

PHASE 1 BUILDINGS GOING VERTICAL



VIEW PROGRESS VIDEO

FOR SALE



±203,643 TOTAL SF MODERN OFFICE/WAREHOUSE



NOW UNDER CONSTRUCTION! | PHASE 1 ESTIMATED COMPLETION Q1 2025



Near Intersection of Sunset Road & Decatur Boulevard

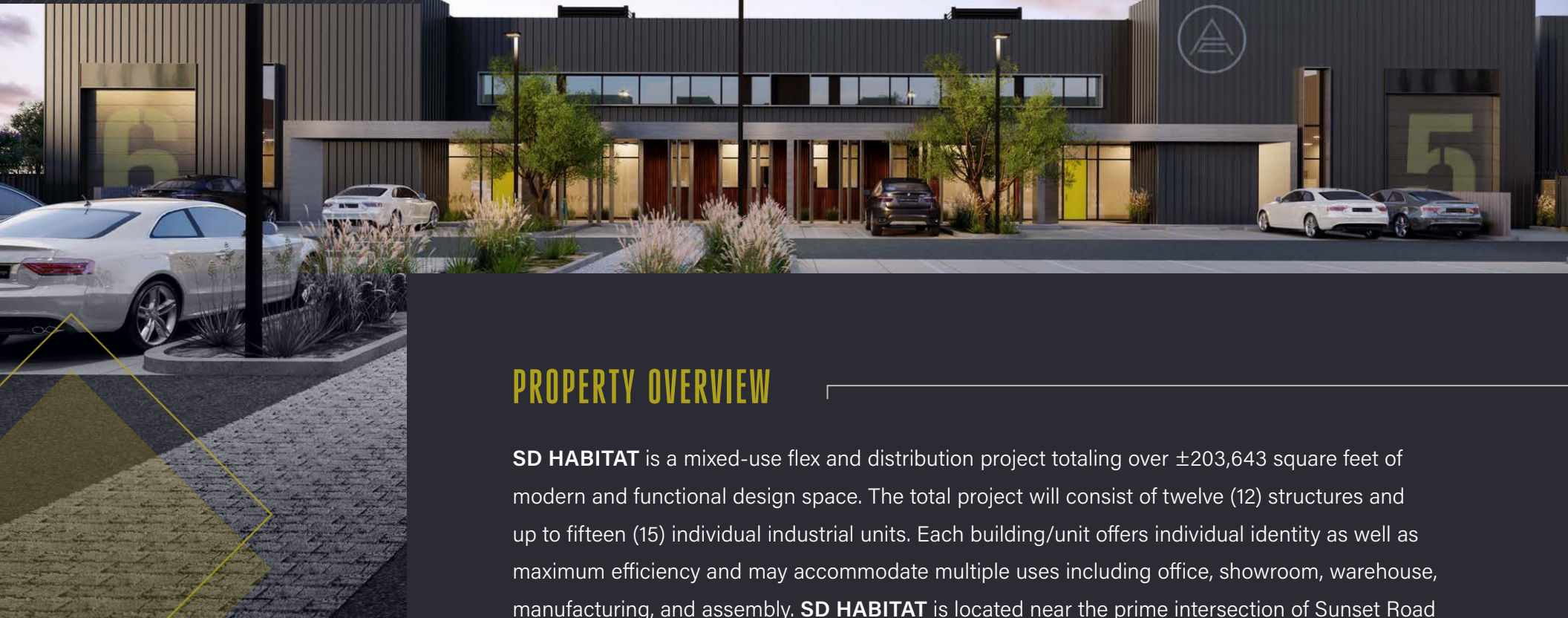
SD HABITAT

DEVELOPED BY:



A PROJECT BY:

