

Large Improved Yard with Office/Warehouse & More.



Incredibly rare Site Coverage Ratio

657 Middlegate RD
Henderson, NV 89011

Wes Drown, CCIM

REMAX COMMERCIAL

702-287-6553

wes@officelv.com

Office warehouse Storage

5785 SF + Covered Bays

RE/MAX
COMMERCIAL®

**Fleet and Dispatch Dream
Service Company Holy Grail
Super-Rare Turn-key property.
HVAC, Mechanical, Solar, General contractor, Service Companies,
Delivery Companies, Fleet Maintenance
Plumbers, Electrician, Automotive Repair, Restoration
-This is IT!**



Wes Drown, CCIM

Commercial Office Expert

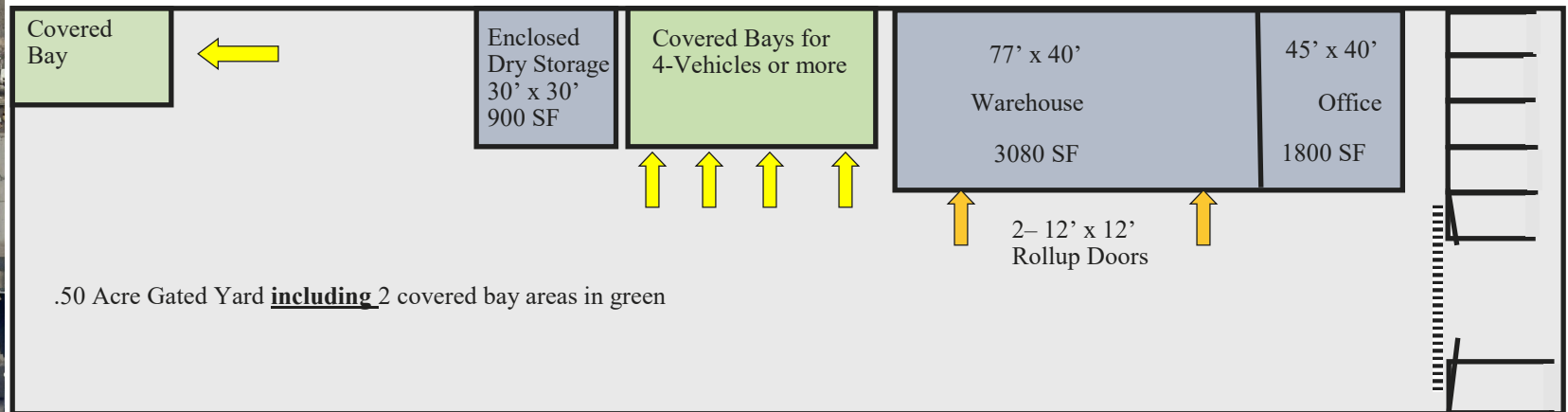
702-287-6553

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NOT A PART



SITE DIAGRAM



657 Middlegate Rd

Aerial View West

RE/MAX
COMMERCIAL



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657 Middlegate Rd

Major Arterial Roads

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COMMERCIAL



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657 Middlegate Road **next to freeway on-ramp.**

LOCATION MATTERS!!!!



