

FOR SUBLEASE

BERMUDA DISTRIBUTION CENTER

TERM ENDS: 12/31/2031



±50,000 SF DISTRIBUTION UNIT W/ BERMUDA ROAD FRONTAGE

12030 BERMUDA ROAD

HENDERSON, NV 89052

GREG PANCIROV

(702) 339-3734

GPancirov@rcadv.com

NV-RE License: BS.0040685

PAUL HOYT, SIO

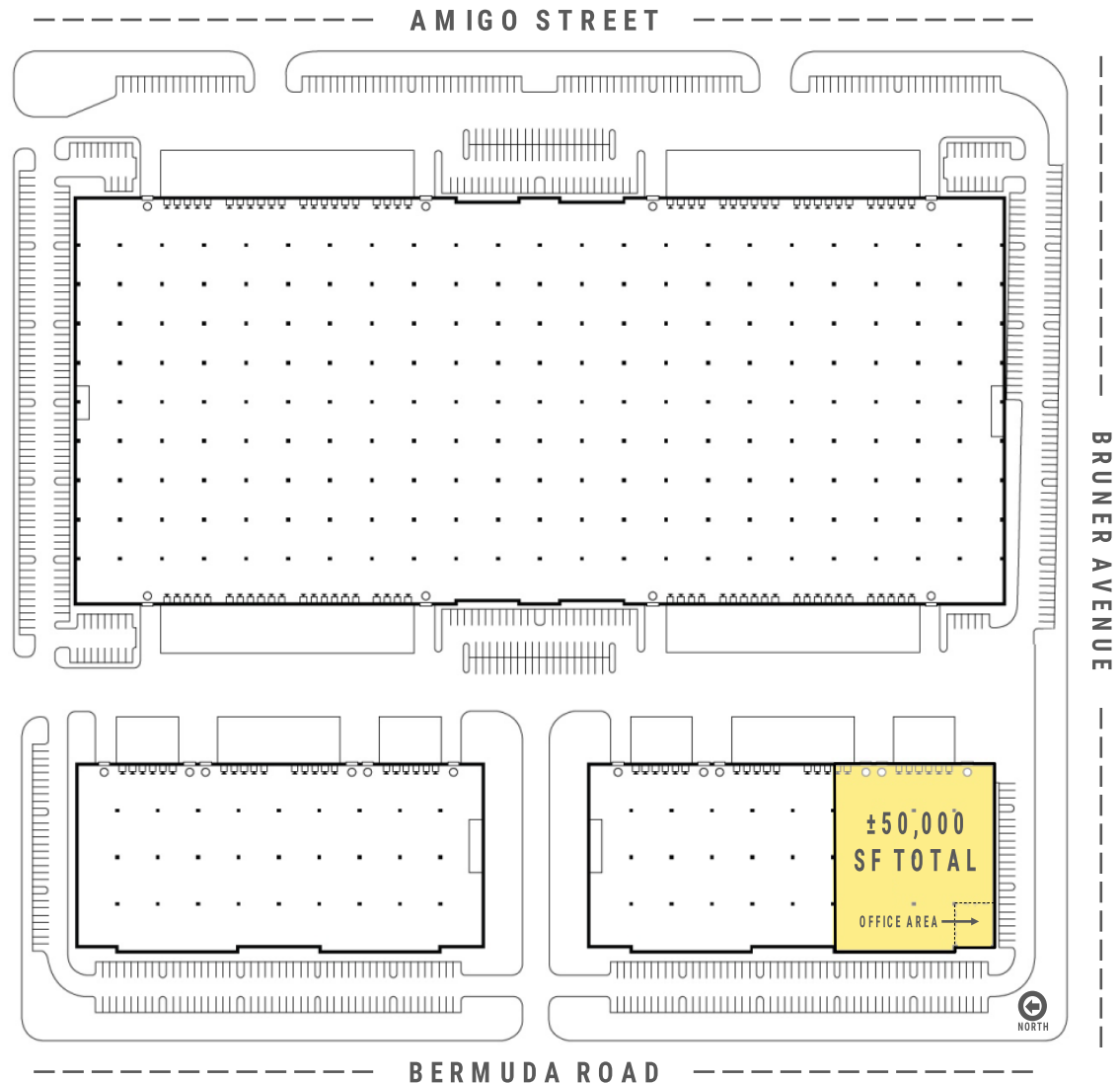
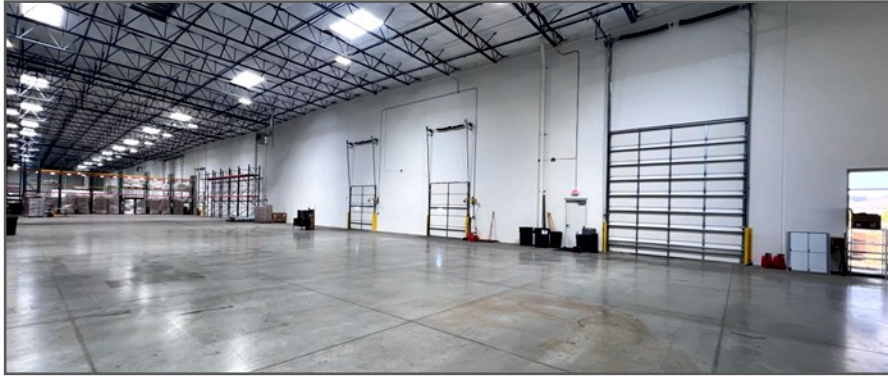
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REALCOMM ADVISORS