FORTÉ

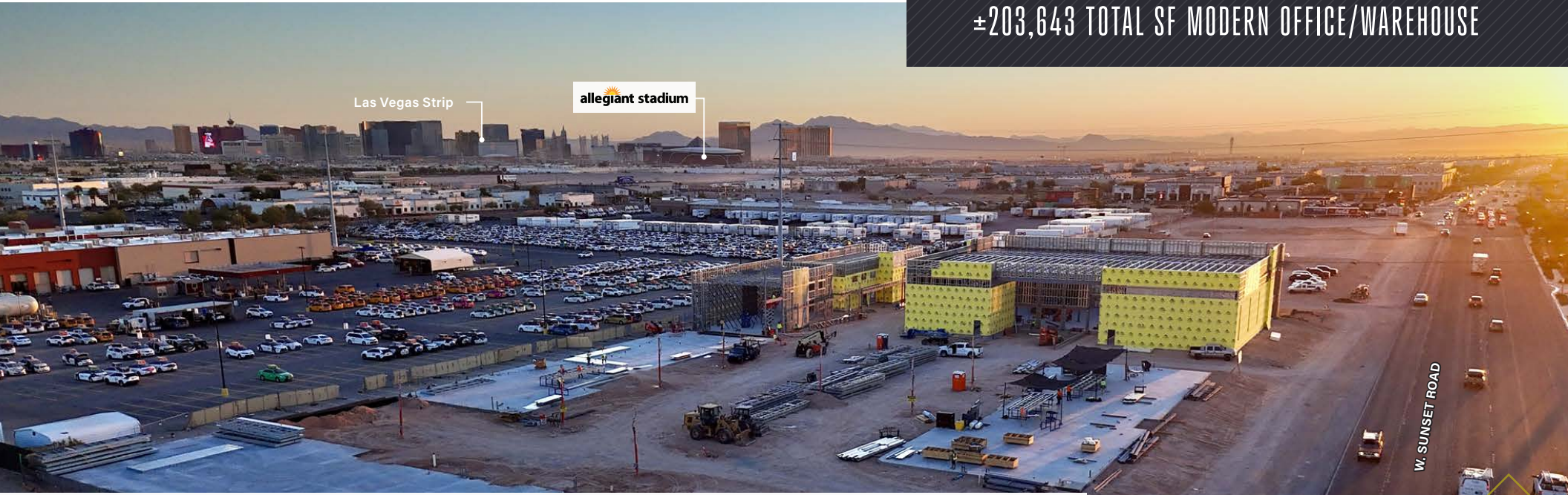


PROPERTY OVERVIEW

SD HABITAT is a mixed-use flex and distribution project totaling over $\pm 203,643$ square feet of modern and functional design space. The total project will consist of twelve (12) structures and up to fifteen (15) individual industrial units. Each building/unit offers individual identity as well as maximum efficiency and may accommodate multiple uses including office, showroom, warehouse, manufacturing, and assembly. **SD HABITAT** is located near the prime intersection of Sunset Road and Decatur Boulevard. This location offers immediate access to I-215 and easy access to I-15, Harry Reid International Airport, the Resort Corridor and both Henderson and Summerlin masterplan areas. This location ensures convenience to customers and employees in all areas of the valley.

$\pm 203,643$ TOTAL SF MODERN OFFICE/WAREHOUSE

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DEVELOPMENT DETAILS

TOTAL DEVELOPMENT	±203,643 Total SF of Modern Office/Warehouse Space
UNIT SIZES	±4,462 SF - ±44,264 SF Units
LOADING	Dock & Grade Level Loading
AVERAGE CLEAR HEIGHT	±24' - ±32' Clear Height
SPRINKLER SYSTEM	ESFR in Each Building
PARKING RATIO	1.38 / 1,000
POWER	3 Phase Power Minimum 400+ Amps 120/208V Per Building
VISIBILITY	±1,500 Linear Feet of Visibility on Sunset Road
ACCESSIBILITY	Immediate Access to the I-215 at Decatur Boulevard Interchange
DELIVERY	Q1 2025 Estimated Completion

