



CLARION PARTNERS

# For Lease

# SOUTH

LOGISTICS

South 95 Logistics  
630 W. Lake Mead Pkwy.  
Henderson, NV 89015

±103,007 SF Available

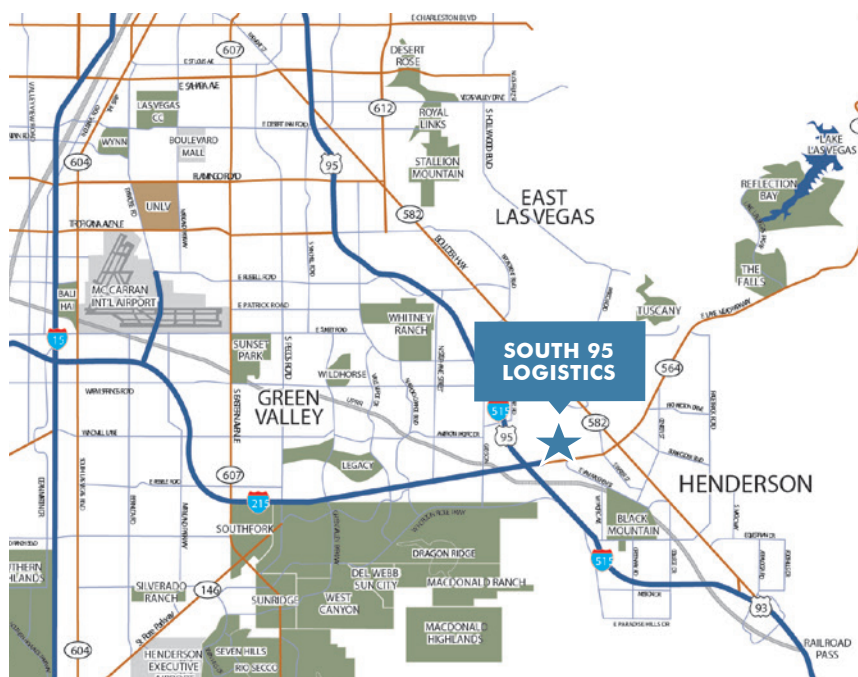


## LOCATION HIGHLIGHTS

- Located in the East Henderson submarket
- Excellent connectivity to US-95 and the I-215 via Lake Mead Pkwy.
- City of Henderson Jurisdiction.
- Zoning: IG (General Industrial)

## BUILDING HIGHLIGHTS

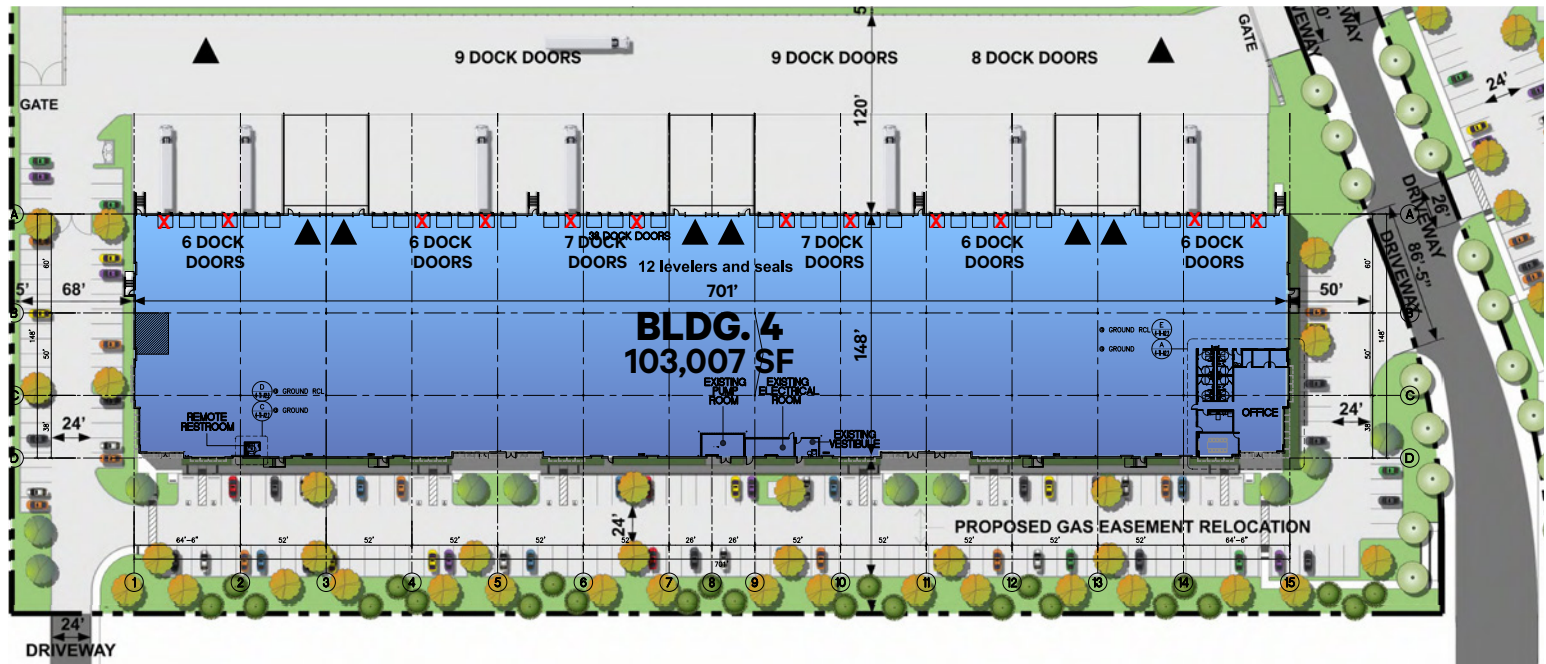
- Four (4) state-of-the-art logistics facilities totaling ±405,344 SF
- Potential unit divisibility
- Rear loading configurations
- 30' & 32' minimum clear height
- ESFR Sprinkler System
- LEED Certified