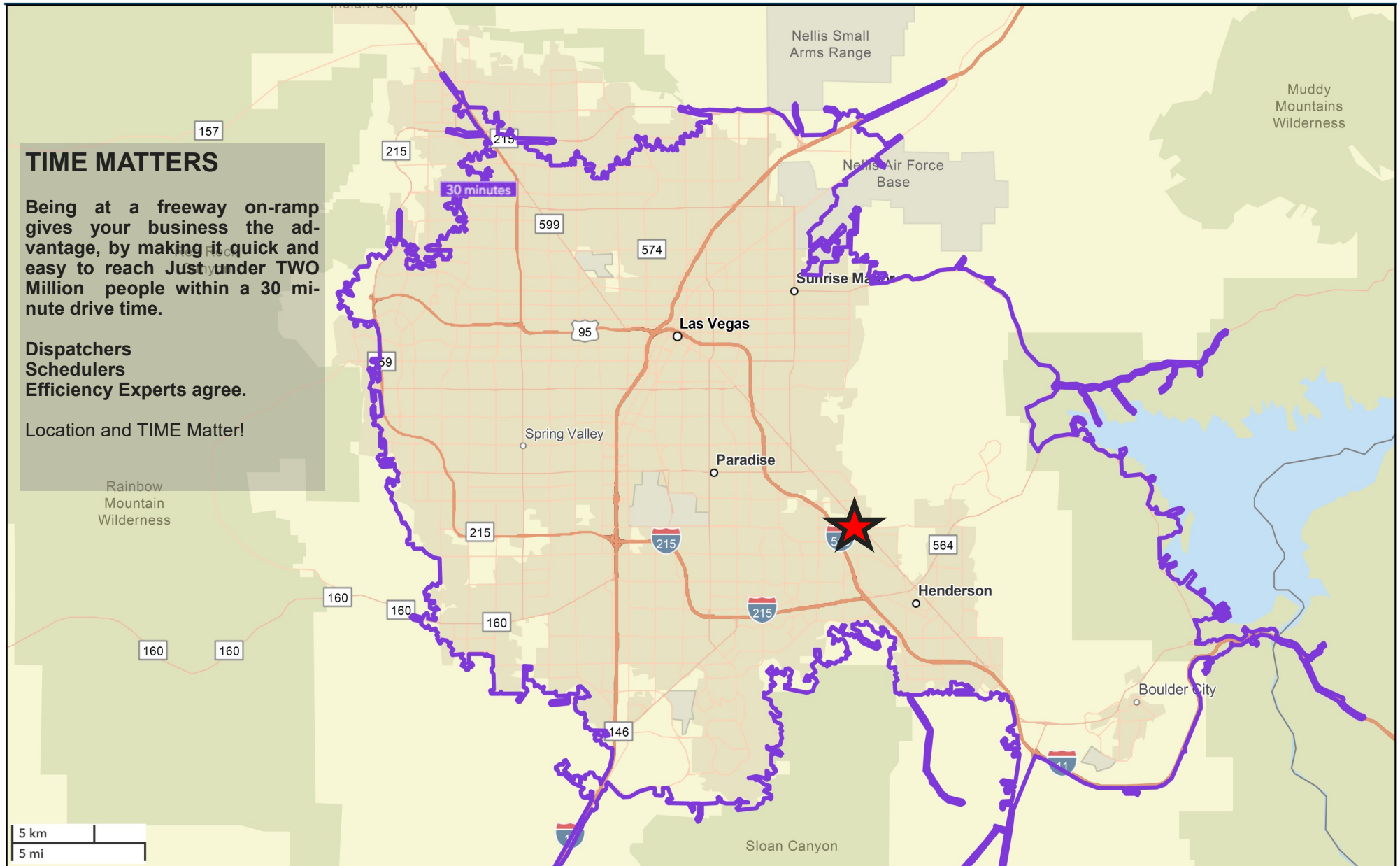
Within 30 minutes, you can be...

TIME MATTERS

Being at a freeway on-ramp gives your business the advantage, by making it quick and easy to reach **Just under TWO Million** people within a 30 minute drive time.

**Dispatchers
Schedulers
Efficiency Experts agree.**

Location and TIME Matter!



November 07, 2023

657 Middlegate

PHOTOS

RE/MAX
COMMERCIAL



Incredibly **rare** piece of property
Great Location
Grow Your Business here!

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Expansion Growth Diverse Young

Entertainment

Sports

Aerospace

DOD

#1 State and Metro in the West US for Business

Fountain Blue Opening Now! Q4-2023

One Day Drive to 60-million citizens.

Most Secure Area in the US (FEMA)

Prime Tech Company Migration

New Las Vegas Raiders HQ and Training Facility Open

MSG Sphere is now Open!!!

BORING Company Tunneling in Progress

#1 State for Job Growth

Welcome! Amazon, Google, FEDEX, HAAS

Over 44,000,000 visitors projected by year end 23

#1 Best State for Infrastructure

Top Quality of Life

1/3 COLA of San Francisco

3 Times national average for Population Growth

99% Indoor water supply Recycling

7,453 MILES of Fiber Optic Cable-installed

Civilian Drone & DOD proving grounds