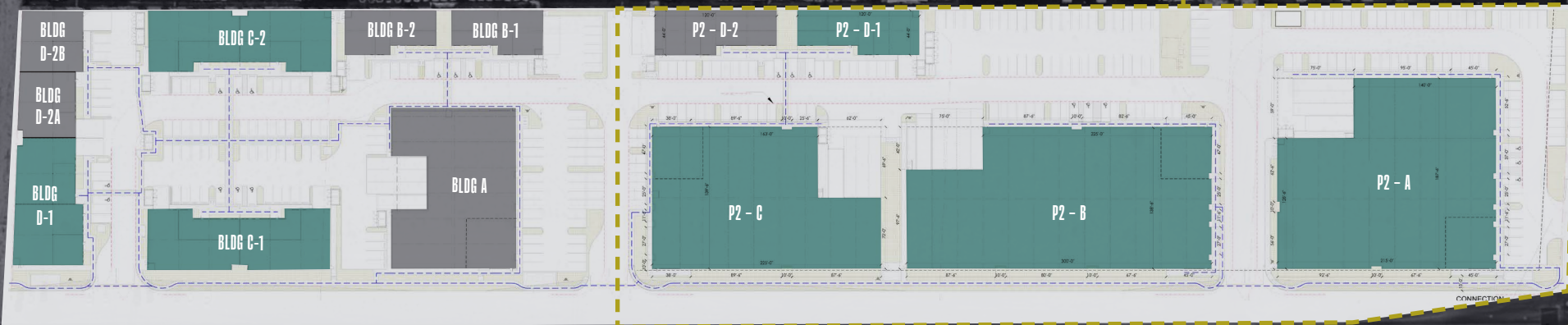
SD HABITAT

Colliers

Near Intersection of Sunset Road & Decatur Boulevard

AVAILABLE PENDING

PHASE II



W. SUNSET ROAD

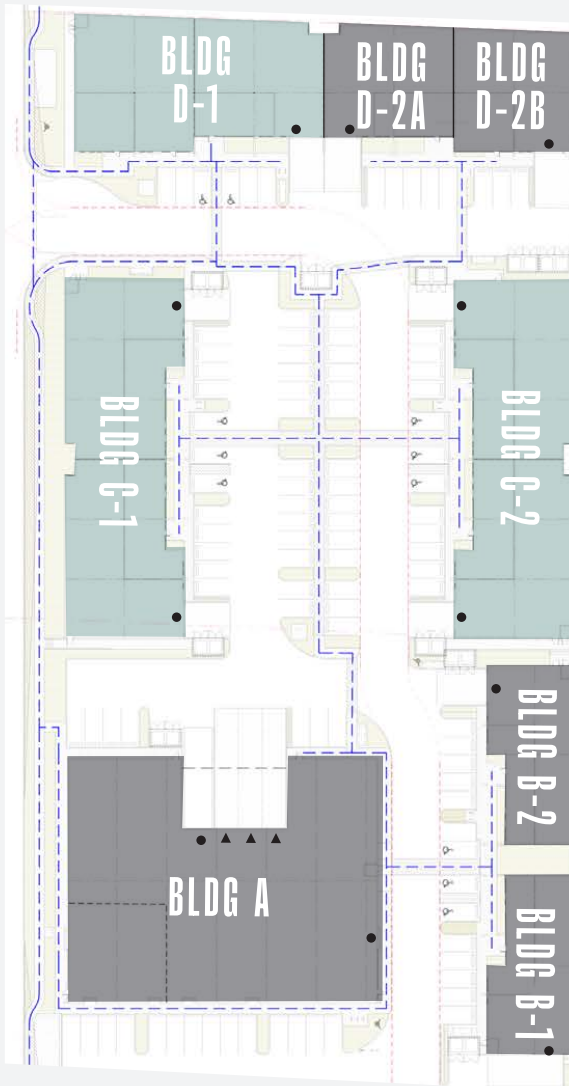
Phase 1 completion expected to be Q1 2025

SD HABITAT



Not To Scale. For Illustration Purposes Only.

*All Square Footages based on BOMA Standard



■ = Available (Featured Elsewhere) ■ = Pending

BUILDING DETAILS

BUILDING A

(PENDING)

- ±21,251 Total SF
- ±2,465 SF Mezzanine Deck
- ±1,551 SF Covered Loading
- Clear Height ±28'
- Fire Sprinklered
- 3 Phase Power 600 Amps 277/480V
- LED Lighting
- Three (3) 10' X 10' Dock Doors
- One (1) 14' X 16' Grade Level Door

BUILDING B-2

(PENDING)

- ±4,081 Total SF
- ±797 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power 400 Amps 277/480V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

