Henderson 515 Logistics Center
525 N Gibson Rd, Suite 104 | Henderson, NV | US | Clark County
Available SF: 30,950

HENDERSON™

Building Type:	Industrial
Available SF:	30,950
Total SF:	30,950
Last Updated:	May 7, 2025

Realtor/Owner Contact

Associate Lauren Willmore
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Property and Area Description

OPEN FOR BUSINESS Q4 2024! | +/-110, 075 SF Project on 6.78 Acres OPEN FOR BUSINESS Q4 2024! Henderson 515 Logistics Center is a multi-tenant industrial project on approximately 6.78 acres, located at the Southeast corner (SEC) of the I-515 Freeway and Sunset Road. Henderson 515 consists of one (1) free-standing building totaling +/-110,075 rentable square feet demisable down to +/-12,580 SF. The project will feature exceptional freeway frontage, 32 minimum clearance in warehouse, an ESFR Fire Suppression System, gradelevel and dock-hi loading. The project will also feature a private, fenced yard for overflow parking and equipment storage. For more information please contact Lauren Willmore at 702-369-4825 or Alex Stanisic at 702-369-4874. Conveniently located in the Henderson submarket, this project provides excellent connectivity to US-95 and the I-515 via Sunset Road. Close proximity to an abundance of amenities located in the East Henderson Corridor. This project is less than +/-45 miles from the California border. Zoned IG (General Industrial). Henderson 515 Logistics Center Project is less than +/-26 miles from the Arizona border as well. Suite 104 is a 30,950 SF Unit featuring 1,369 SF of Office space, Two (2) 14'x14' Grade-Level Loading Doors, Two (2) 14'x16' Dock-Hi Doors, 32' Clear Height, and 277/480v, 3-phase, 4-wire Power. LEASE RATE: $1.45/SF (NNN); ESTIMATED CAM: $0.175/SF; MONTHLY PRICE: $45,651.25. Call Lauren Willmore at 702-369-4825 for more information.

Population

	10 Mile Radius	20 Mile Radius	30 Mile Radius
	922,331	2,187,432	2,336,471

Source: ESRI®, 2024

Households

	10 Mile Radius	20 Mile Radius	30 Mile Radius
	360,286	825,948	877,880

Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown