

FOR SALE

Whitney Mesa Business Park

1820 - 1870 Whitney Mesa Dr., Henderson, NV 89014

Office / Flex / Warehouse



**Built Out
Units
From
\$85 PSF**

PROPERTY FEATURES:

Project Address: 1820 -1870 Whitney Mesa Dr., Henderson NV, 89014

Building Sizes: From 1,845 sq. ft. to 8,704 sq. ft.

Construction: Concrete tilt-up

Interior Features: Existing Finished Office Improvements

Whitney Mesa Business Park features open office floor plans fully carpeted including kitchenette with built-in cabinets, a full size refrigerator and a microwave, and executive grade restrooms. Property offers single story and two story configurations. The warehouse portion within the buildings include 12' X 14' grade level roll up doors, 250 Amps, 120/208 Volts, 3-Phase power, vented 4' x 8' skylights, strip fluorescent lighting, .33 g.p.m./2,000 s.f. sprinkler systems, fire extinguishers and 5" concrete slab flooring (4,500 p.s.i.) parking ratio is 3.01/1,000 SF. Located in the City of Henderson this project is zoned I-P. Centrally located between Russell Road and Sunset Road, only 2 miles from US-95, just minutes to McCarran International Airport, Las Vegas Blvd. and downtown Las Vegas.

Contact us for additional information:

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Units

FLEX	Building 1	Office SF	Others		Warehouse	Total	Price PSF
	Tenant 1	2,525			1,260	3,785	\$85.00
	Tenant 2	1,106			1,269	2,375	\$85.00
	Common		560			560	\$85.00
Total		3,632	560		2,529	6,720	
OFFICE/WAREHOUSE	Building 2	Office SF	Others	Mezz.	Warehouse	Total	Price PSF
	Tenant 3	1,829		1530	1,324	4,683	\$85.00
	Tenant 4	1,043		903	1,915	3,861	\$85.00
	Tenant 5	1,031		894	1,828	3,753	\$85.00
	Tenant 6	915		775	1,640	3,330	\$85.00
	Tenant 7	907		770	1,628	3,305	\$85.00
	Tenant 8	1,044		907	2,562	4,513	\$85.00
	Tenant 9	1,030		894	2,548	4,472	\$85.00
	Tenant 10	1,850		1550	1,894	5,294	\$85.00
	Common		227			227	
Total		9,649	227	8223	15,339	33,439	
OFFICE/WAREHOUSE	Building 3	Office SF	Others	Mezz.	Warehouse	Total	Price PSF
	Tenant 11	1,967		1661	1,324	4,952	\$85.00
	Tenant 12	1,405		911	1,107	3,423	\$85.00
	Tenant 13	1,037		903	1,129	3,069	\$85.00
	Tenant 14	1,037		903	1,129	3,069	\$85.00
	Tenant 15	1,025		889	1,205	3,119	SOLD
	Tenant 16	1,071		935	1,253	3,259	SOLD
	Tenant 17	1,026		889	1,230	3,145	SOLD
	Tenant 18	1,037		903	1,129	3,069	SOLD
	Tenant 19	1,037		903	1,129	3,069	SOLD
	Tenant 20	2,323		2017	1,796	6,136	SOLD
	Common		260			260	
Total		12,965	260	10914	12,431	36,570	
OFFICE	Building 4	Office SF	Others	Mezz.	Warehouse	Total	Price PSF
	Tenant 21	3,987				3,987	\$85.00
	Tenant 22	2,404				2,404	\$85.00
	Common		600			600	
Total		6,391	600			6,991	\$85.00
FLEX	Building 5	Office SF	Others	Mezz.	Warehouse	Total	Price PSF
	Tenant 23	2,482				2,482	\$85.00
	Tenant 24	1,020			1,902	2,922	\$85.00
	Common		560			560	
Total		3,502	560		1,902	5,964	\$85.00
FLEX	Building 6	Office SF	Others	Mezz.	Warehouse	Total	Price PSF
	Tenant 25	3,778				3,778	\$85.00
	Tenant 26	2,258			2,182	4,440	\$85.00
	Common		562			562	
Total		6,036	562		2,182	8,780	\$85.00
Grand Total		48,787	2769	19137	34,383	98,463	

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.