



25,432 - 37,432 SF Dock High Industrial Units With Cold Storage

FOR LEASE

1051 MARY CREST RD. SUITE D-E-F | HENDERSON, NV 89074

This unit can either be 37,432 SF or 25,432 SF Food Grade Space to include 8,400 SF Cold Storage (5,600 SF Compartment & 2,800 SF Compartment with 23' Ceiling. Either Side can be Cooler or Freezer), with 4 - 6 Dock High Doors (Seals, Lights & Levelers), 2 - 3 Grade Level Doors, 24' Clear in Warehouse, ESFR Sprinkler System, LED Lighting, Evaporative Cooled, Forklift Charging Area, and many other features.

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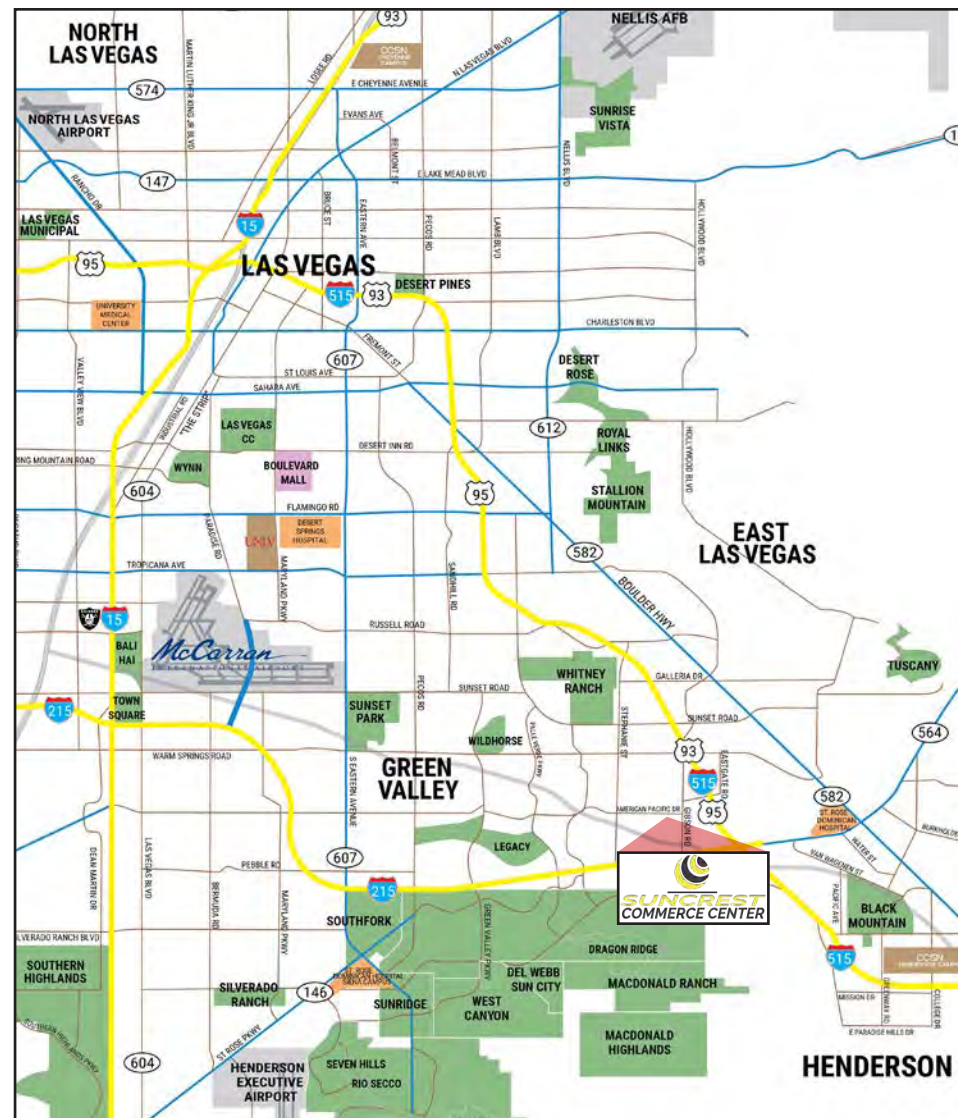


