

FOR LEASE

SUNPAC INDUSTRIAL PARK

2301 Haren Dr., Henderson, NV 89011



Property Details

2301 Haren is a $\pm 4,931$ SF freestanding masonry block building on 0.25 acres with a $\pm 3,000$ SF secured, paved yard. $\pm 1,500$ SF of 2-story office with fresh paint/carpet. $\pm 4,051$ SF warehouse: 16' clear, 2 - 12'x12' grade level doors, fire sprinklers, evaporative cooling, skylights, 120/208v 3-phase power.

Located in Sunpac Industrial Park in Henderson, the property offers easy access to I-95 and Boulder Highway via Sunset and is also close to the 215.

Single-Tenant Office/Warehouse Unit with Yard

Property Highlights

- \$0.49 PSF NNN
- New paint/carpet in 2-story office
- $\pm 3,000$ SF secured, paved yard with rolling gate
- 16' clear height
- Fire sprinklers (.2/1550 SF)
- Skylights, evaporative cooling in warehouse
- 2 - 12'x12' grade level doors
- 2-story office with windows in each office
- 120/208v 3-phase power
- Easy access to I-95 & Boulder Hwy via Sunset
- Zoned IL (Henderson)

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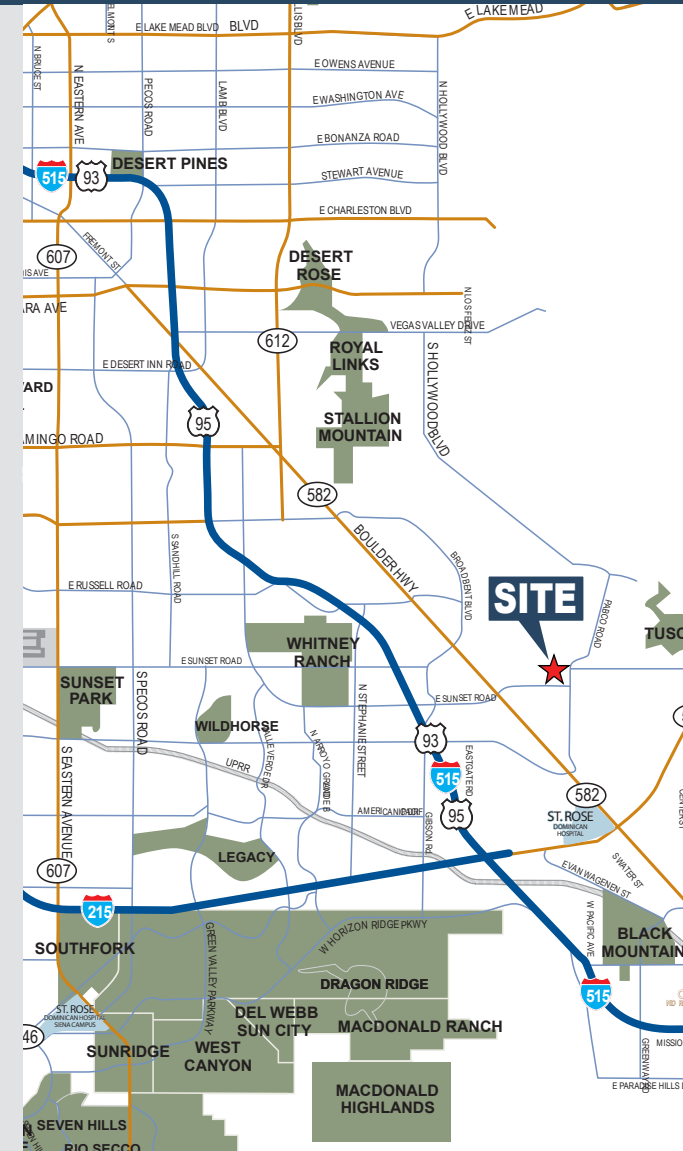
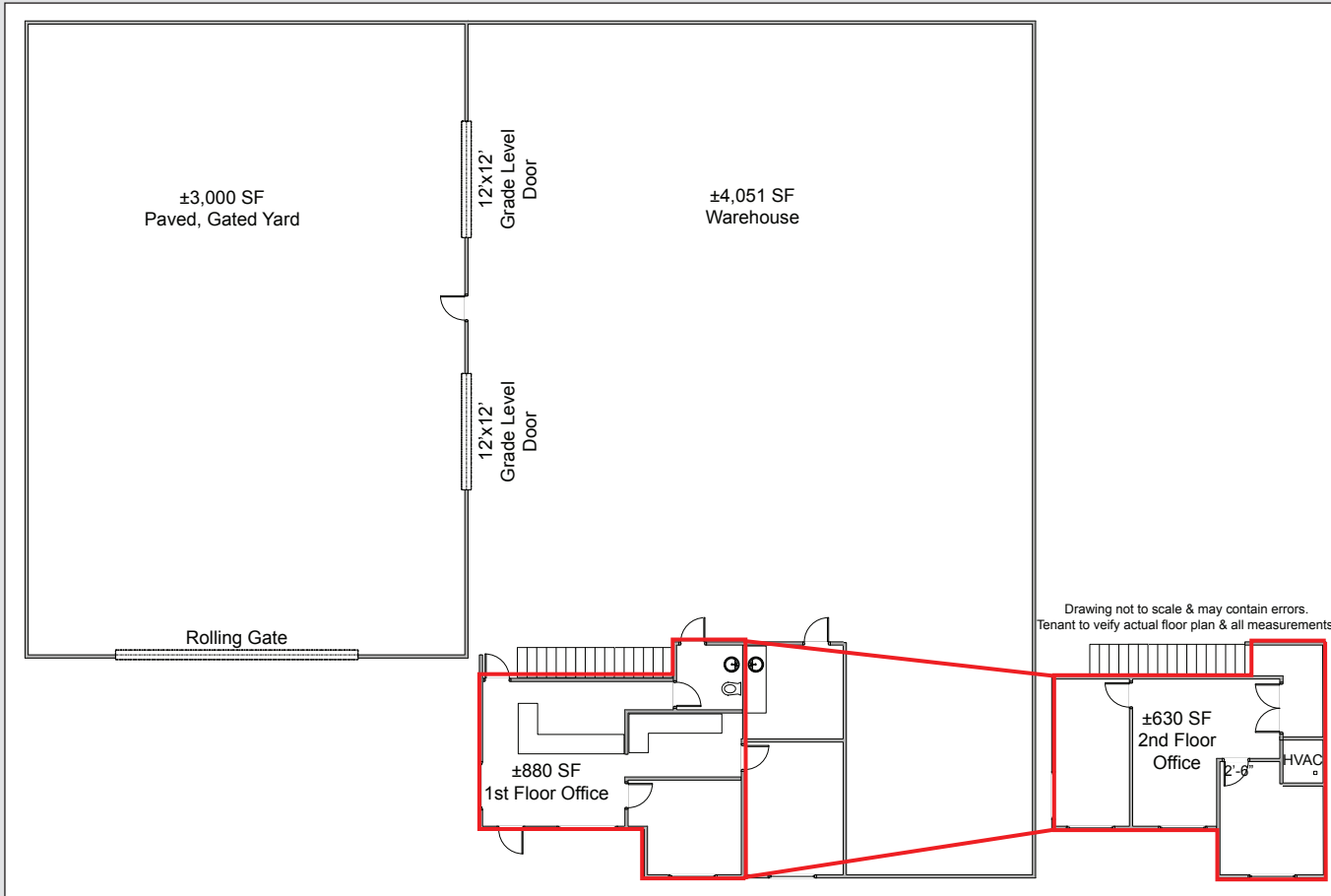
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REAL ESTATE SERVICES

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