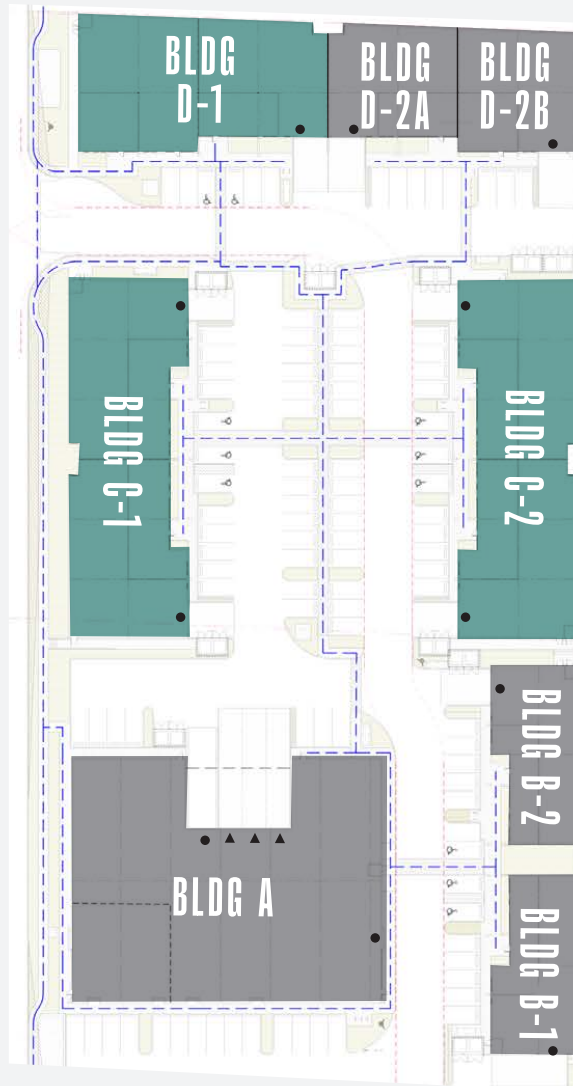
BUILDING B-1

(PENDING)

- ±4,081 Total SF
- ±797 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power 400 Amps 277/480V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

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BUILDING DETAILS

BUILDING C-1

- ±12,084 Total SF
- ±2,326 Total SF Mezzanine Deck
- Divisible to ±6,042 Total SF with ±1,163 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power (2) 400 Amps 277/480V
- LED Lighting
- Two (2) 14' X 16' Grade Level Doors

BUILDING D-1

- ±9,399 Total SF
- ±1,719 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power (2) 200 Amps 277/480V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

BUILDING C-2

- ±12,084 Total SF
- ±2,326 Total SF Mezzanine Deck
- Divisible to ±6,042 Total SF with ±1,163 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power (2) 400 Amps 277/480V
- LED Lighting
- Two (2) 14' X 16' Grade Level Doors

BUILDING D-2A (PENDING)

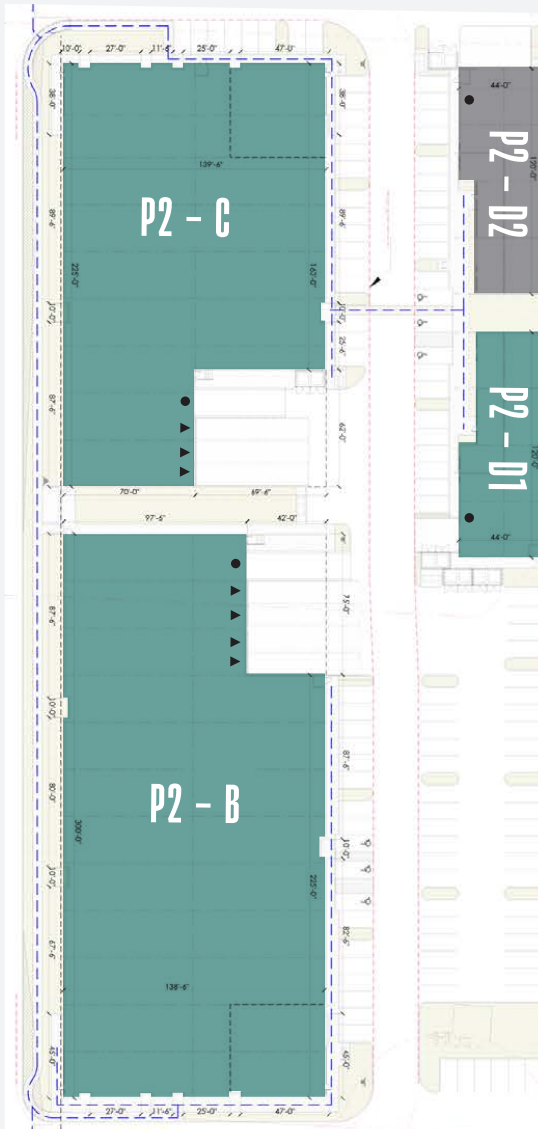
- ±4,427 Total SF
- ±871 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power 200 Amps 277/480V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

BUILDING D-2B (PENDING)

- ±4,378 Total SF
- ±861 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power 200 Amps 277/480V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