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## South 95 Logistics



### 630 W. Lake Mead Pkwy.

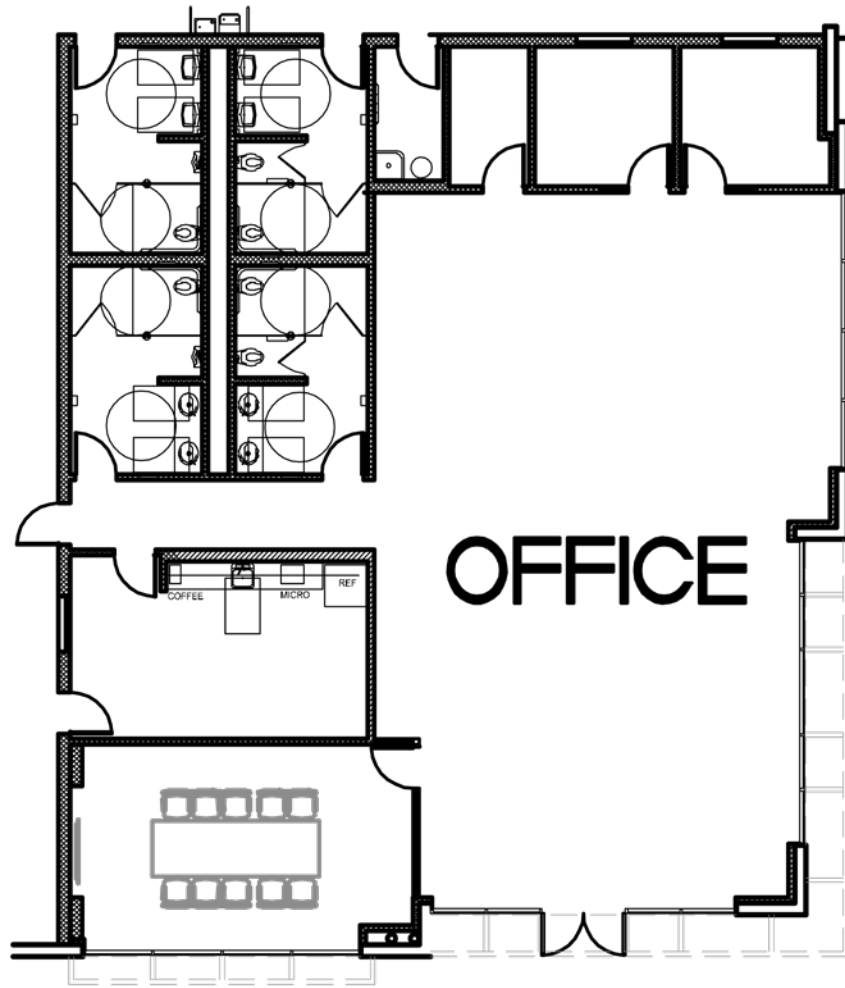
- ±103,007 SF total
- ±3,559 SF office
- ±99,448 SF warehouse
- 32' clear height
- 38 dock doors
- (12) 35k mechanical dock levelers
- 6 grade level doors
- 4,000 A, 277/480V, 3-phase power
- 60' x 50' typ. bay column spacing
- 60' x 52' speed bay column spacing
- 120' truck court
- ESFR Fire sprinklers
- TPO 60 Mil roofing
- R-19 under roof dock insulation
- 186 auto parking stalls
- LED high bay lighting in warehouse
- 7" reinforced concrete floor slab



