



7,000 SF WAREHOUSE

141 Cassia Way, Henderson, NV 89014

\$0.85/SF (NNN)

An Industrial Lease Opportunity



PREMIER REALTY

FOR LEASE

RON OPFER, CCIM

VP Of Commercial Sales

702.900.3102

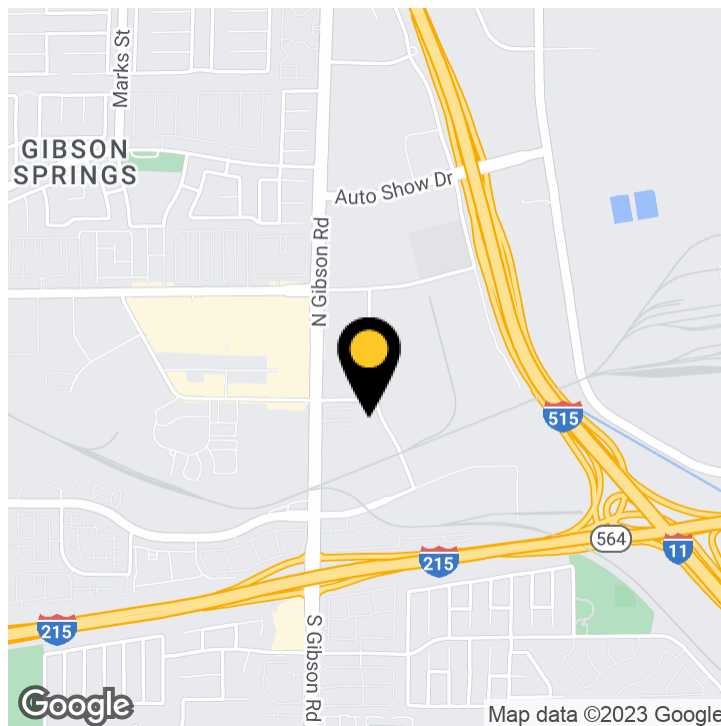
ropfer@ccim.net



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cbvegascommercial.com

FOR LEASE



Lease Rate

\$0.85/SF (NNN)

OFFERING SUMMARY

| | |
|---------------|----------------------------|
| Available SF: | 7,000 |
| Lot Size: | 0.16 Acres |
| Year Built: | 1998 |
| Zoning: | General Industrial (IG) |
| Market: | Las Vegas |
| Submarket: | SE LV/Henderson Industrial |

PROPERTY OVERVIEW

Coldwell Banker Commercial Premier is proud to offer 141 Cassia Way Unit B for lease in the Henderson Industrial Submarket, located right off the 215 Beltway and N Gibson Road. Unit B consists of 7,000 sq. ft. warehouse space with two small office's and one roll up door in the back of the building. The space is being offered at \$0.85/SF with a \$0.10 CAM rate.

Virtual 3D Tour: <https://youtu.be/5hCoZugjdGs>

PROPERTY HIGHLIGHTS

- 18' clear heights
- Roll up door is 13' wide x 12' tall
- Four evaporation coolers
- Two 12' x 14' Offices with HVAC
- One 7' x 8' restroom
- LED lights

