



# FOR LEASE

1051 MARY CREST ROAD, SUITE G  
HENDERSON, NV 89074

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Suncrest Commerce Center is located in the Henderson sub-market, immediately off Gibson Road with access to both the I-215 South Freeway and I-515 Freeway, providing for convenient servicing of the entire Las Vegas Valley via alternate routes. The location is within minutes to MacDonald Highlands & Anthem communities with median income housing & apartments in the immediate vicinity allowing easy staff commuting. There are also plenty of nearby restaurant & retail amenities for employees & visitors.

- High Image Concrete Tilt Construction
- Two (2) - 10' x 10' Dock High Doors
- One (1) - 12' x 14' Grade Level Door
- 24' Clear Height
- ESFR Fire Sprinkler System
- 200 Amps, 277/480 Volt, 3 Phase Main Power Panel
- Skylights in Warehouse
- Front Loaded Distribution Unit with Glass Storefront Entry
- I-G Zoning (City of Henderson)
- ±156,514 SF Multi-Tenant Industrial Distribution Building Situated on 7.29 Acres



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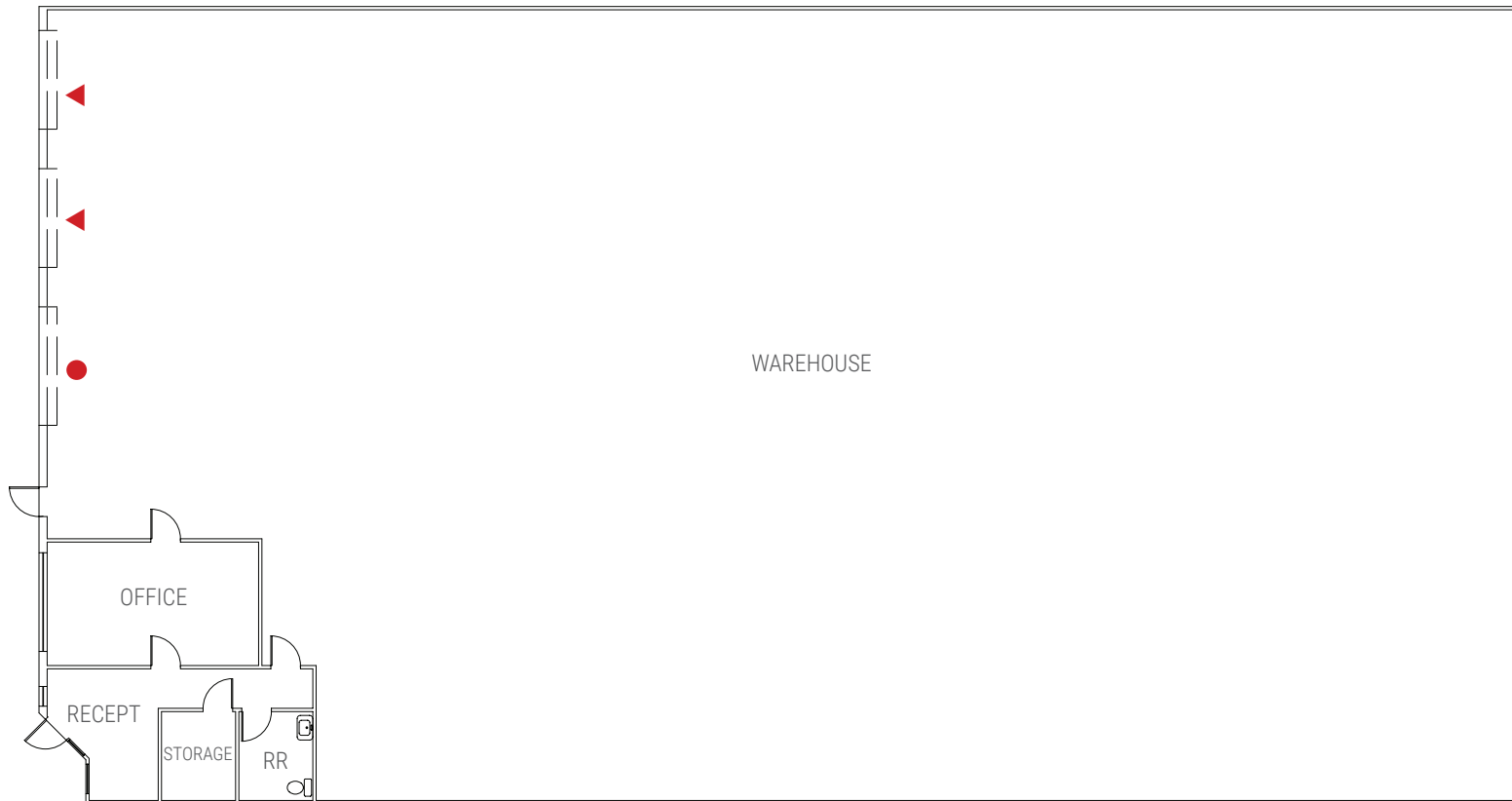
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● = Grade Loading

