

FOR SALE



**1051 Olsen St
Henderson, NV 89011**

**5,750 SF With Mezzanine
Industrial**

Devon Sansone
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 **SANSONE**
INVESTMENTS
Ben Atias
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Strip Views

Property Details

**SQFT: 5,750 SF With
MEZZANINE**

Zoned: Industrial Park (IP)

SALE PRICE: \$2,100,000

STRIP VIEWS

**SPACIOUS SECOND
FLOOR**

Property Highlights

- Space Includes Reception Area, Two (2) Offices and One (1) Restroom
- Sky Lights In Warehouse
- 22' Clear Height
- 12x14' Roll Up Door
- 3-Phase Power – 600 AMPS
- I.P. (Industrial Park Zoning)
- Sky Lights In Warehouse
- Great Access to I-215 and I-11 Freeways
- 0.32 Acres
- Insulated Ceiling
- 10 Parking Stalls
- Mezzanine Looking Over Warehouse

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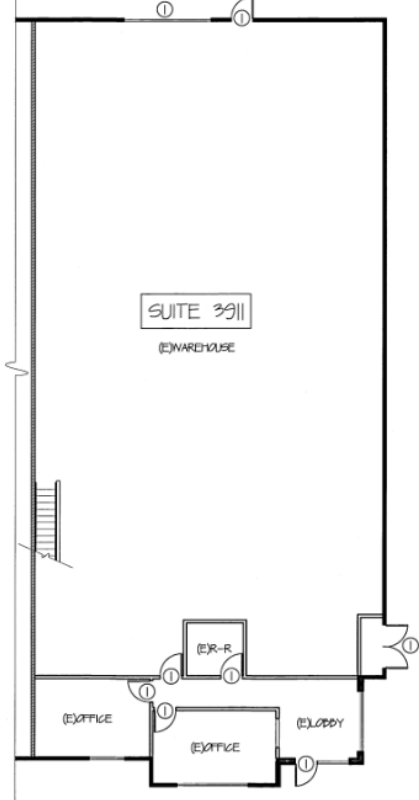
Ben@SansonelInvestments.com