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PROPERTY DETAILS

Suncrest Commerce Center is ideally located in the Henderson submarket proximate to Gibson Road with immediate access to both the I-215 South freeway and I-515 freeway providing convenient access to service the entire Las Vegas Valley via alternate routes. The location is within minutes of 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.

- 8,400 SF Freezer / Cooler (5,600 SF & 2,800 SF Compartment)
- 4-6 Dock High Doors (10' x 10') with Seals, Lights & Levelers
- 3-4 Grade Level Doors (12' x 14')
- 24' Clear Height (avg.) in Warehouse
- ESFR Fire Sprinkler System
- 400-600 Amps, 277/480 Volt, 3 Phase Main Power
- Skylights in Warehouse
- Front Loaded Distribution Unit with Glass Storefront Entry
- I-G Zoning (City of Henderson)
- Within 156,514 SF± Multi-Tenant Industrial Distribution Building situated on 7.29 Acres
- High Image Concrete Tilt Construction



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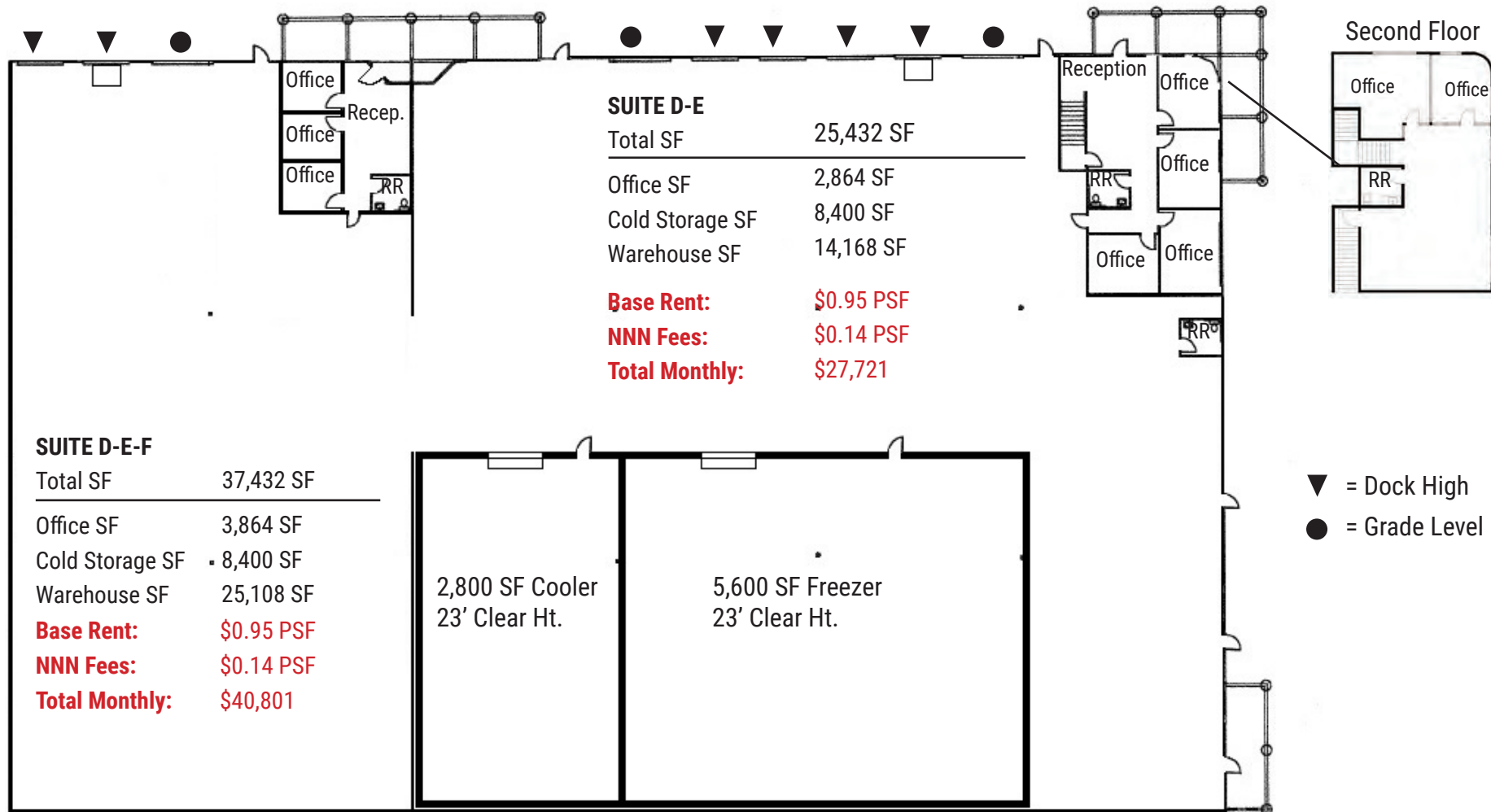
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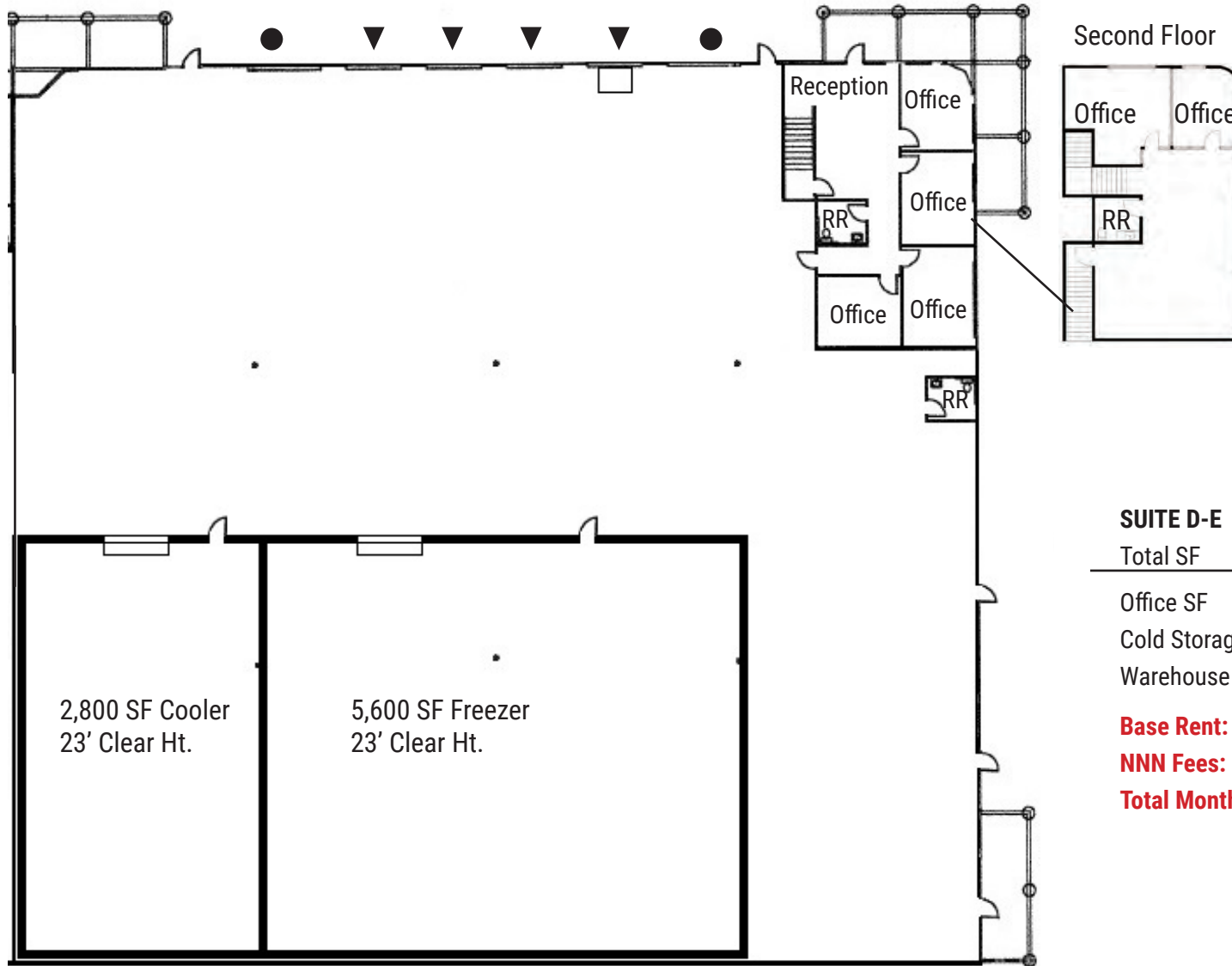
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SUITE D-E

