

INDUSTRIAL FLEX WITH FENCED YARD

\$8,500,000

ASKING PRICE

21,200 SF ±
OFFICE /WAREHOUSE

Owner - User

Total Office Space:

10,400/SF±

Total Warehouse Space:

9,800/SF ±

±2.5 Acres



91 CORPORATE
PARK DRIVE
HENDERSON NV

PROPERTY DETAILS:

Warehouse 7,800 SF

2 Industrial Swamp

Coolers

2 Roll Up Doors - Drive

Thru

3 Roll Up Doors

2 Lifts:

4 Post and 2 Post

Wash Bay with Oil and

Sand Separator

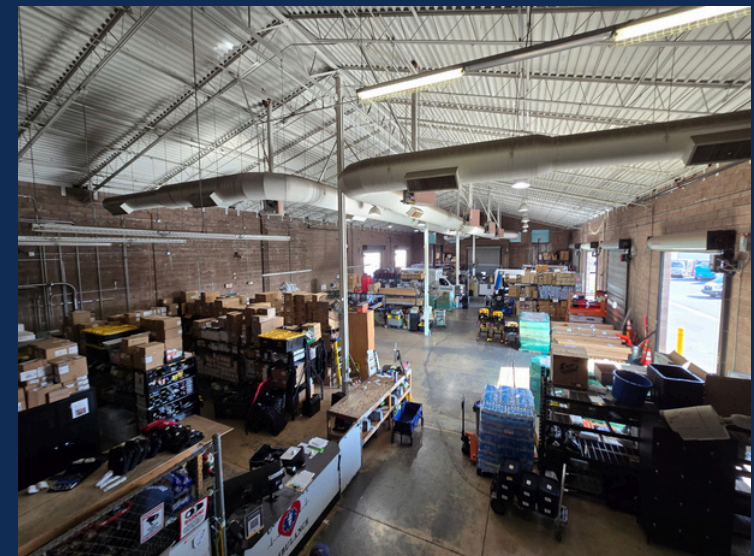
PROPERTY DETAILS:

50 KW Diesel Generator
Transfer Switch

Above Ground Fuel Storage:
3 Gas Tanks / 12k Gallons Total

CAPITAL COMMERCIAL, LLC

COMMERCIAL REAL ESTATE & PROPERTY MANAGEMENT





CONTACT:

ALISON MERRILL

1001357.B / 166153.PM



ALISONCREPM@GMAIL.COM



(702) 612-3797



2551 N GREEN VALLEY PKWY
#308C HENDERSON, NV 89014

CAPITAL COMMERCIAL, LLC

Commercial Real Estate, Investment Property & Property Management



PROPERTY DETAILS:

Main Office: 5,400 SF ±

12 Offices

Conference Room

Classroom

Copy Center

Kitchen/Breakroom/Lounge

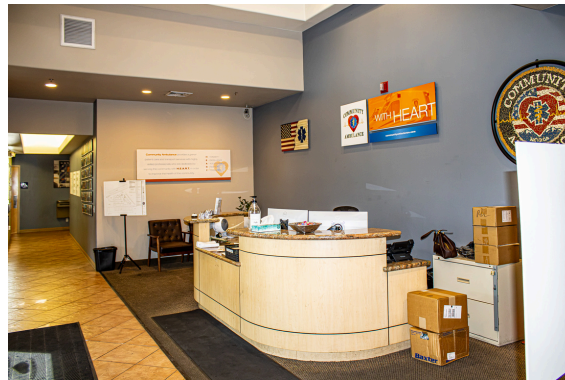
Storage Roof Access

4 Restrooms

Showers

Ice Machine

Dedicated AC for Server Room



PROPERTY DETAILS:

SEPARATE ENTRANCE #1

OFFICE - 1,500 SF ±

6 OFFICES 2 RESTROOMS

KITCHEN / BREAK ROOM

STORAGE ROOM

CLASSROOM - 2,000 SF ±

SEPARATE ENTRANCE #2

OFFICE 1,500 SF ±

WAREHOUSE 2,000 SF ±

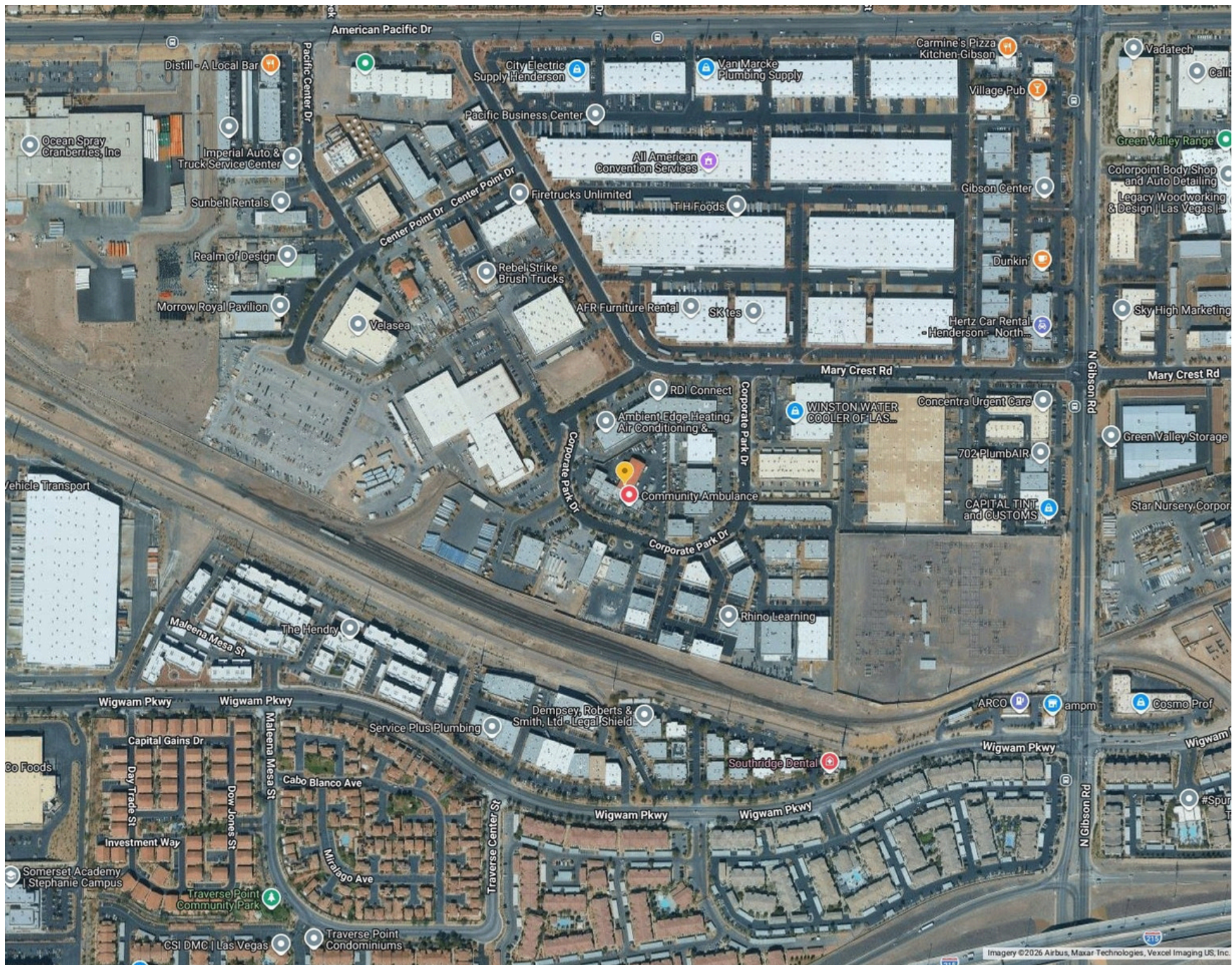
2 OFFICES 2 RESTROOMS

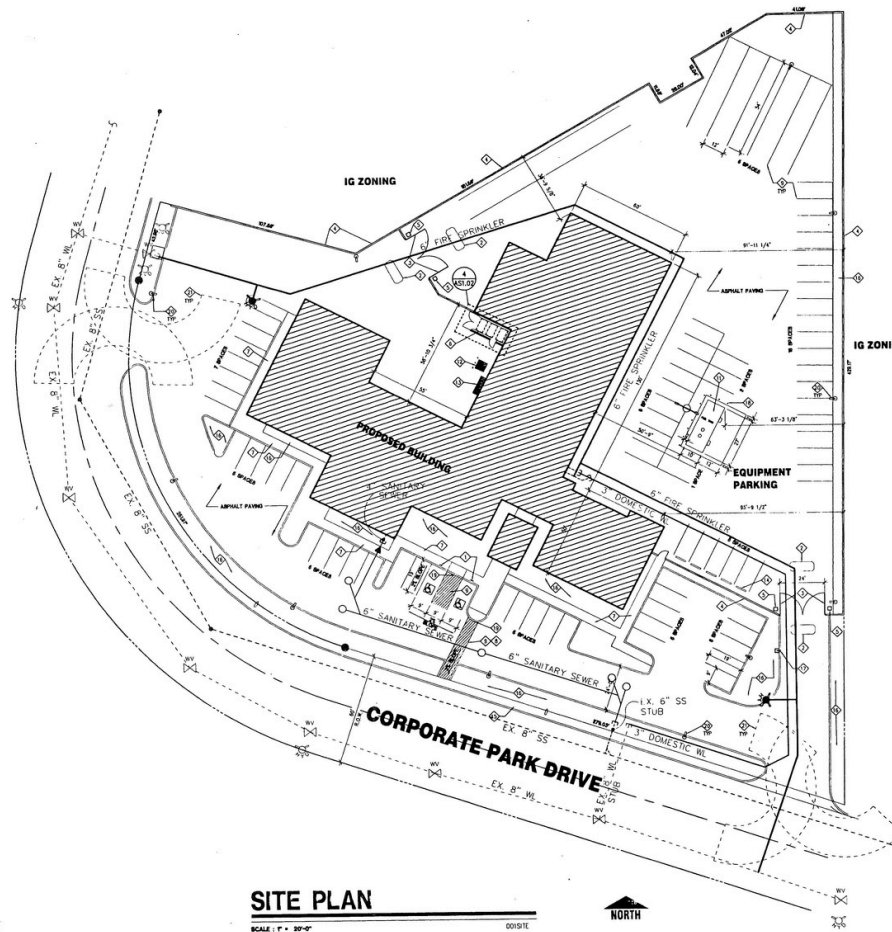
KITCHEN / BREAK ROOM



CAPITAL COMMERCIAL, LLC

Commercial Real Estate, Investment Property & Property Management





SITE NOTES:	
DESCRIPTION	
1. VEHICLE AND VAN ACCESSIBLE PARKING SEE DETAIL 1/20/02	
2. AIR LOOP	
3. ENTRANCE GATES SEE DETAIL 2/20/02	
4. 6'-0" HIGH PERIMETER BLOCK WALL FENCE SEE DETAIL 3/20/02	
5. 6'-0" HIGH BRICK VENT MODEL # CSM-200-04	
6. BRICK ENCLOSURE	
7. 4'-0" SIDEWALK TYPICAL	
8. ACCESSIBLE WALKWAY SHALL NOT EXCEED 36" WIDE AND 2% CROSS SLOPE	
9. PAINTED WHITE STRIPES 4" WIDE	
10. HANDPAINTED PARKING STRIPES 4" WIDE PAINTED BLUE WITH WHITE BACKGROUND	
11. 1000 GAL. ABOVE GROUND FUEL STORAGE TANKS SEE DETAIL 1/20/02	
12. ELECTRICAL TRANSFORMER	
13. ELECTRICAL SWITCHGEAR	
14. 6'-0" PRECAST CONCRETE BUNDLES	
15. 3'-0" EXISTING PUBLIC SIDEWALK	
16. LANDSCAPING AREA SEE LANDSCAPING PLANS	
17. DETAIL 1/20/02	
18. 6'-0" SIDEWALK WITH DRIVE	
19. HIGH PRESSURE SPRINKLER LIGHT FIXTURE ON ST POLE SEE ELECTRICAL SITE PLAN	
20. FINE TRUCK TURNING RADIUS	

GENERAL NOTES:	
1. SEE CIVIL PLANS FOR SITE DESIGN, BUILDING LAYOUT AND GRADING	
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS OF EXISTING AND PROPOSED CONDITIONS OF THE SITE AND THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.	
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CREDITS ARE ON CHARGES BY THE ARCHITECT.	