

# HARSCH HENDERSON COMMERCE CENTER - EASTGATE

7330 - 7390 Eastgate Road  
Henderson, NV 89011

**FOR LEASE**

## *TOBY Award Winning Property!*



### PROPERTY HIGHLIGHTS:

- ±601,085 SF Project on ±17.44 Acres
- ±17,802 SF Office/Warehouse unit available
- Zoned: IG (General Industrial)
- ±20 - ±30 Clear height
- Dock high doors
- Grade level doors
- 277/480 Volt 3-Phase Power/ 200 Amps or more
- ESFR Sprinkler System
- Evaporative coolers in warehouse & HVAC in office
- Energy efficient T5 office & warehouse lighting with office motion sensors and control panels (in some suites)
- Parking ratio phase I - 1:1,000
- Parking ratio phase II - 2.2:1000
- Lease Rate: \$0.79 SF/M NNN
- CAM's: \$0.16 SF/M



*Service You Deserve. People You Trust.*  
5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
T 702.388.1800 | F 702.388.1010  
www.mdlgroup.com

Offered by:

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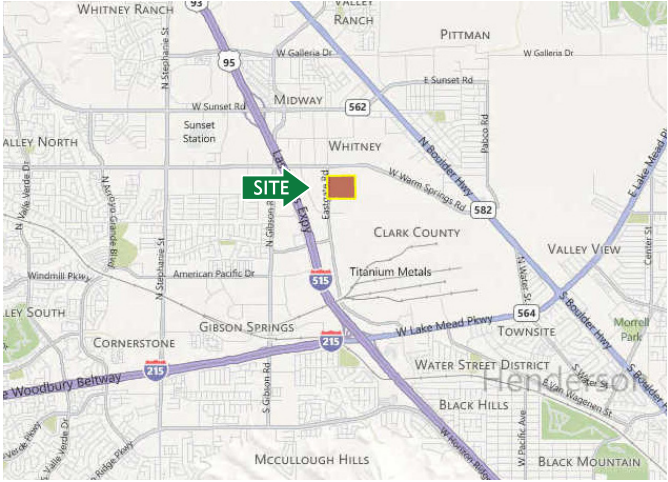
**Galit Kimerling**  
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**LOCATION HIGHLIGHTS:**

- Located on S/E corner of Eastgate Road & Warm Springs Road
- Easy access to restaurants & amenities
- Convenient access to highways US-95 & I-215



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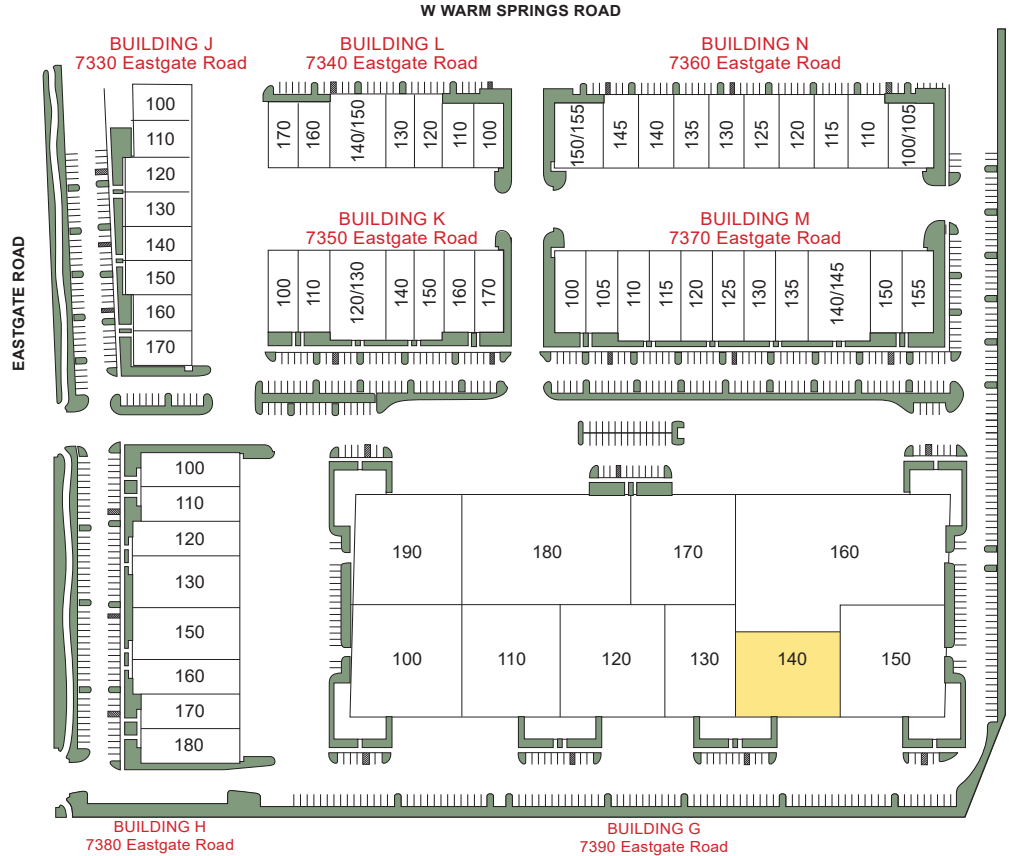