Space Plan

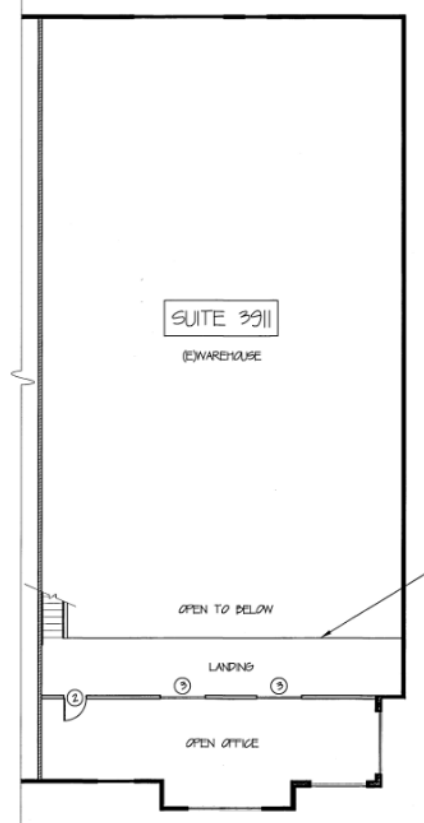
Space Available:
5,750 SF With
Mezz

Industrial

Sale Price:
\$2,100,000



FLOOR PLAN – MAIN LEVEL



FLOOR PLAN – MEZZANINE

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Aerial

Las Vegas Strip
~13.8 mi ~20 min

**Lake Mead National
Recreation Area**
~14.5 mi ~19 min

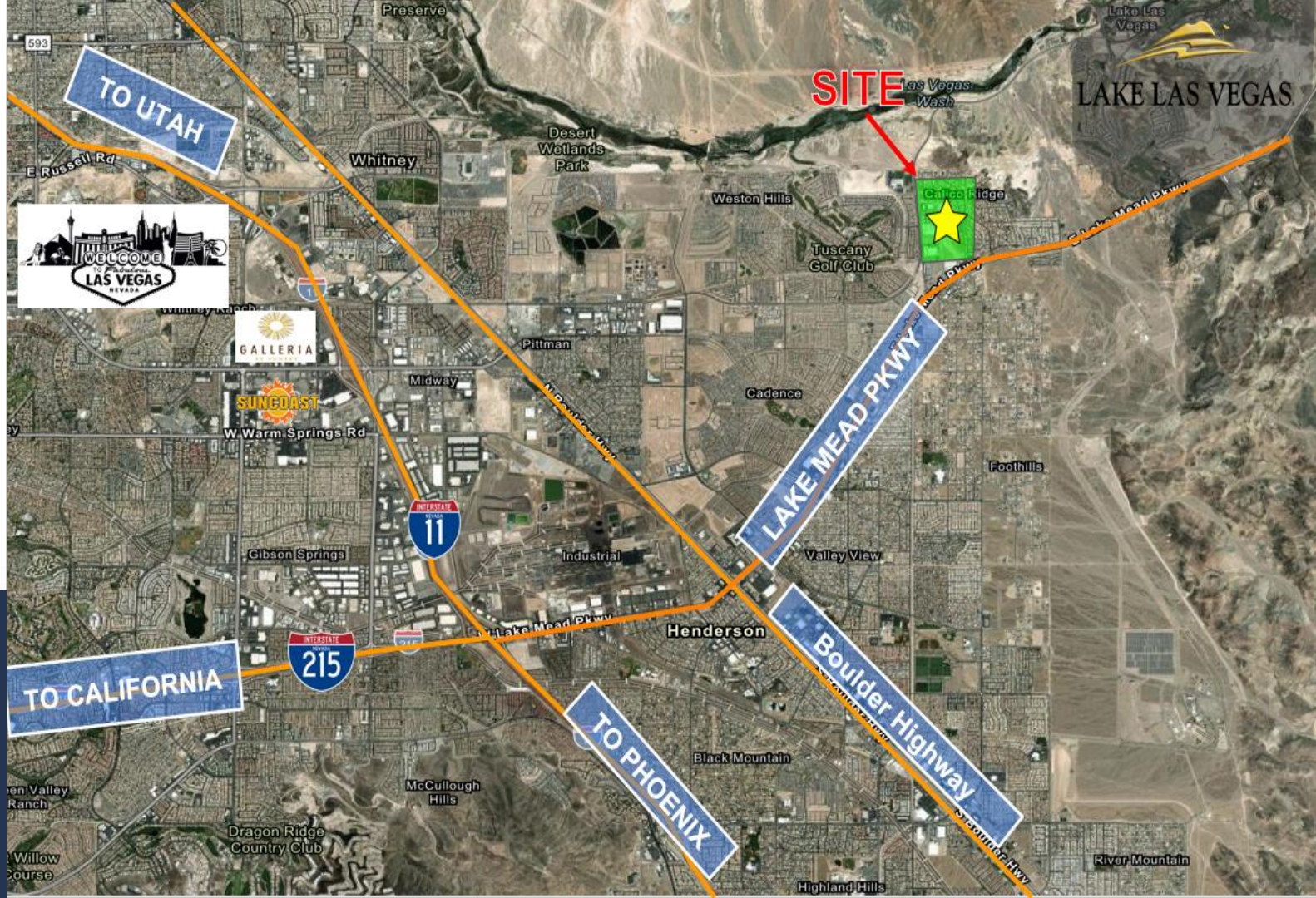
Closest freeways
(I-215/US-95/US-93,
I-11)
~5 mi ~6–10 min

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POPULATION	1-mile	3-mile	5-mile
2024 Population	7,000	45,000	117,200
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,700	17,200	44,900
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$138,800	\$108,400	\$94,100