Total SF 25,432 SF

Office SF 2,864 SF

Cold Storage SF 8,400 SF

Warehouse SF 14,168 SF

Base Rent: \$0.95 PSF

NNN Fees: \$0.14 PSF

Total Monthly: \$27,721

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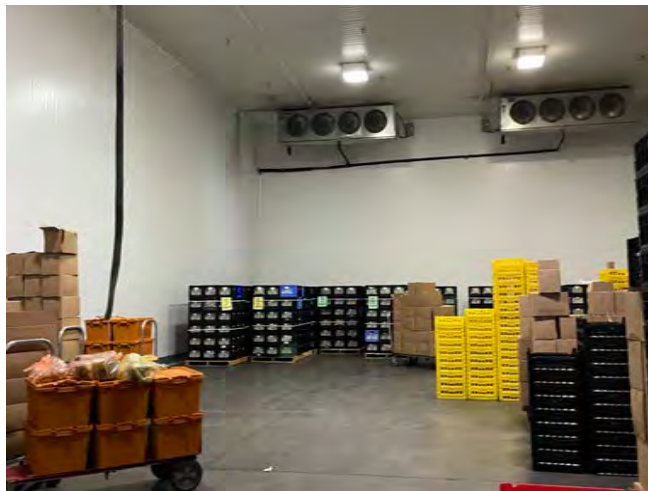
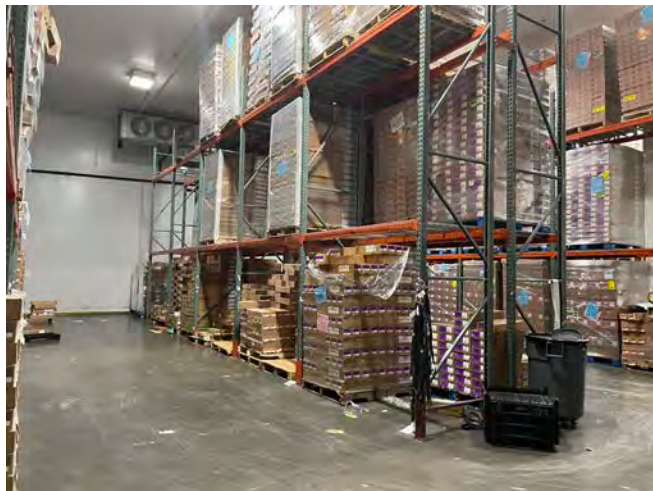


