: 2,000 SF with three (3) Restrooms

DOCK DOORS: 0

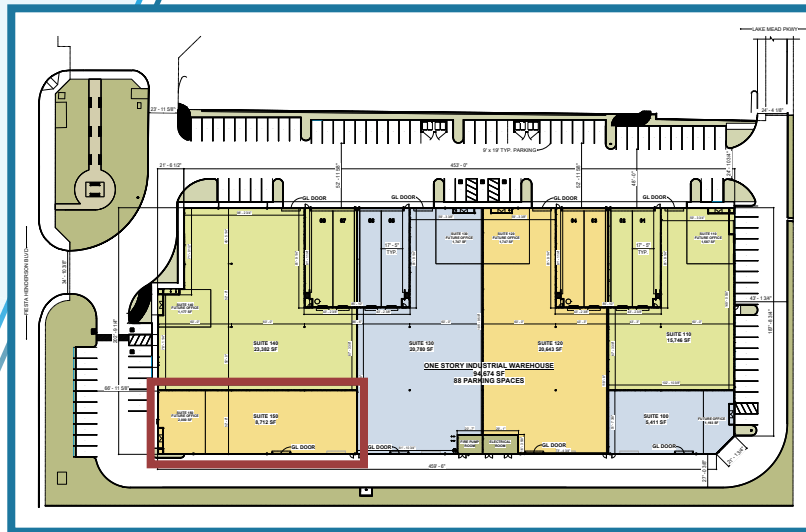
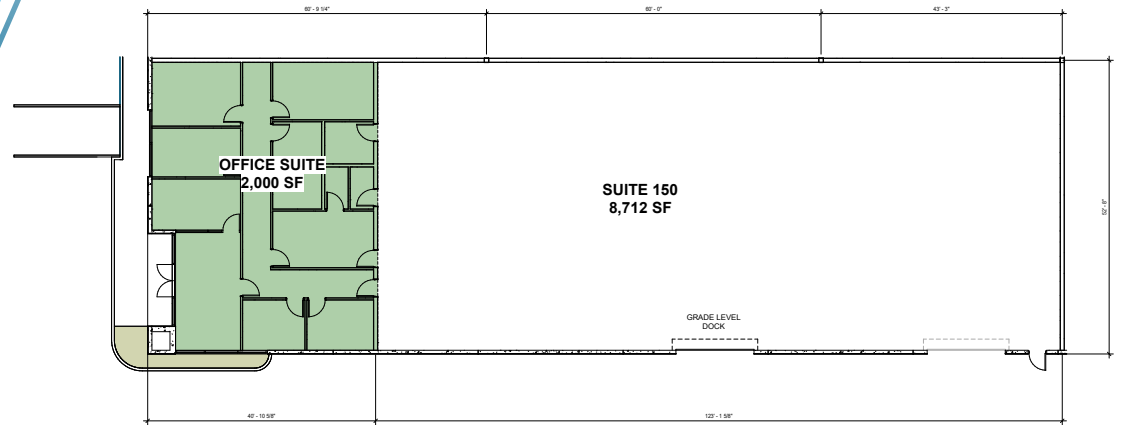
GRADE DOORS: (1) 12' X 14'