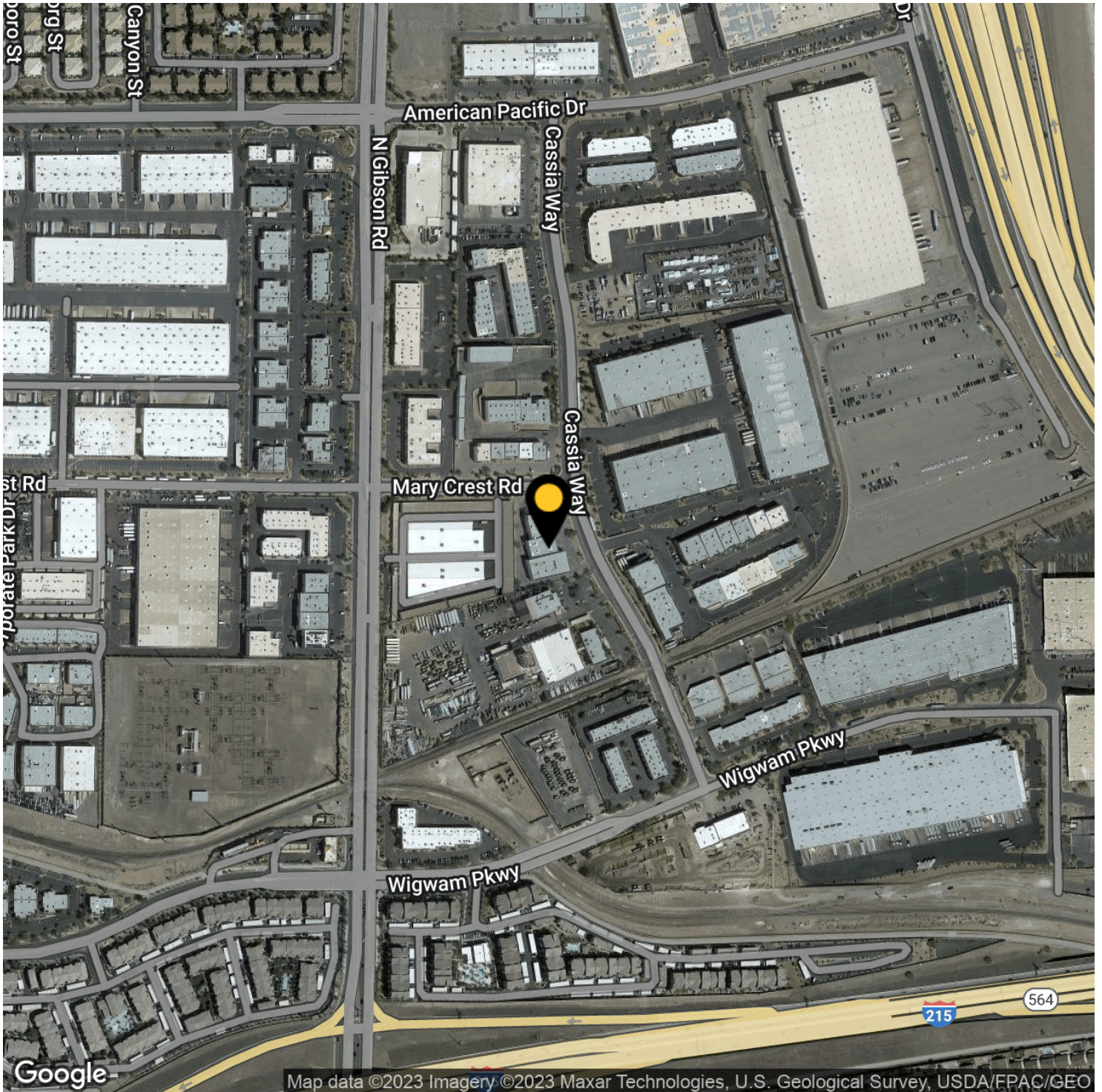


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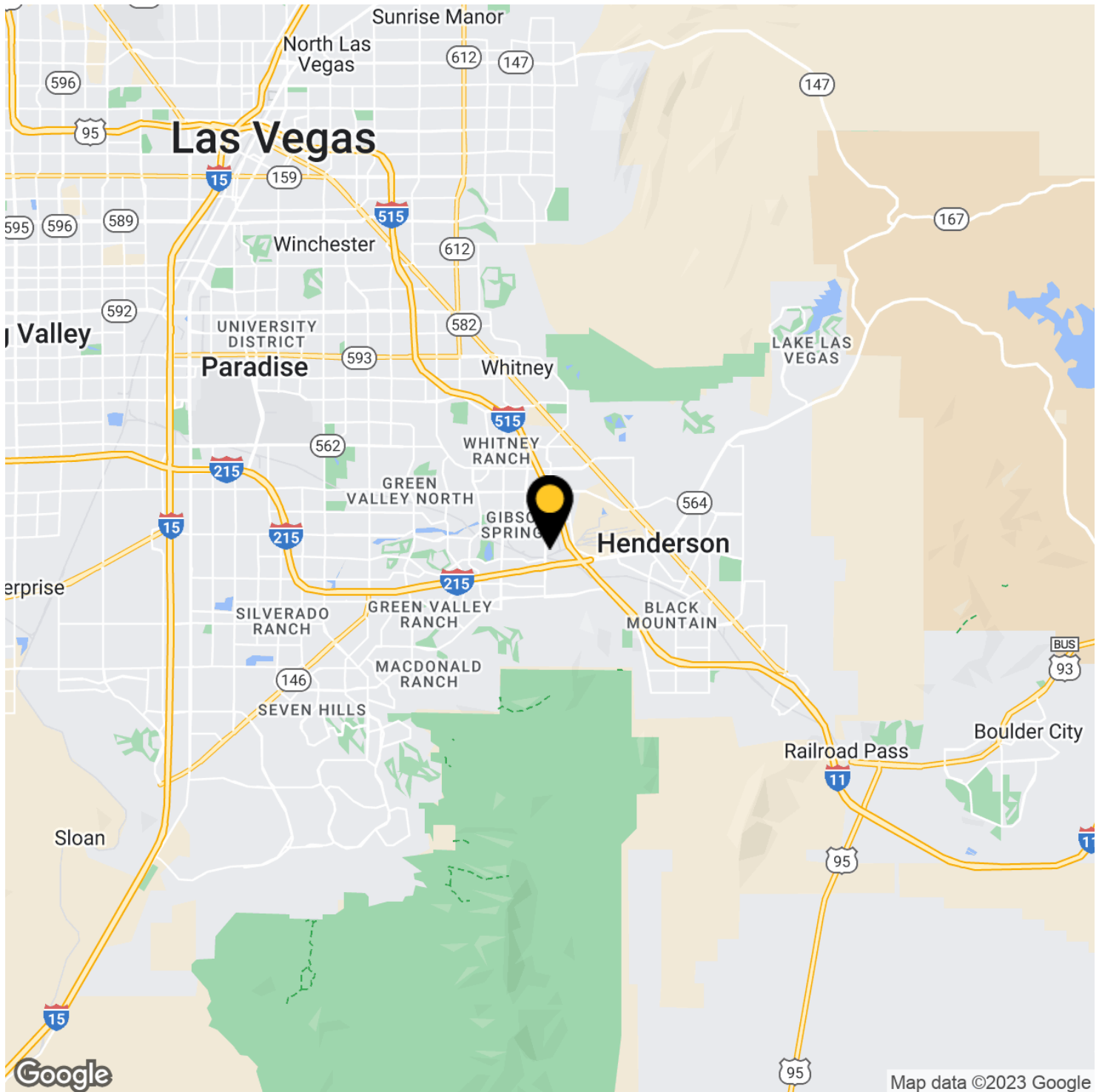