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 = Available



SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE SF/M	CAM SF/M	TOTAL RENT PER MONTH	AVAILABLE
7390 Eastgate Road, Suite 140	±19,680	±1,867	±17,813	\$0.79 SF/M	\$0.16 SF/M	\$18,696.00/M	10-01-21



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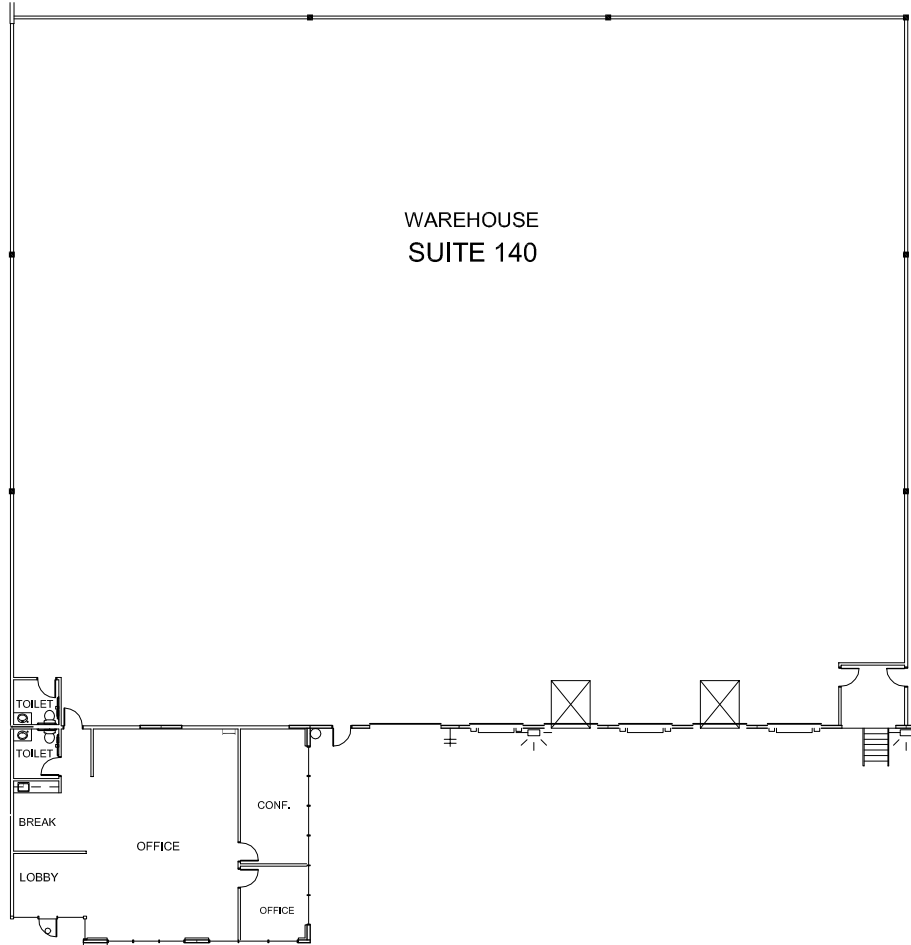
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## Property Details:

Address:	7390 Eastgate Road
Suite Number:	Suite 140
Total Sq. Ft.:	±19,680
Office Sq. Ft.:	±1,867
Warehouse Sq. Ft.:	±17,813
Available:	10-01-21
Dock Loading Doors:	5
Grade Loading Doors:	1
Clear Height:	30 Feet
Lease Rate:	\$0.79 SF/M
CAM's:	\$0.16 SF/M
Power:	200 Amps 277/480v 3 phase

**\*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.**



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