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## Spec Office

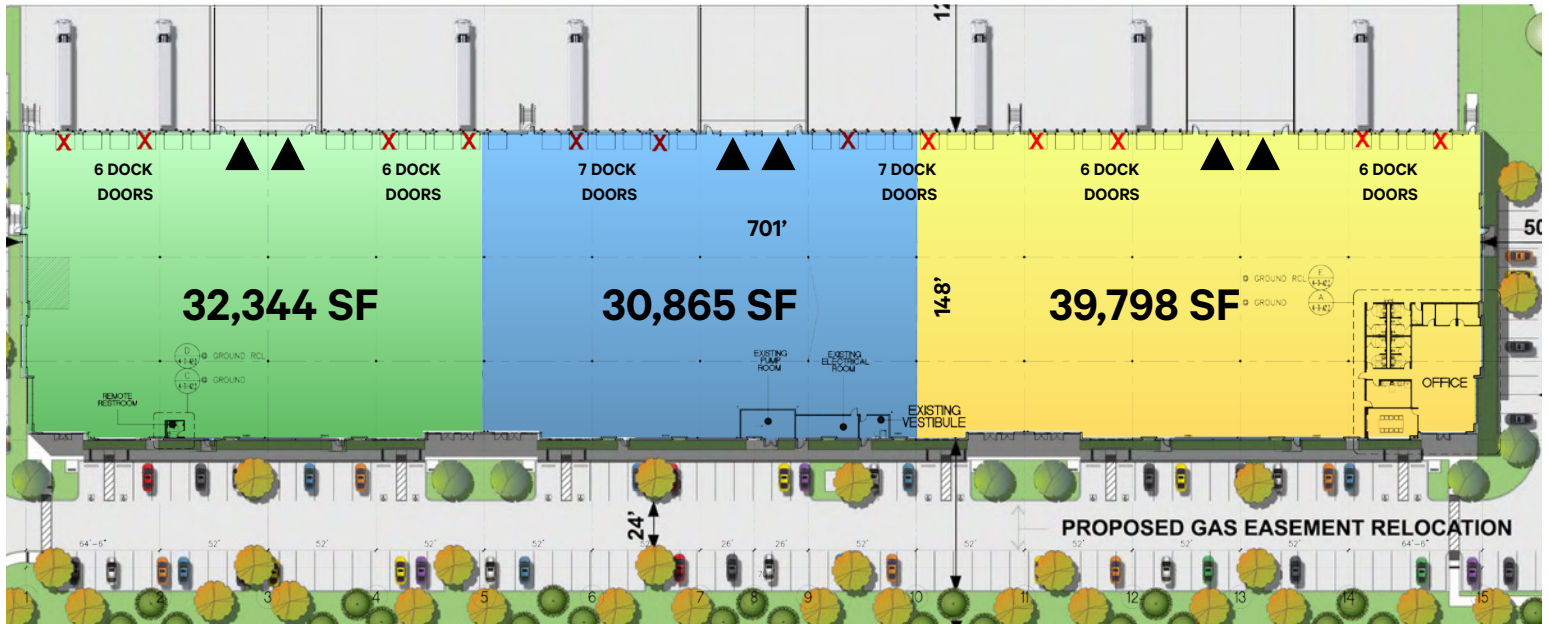
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## South 95 Logistics



### Potential Unit Divisibility

For more information on this opportunity,  
please contact:



### CLARION PARTNERS

A Franklin Templeton Company

[www.clarionpartners.com](http://www.clarionpartners.com)

## CBRE

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