▲ = Dock Loading



<b>Total SF:</b>	<b>±12,000</b>
Office SF:	±700
Warehouse SF:	±11,300

Monthly Base Rent: **\$1.25/SF NNN**

Monthly NNN Fees: **\$0.19/SF**

Total Monthly Rent: **\$17,280**

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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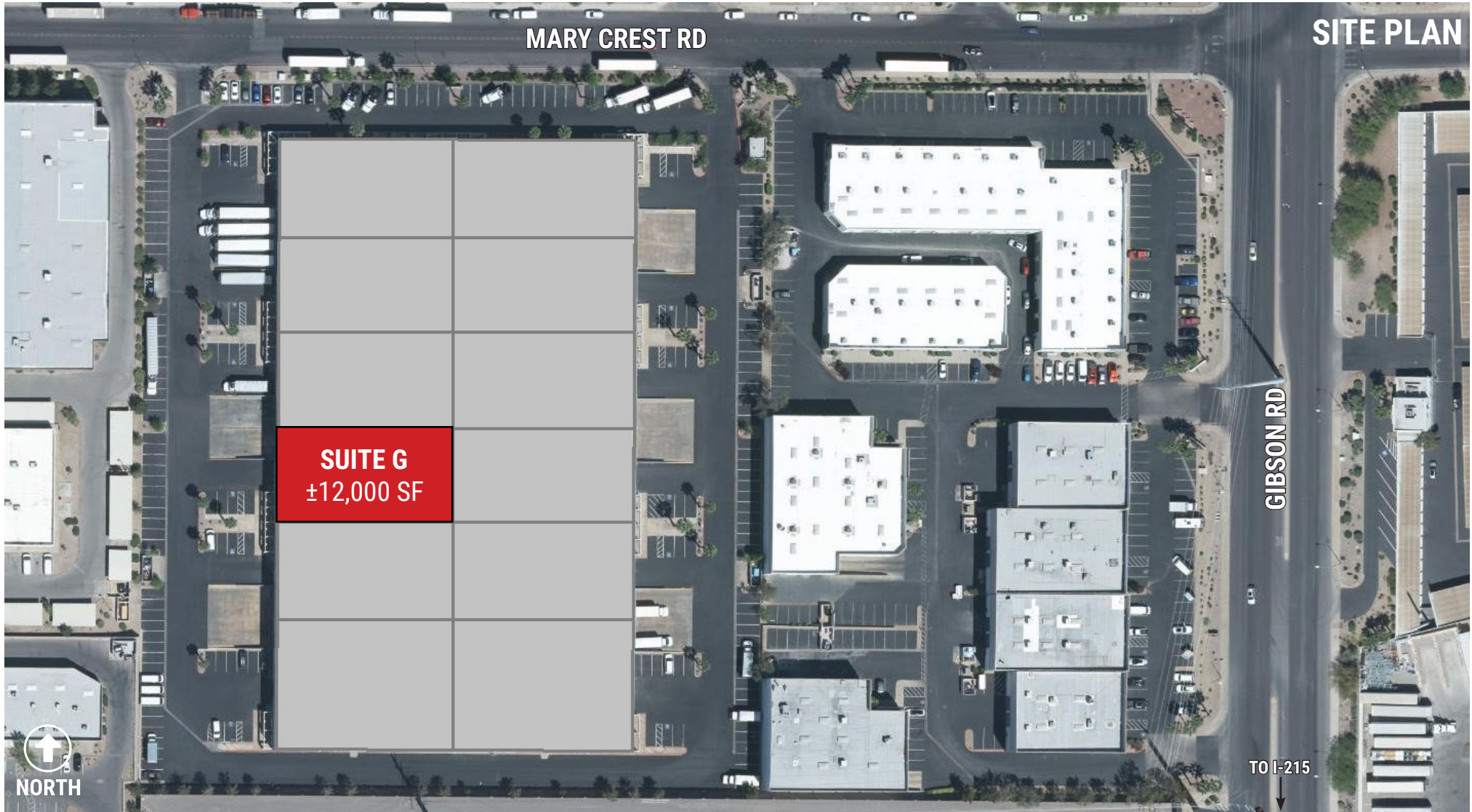