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BUILDING DETAILS

P2 - B

- ±43,593 Total SF
- ±2,516 SF Mezzanine Deck
- ±3,083 SF Covered Loading
- Clear Height ±32'
- ESFR Fire Sprinklered
- 3 Phase Power 1200 Amps 480/277V
- LED Lighting
- Four (4) 10' X 10' Dock Doors
- One (1) 14' X 16' Grade Level Door

P2 - D1

- ±5,868 Total SF
- ±1,234 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power 400 Amps 480/277V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

P2 - C

- ±33,192 Total SF
- ±2,511 SF Mezzanine Deck
- ±4,285 SF Covered Loading
- Clear Height ±32'
- ESFR Fire Sprinklered
- 3 Phase Power 1200 Amps 480/277V
- LED Lighting
- Three (3) 10' X 10' Dock Doors
- One (1) 14' X 16' Grade Level Door

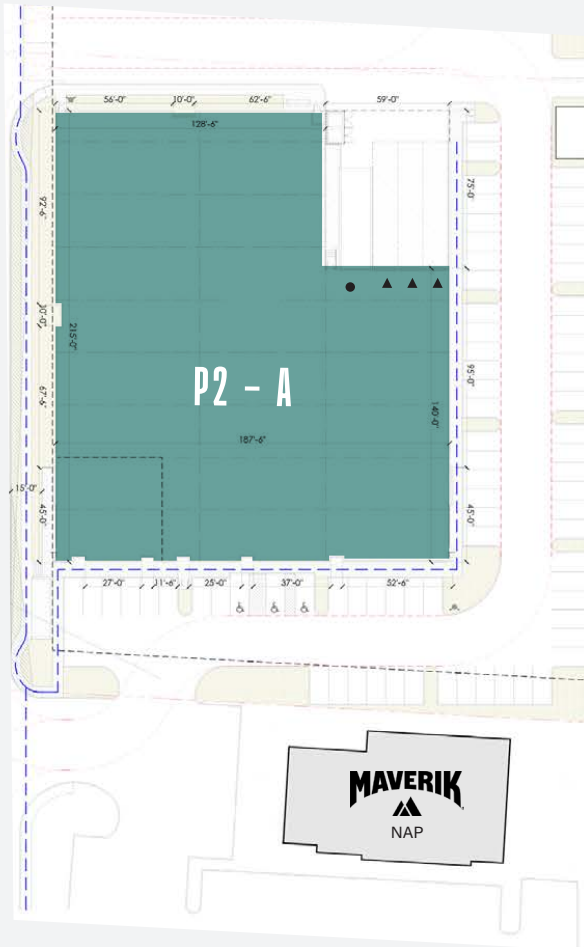
P2 - D2

(PENDING)

- ±7,109 Total SF
- ±2,442 SF Mezzanine Deck
- Clear Height ±24'
- Fire Sprinklered
- 3 Phase Power 400 Amps 480/277V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