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UNIT PHOTOS



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PROJECT PHOTOS



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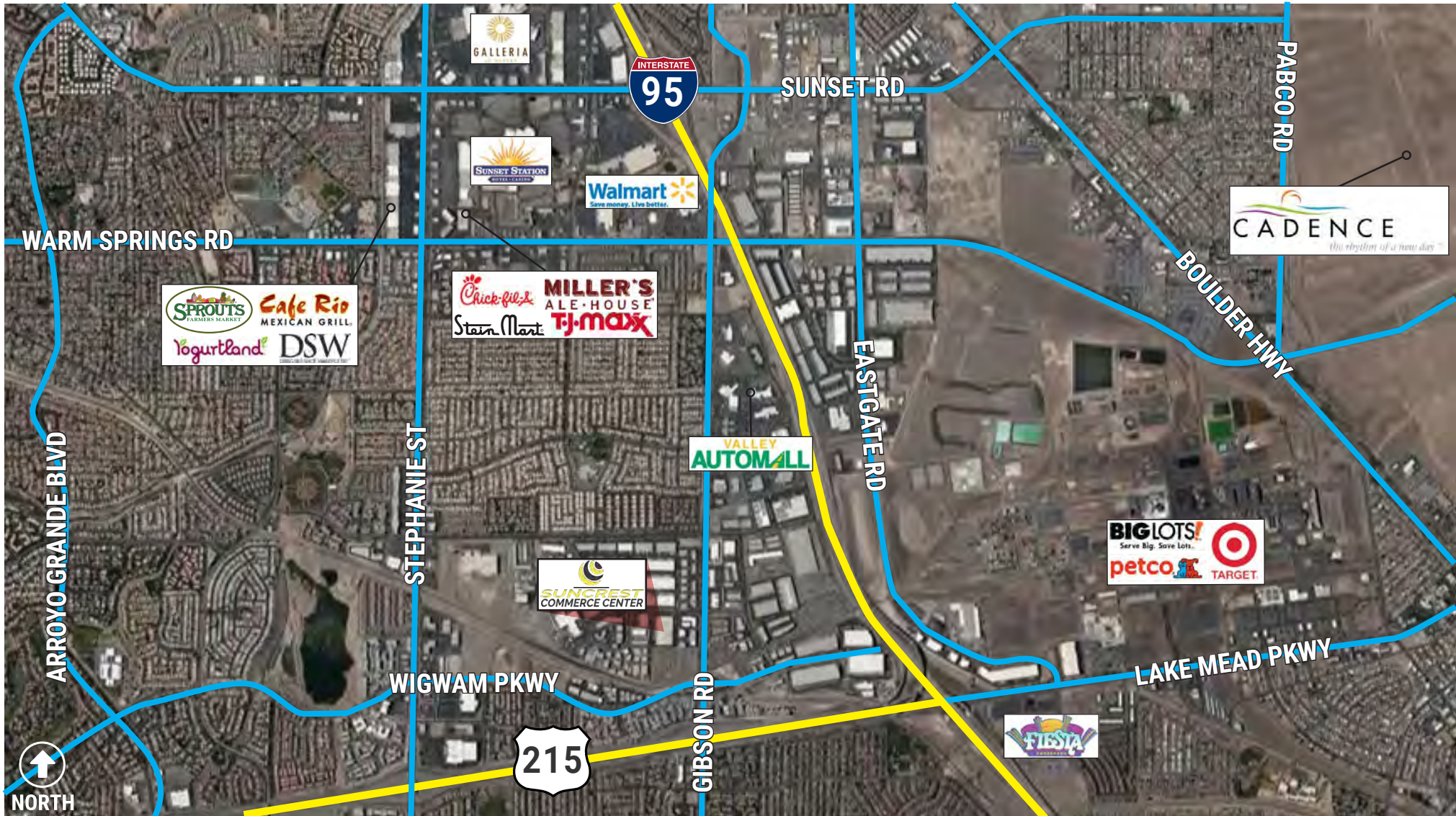
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