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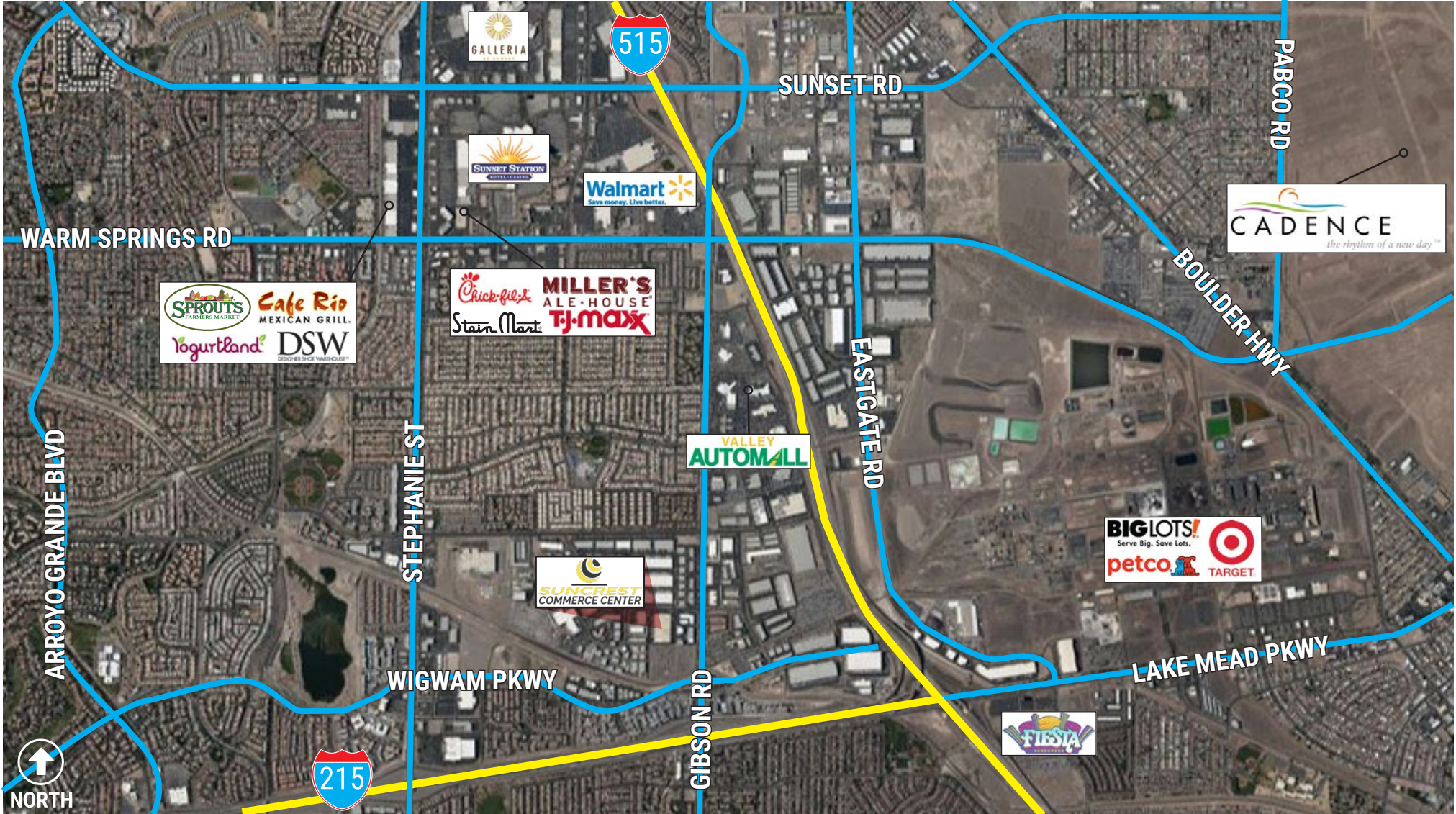




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