BASE RENT: NEGOTIABLE

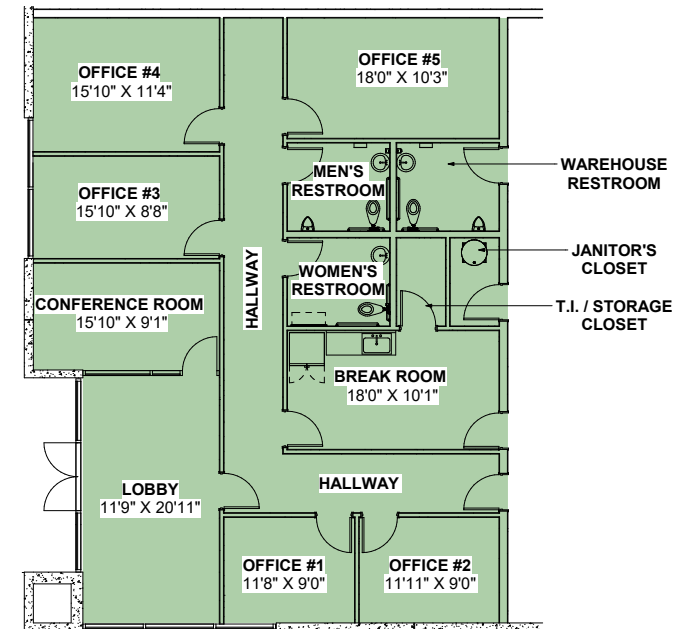
2026 NNN FEES: \$0.23/SF

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AERIAL MAP

Situated in an established industrial hub with convenient access to major highways including I-15 and I-215, this building offers seamless connectivity to regional and national markets. Proximity to McCarran International Airport enhances logistics capabilities for both domestic and international shipping. The building is zoned for manufacturing and distribution, compliant with all local regulations, and ready for immediate occupancy. Its design aligns with the latest standards for industrial facilities, making it a robust option for businesses in various sectors.



REGIONAL ADVANTAGE

LOCATION & TRANSPORTATION

- I-15 Interchange is 9.2 miles via West Warm Springs Road
- I-215 Interchange is ±2.1 miles via Gibson Road
- Harry Reid Int'l Airport is ±12.1 miles
- The Las Vegas Strip is ±13.5 miles

SHIPPING & MAILING SERVICES

- FedEx Freight: 11.3 Miles
- FedEx Ship Center: 3.2 Miles
- FedEx Air Cargo: 11.3 Miles
- FedEx Ground: 3.3 Miles
- UPS Freight Service Center: 7.4 Miles
- UPS Customer Center: 7.4 Miles
- UPS Air Cargo: 7.2 Miles
- US Post Office: 2.4 Miles

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Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 min
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 min
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 min
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 min

WHY SOUTHERN NEVADA?



#1 Best States for Transportation,
U.S. News & World Report (2018)



Las Vegas Has One Of The Most
Business Friendly Environments
In The U.S.



#1 Best Job Creation Index in the
United States (Gallup 2017)



Great Location For Logistics,
Manufacturing And Exporting—Making
Las Vegas An Essential Part Of Any Global
Business Economic Plan.



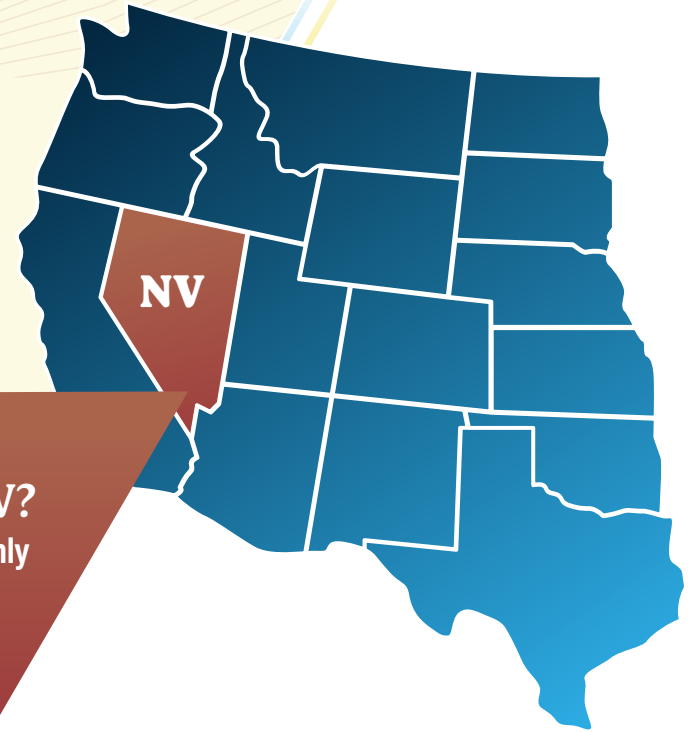
One Of The Most Digitally
Connected Cities In The World
Thanks To Switch Communications
—the region contains 7,453 miles of
fiber optic cable.



Lower Cost Of Living And A Lower Cost
Of Business Operation Than California
While Having Easy Access To Its
Markets And Ports.

DID YOU KNOW?

Las Vegas recorded roughly
53 million visitors
in 2023 alone!



CURRENT STATE INCENTIVES

50% ELIMINATION of payroll tax for 4 years

50% ELIMINATION of personal property taxes for 10 years

TRAINING GRANTS \$1,000 to \$4,000 per employee

6.1% ELIMINATION OF SALES TAX
when purchasing capital equipment (you pay only 2% down from 8.1%)

50% TO 90% SUBSIDY FOR UP TO 6 MONTHS
(State will give businesses 50-90% of the new employee's hourly wage for up to 6 months)



CONTACT US

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