770 E. Warm Springs Road

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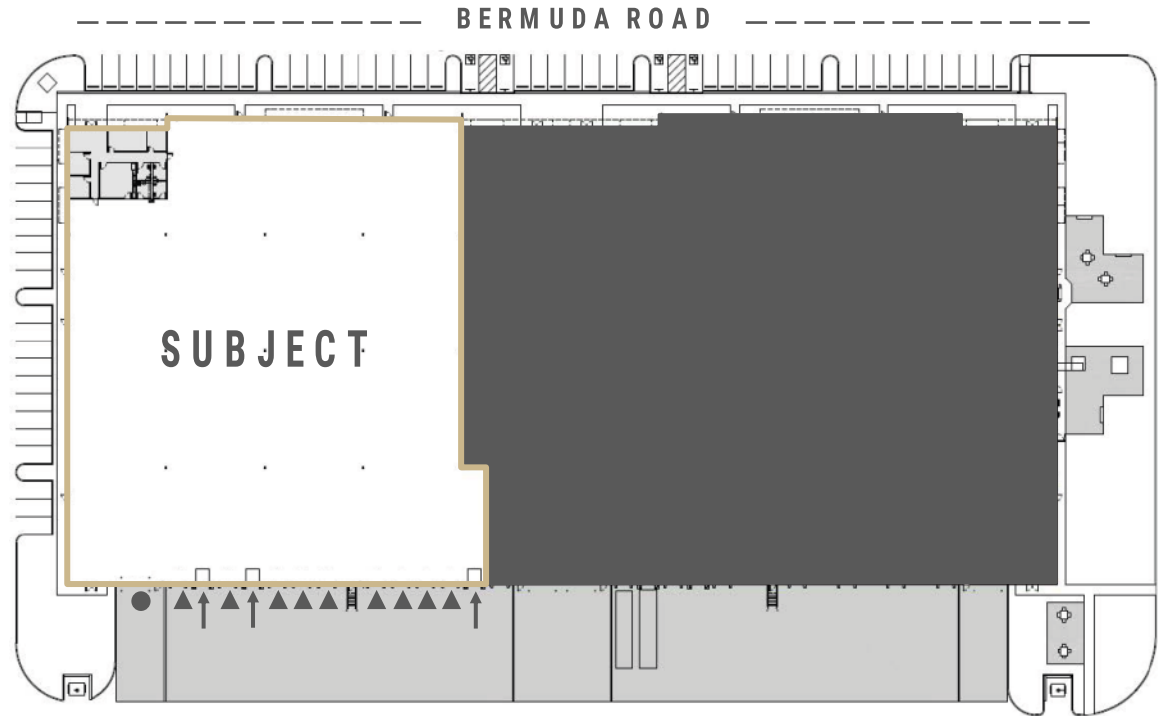


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±50,000 SF TOTAL

- ±48,000 SF Evaporative Cooled Warehouse
- ±2,000 SF HVAC Office
- 32' Average Clear Height
- LED Lighting
- ESFR Fire Sprinklers
- Skylights
- R-19 Roof Insulation w/ White Scrim
- One (1) - 14' x 16' Grade Level Loading Door
- Three (3) - 9' x 10' Dock High Loading Doors (Seals - 35K Pit Levelers & Lights)
- Nine (9) - Trailer Parking Spots (Dock High Knock-Out Panels)
- 277/480 Volt, 3-Phase Power
- Sublease Expires: 12/31/2031



● = 14' X 16' GRADE LEVEL LOADING DOOR

▲ = 9' X 10' DOCK HIGH LOADING DOOR

→ = TRAILER PARKING (DOCK HIGH KNOCK-OUT PANELS)

MONTHLY BASE RENT: \$0.99/SF + MONTHLY NNN FEE: \$0.20/SF = \$59,000 TOTAL MONTHLY

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