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■ = Available

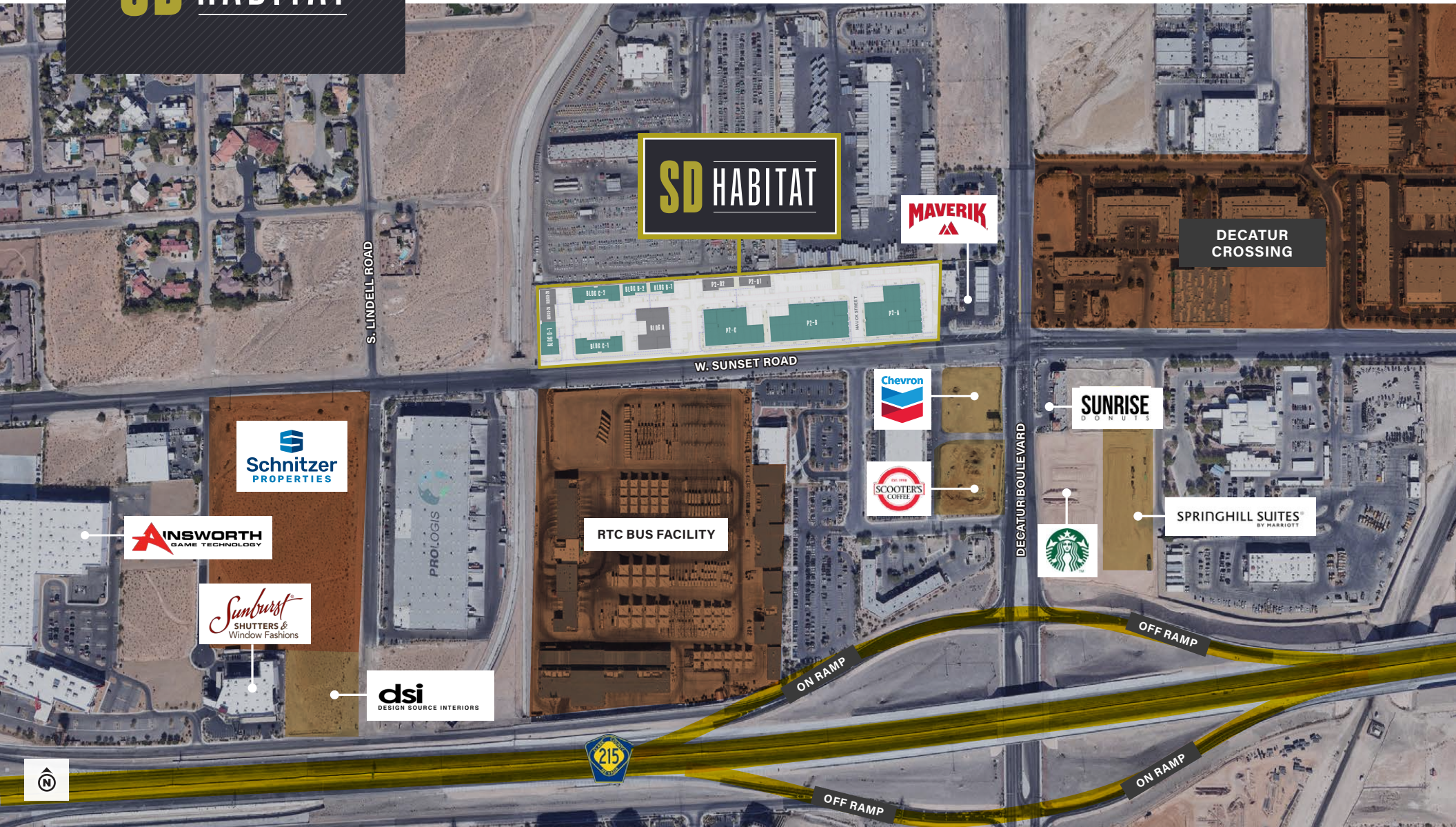
BUILDING DETAILS

P2 - A

- ±42,096 Total SF
- ±2,535 SF Mezzanine Deck
- ±4,395 SF Covered Loading
- Clear Height ±32'
- ESFR Fire Sprinklered
- 3 Phase Power 1200 Amps 480/277V
- LED Lighting
- Three (3) 10' X 10' Dock Doors
- One (1) 14' X 16' Grade Level Door