**Quick Access to I-11
& I-215 Freeways**

**In great proximity to
major points of interest,
including the Strip, Lake
Mead, and nearby
freeways.**

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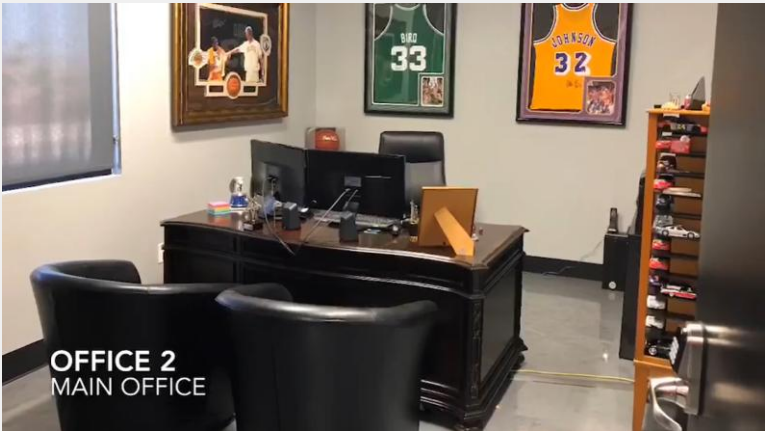
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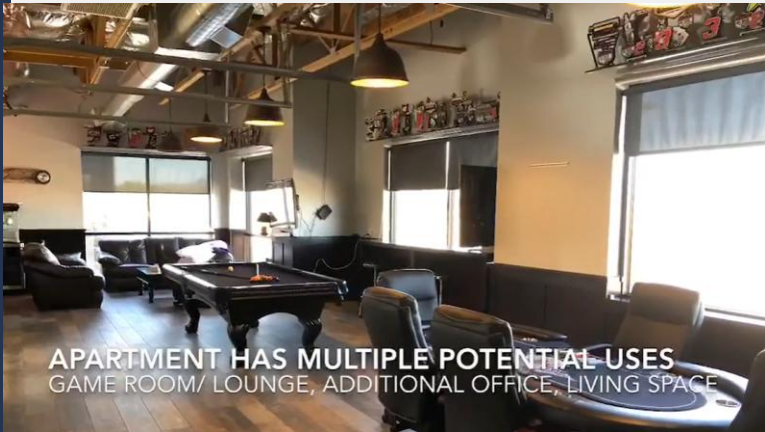
Interior Photos



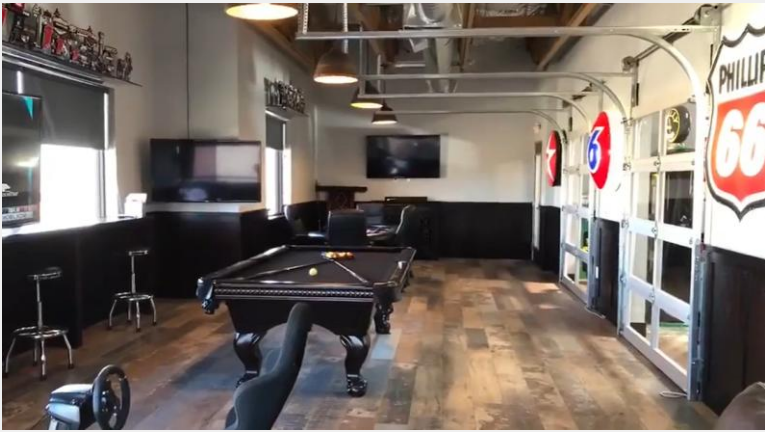
OFFICE 1
SECONDARY OFFICE



OFFICE 2
MAIN OFFICE



APARTMENT HAS MULTIPLE POTENTIAL USES
GAME ROOM/ LOUNGE, ADDITIONAL OFFICE, LIVING SPACE



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Warehouse Photos



Lift included



Rolling Doors out to warehouse view and interior balcony

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**Contact us for more information on commercial spaces or
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