FOR LEASE

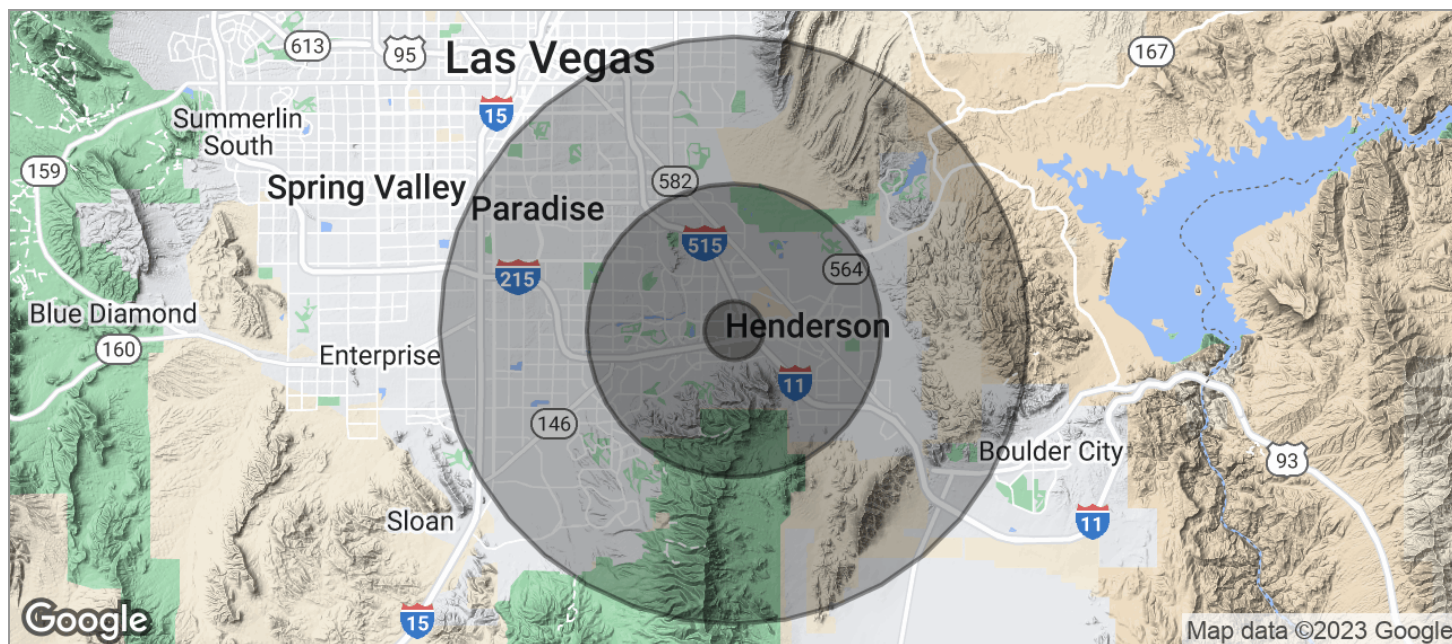




FOR LEASE



FOR LEASE



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| TOTAL POPULATION | 10,616 | 227,324 | 743,610 |
| MEDIAN AGE | 35.8 | 37.4 | 37.2 |
| MEDIAN AGE (MALE) | 35.7 | 36.6 | 36.6 |
| MEDIAN AGE (FEMALE) | 37.1 | 38.4 | 38.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 4,299 | 88,298 | 282,321 |
| # OF PERSONS PER HH | 2.5 | 2.6 | 2.6 |
| AVERAGE HH INCOME | \$72,846 | \$75,761 | \$71,895 |
| AVERAGE HOUSE VALUE | \$244,630 | \$310,326 | \$305,213 |
| RACE | 1 MILE | 5 MILES | 10 MILES |
| % WHITE | 72.6% | 76.8% | 73.3% |
| % BLACK | 7.4% | 6.1% | 7.4% |
| % ASIAN | 8.0% | 6.7% | 7.9% |
| % HAWAIIAN | 0.8% | 0.7% | 0.9% |
| % INDIAN | 0.4% | 0.6% | 0.5% |
| % OTHER | 6.7% | 5.5% | 6.7% |
| ETHNICITY | 1 MILE | 5 MILES | 10 MILES |
| % HISPANIC | 17.1% | 19.4% | 26.6% |

* Demographic data derived from 2020 ACS - US Census