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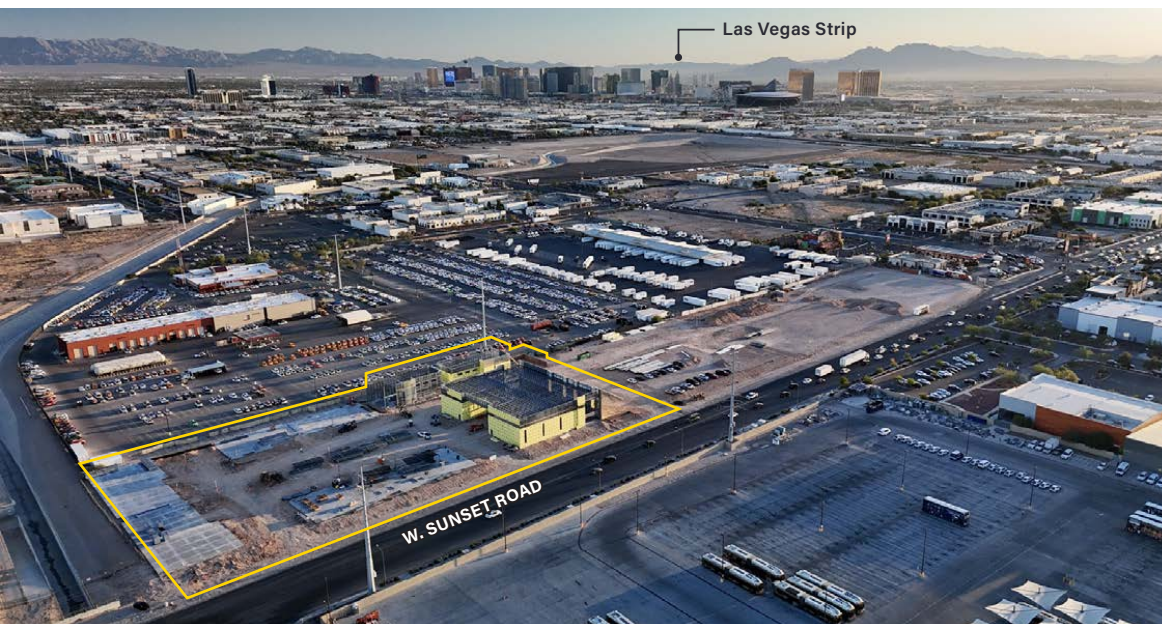
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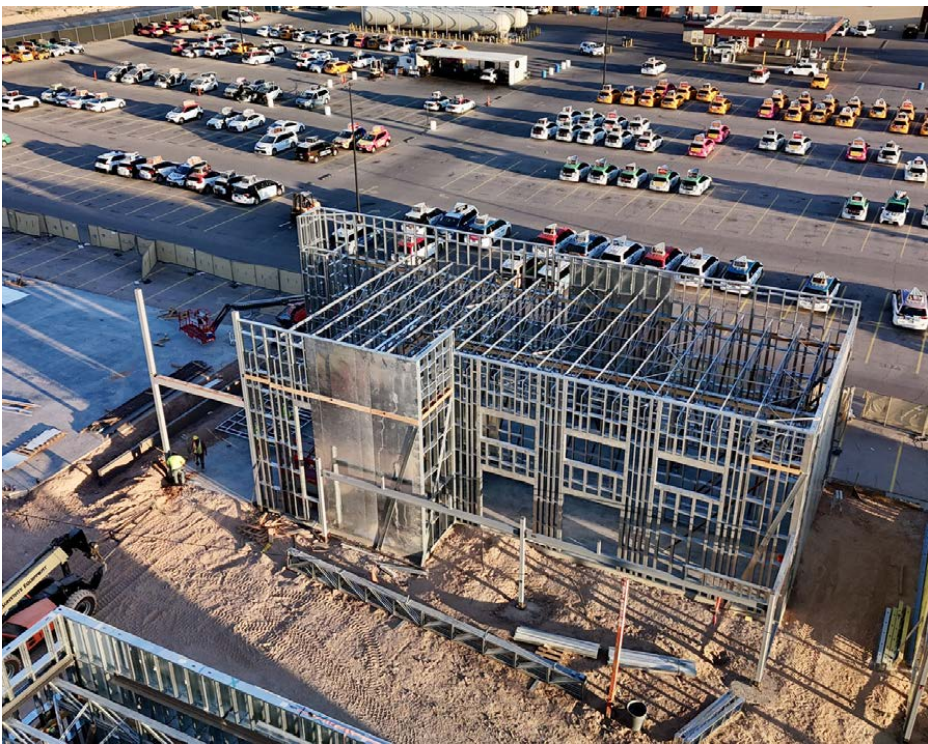
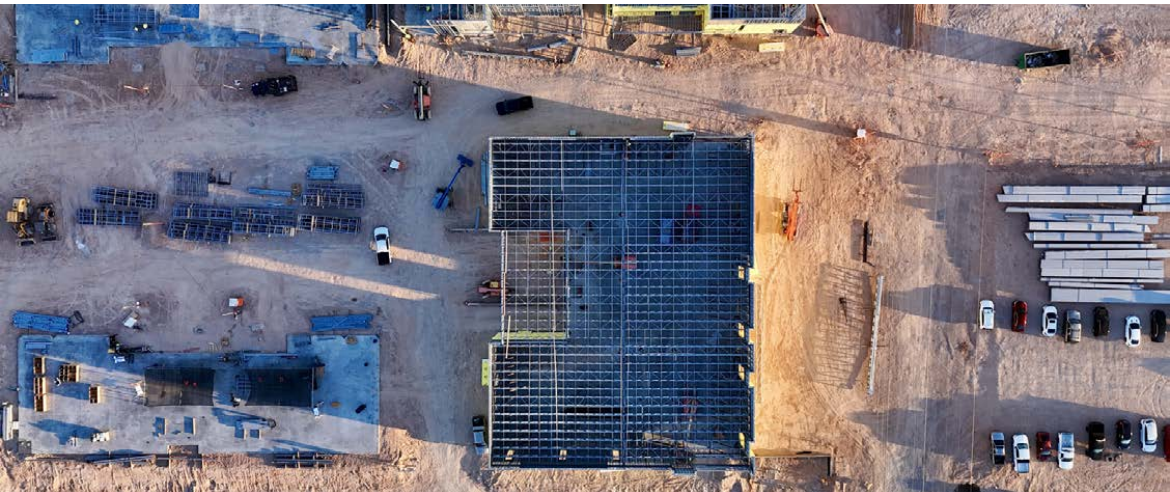
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WALLS TILTED!

