

FOR SALE

Whitney Mesa Business Park

1840 - 1860 Whitney Mesa Dr., Henderson, NV 89014

Office / Flex / Warehouse

**Built Out
Units
From
\$65 PSF**



PROPERTY FEATURES:

Project Address: 1840 -1860 Whitney Mesa Dr., Henderson NV, 89014

Unit Sizes: From 3,096 sq. ft. to 7,001 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:

Zac Zaher
Associate
(BS.0143683)

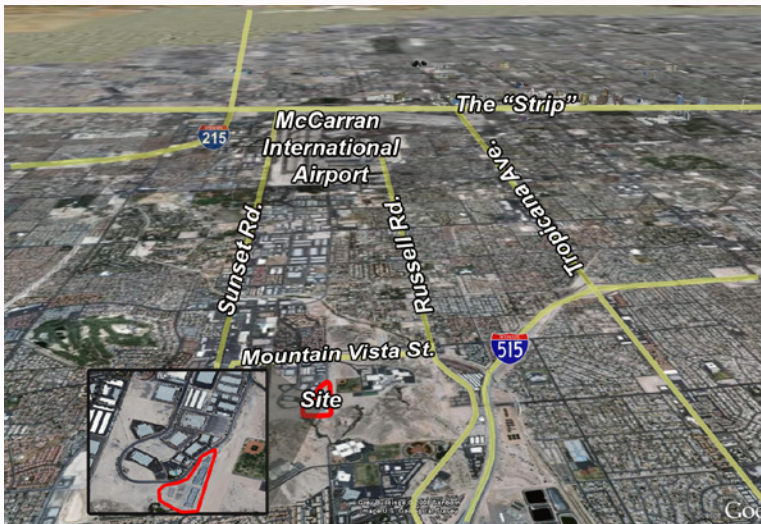
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Voit

REAL ESTATE SERVICES

FOR SALE



FOR SALE

Units

OFFICE/WAREHOUSE	Building 2	Office SF	Common	Mezz.	Warehouse	Total	Price PSF
1860 Whitney Mesa Dr.	Unit 100	1,888	26	1670	1,228	4,812	\$65.00
	Unit 110	1,049	26	915	1,910	3,900	\$65.00
	Unit 120	1,038	26	904	1,820	3,788	\$65.00
	Unit 130	921	26	784	1,633	3,364	\$65.00
	Unit 140	912	26	776	1,621	3,335	\$65.00
	Unit 150	1,052	26	918	2,556	4,552	\$65.00
	Unit 160	1,038	26	904	2,540	4,508	\$65.00
	Unit 170	1,896	26	1617	1,904	5,443	\$65.00
Total		9,794	208	8,488	15,212	33,702	

OFFICE/WAREHOUSE	Building 3	Office SF	Common	Mezz.	Warehouse	Total	Price PSF
	Unit 110	1,052	23	922	1,460	3,457	\$65.00
	Unit 120	1,038	23	907	1,128	3,096	\$65.00
	Unit 130	1,038	23	907	1,128	3,096	\$65.00
Total		5,158	92	4,487	5,036	9,649	

OFFICE	Building 4	Office SF	Common	Mezz.	Warehouse	Total	Price PSF
1840 Whitney Mesa Dr.	Unit 100	3,978	310.5			4,298	\$75.00
	Unit 110	2,392	310.5			2,703	\$75.00
Total		6,370	621			7,001	\$75.00
Grand Total		21,322	921	12,975	20,248	50,352	

\$0.22/SF/M CAMs