



± 6,000  
TOTAL SF

# AVAILABLE

BRAND NEW CONSTRUCTION IN WEST HENDERSON

SECURABLE  
YARD

 Diamond Bermuda

**MIKE DE LEW,** 

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## 3740 E. DALE AVENUE

HENDERSON, NV 89044

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**AVAILABLE**



- ±6,000 SF Total
- ±960 SF Office
- ±5,040 SF Warehouse w/ LED Lighting
- Securable Yard
- One (1) - 14' x 16' Grade Level Loading Door
- One (1) - 14' x 14' Grade Level Loading Door
- 600 Amps, 277/480 Volt, 3-Phase Power
- ±22' - ±24' Clear Height
- ESFR Fire Sprinkler System
- R-38 Roof Insulation w/ Black Scrim
- Thirteen (13) - Parking Spaces
- ±37' x ±50' Typical Column Spacing
- 70' Concrete Truck Apron
- Situated on ±0.38 Acres (APN: 191-10-311-024)
- I-P Zoning: Industrial Park - City of Henderson

### PRICING INFORMATION:

#### FOR LEASE (NNN):

Base Rent = \$1.60/SF + NNN Fee = \$0.23/SF

#### FOR SALE (\$355/SF):

\$2,130,000

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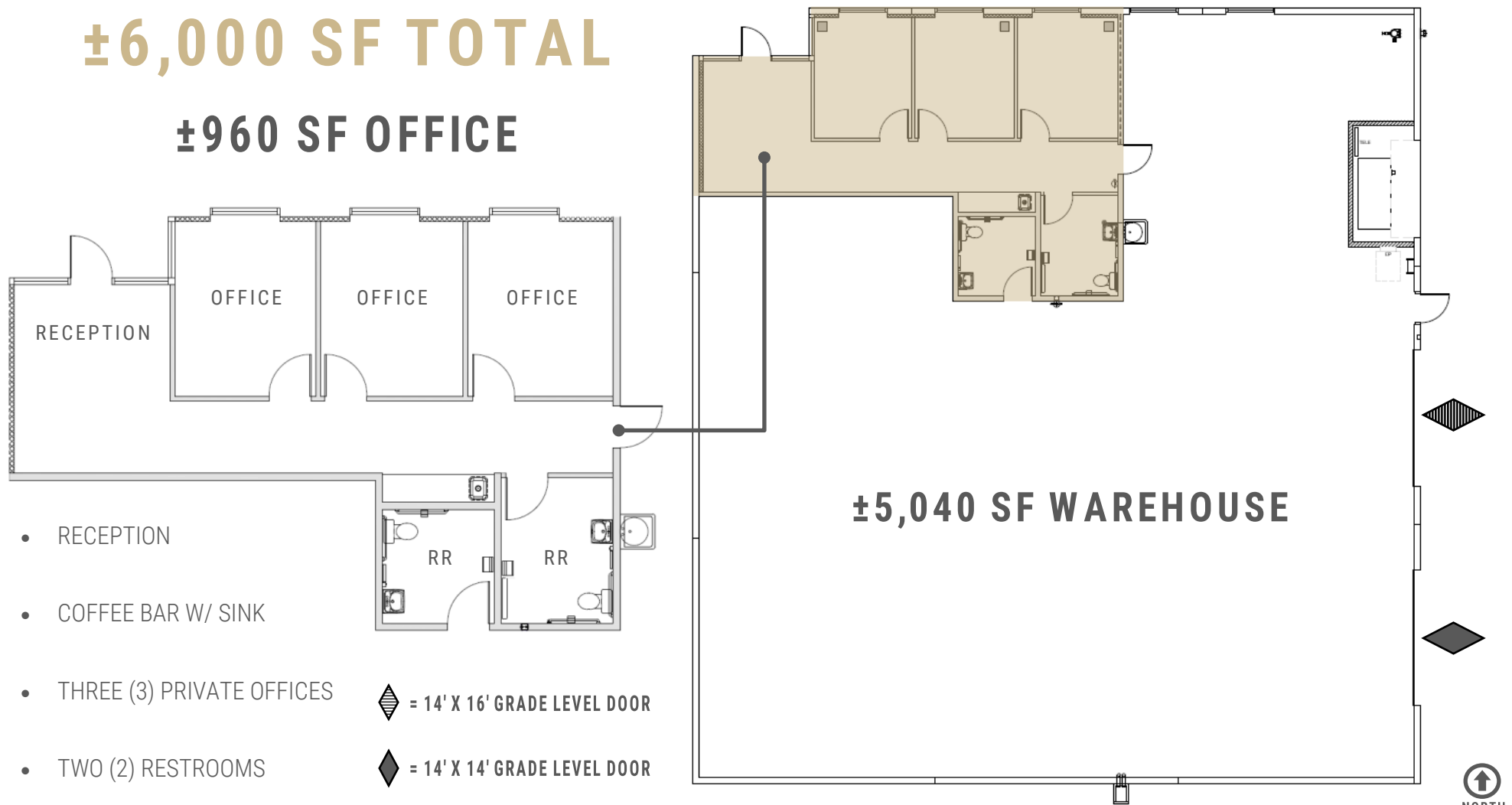
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**AVAILABLE**

**±6,000 SF TOTAL**

**±960 SF OFFICE**



- RECEPTION
- COFFEE BAR W/ SINK
- THREE (3) PRIVATE OFFICES
- TWO (2) RESTROOMS

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Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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