Delivery of the project is expected to be complete in Q1 2025.

 [VIEW PROGRESS VIDEO](#)



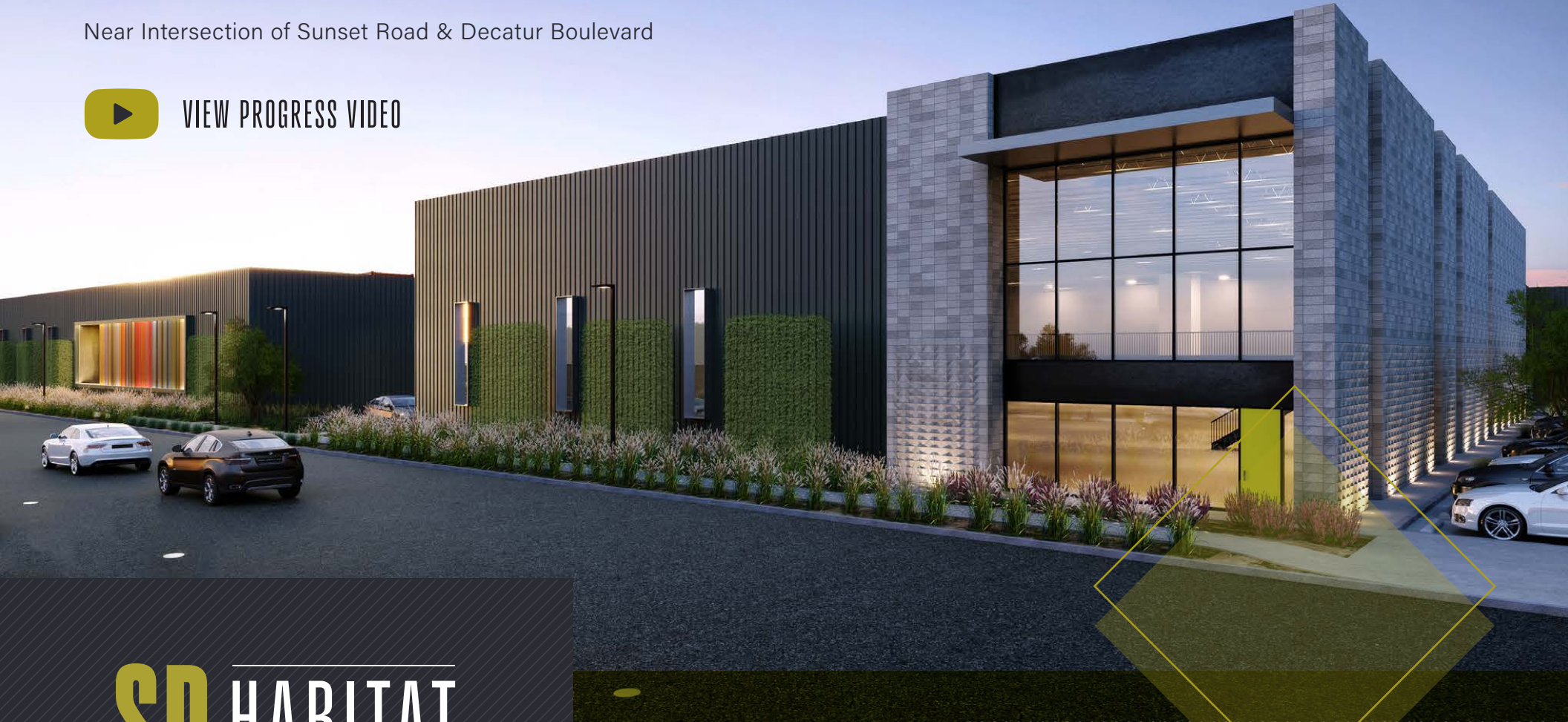
Progress images as of October 2024

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