

DIAMOND BERMUDA INDUSTRIAL CENTER

±4,960 SF BUILDING W/ SECURED FENCED YARD | BRAND NEW CONSTRUCTION IN WEST HENDERSON



# FOR LEASE

**3730 E. DALE AVENUE | HENDERSON, NV 89044**

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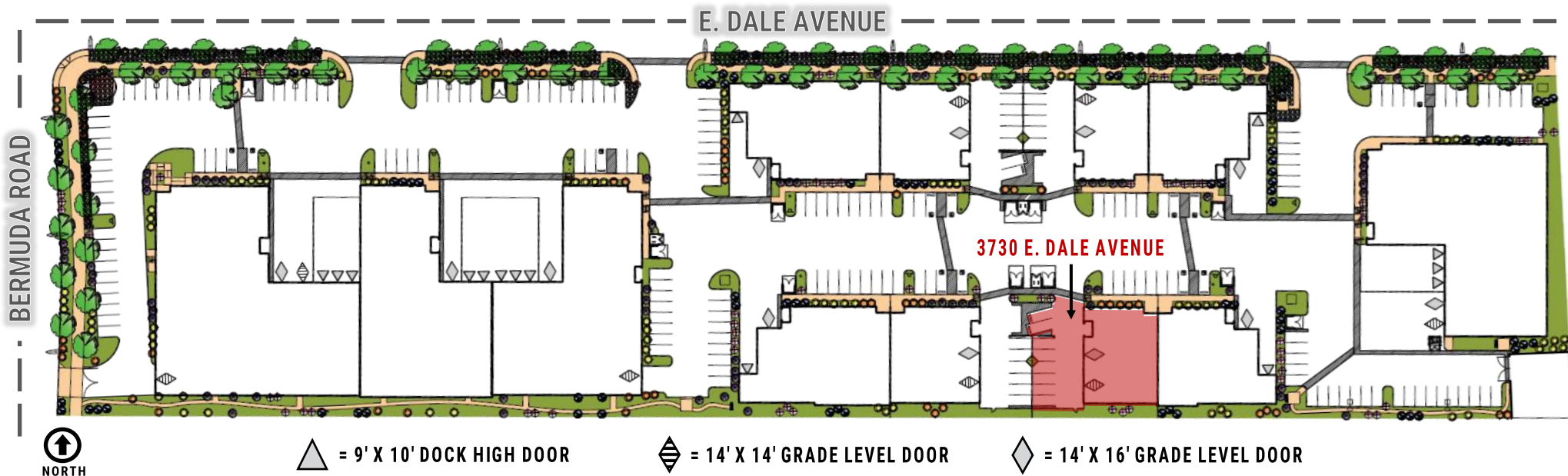
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Diamond Bermuda  
Industrial Center

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## DIAMOND BERMUDA INDUSTRIAL CENTER

is a Twelve (12) Building Institutional Quality, Concrete Tilt-Up Industrial Project Totaling ±128,680 Square Feet. Situated in the Heart of West Henderson, Diamond Bermuda Industrial Center is Located at the Southeast Corner of Dale Avenue & Bermuda Road, just North of Volunteer Boulevard & West of Raiders Way. The St. Rose & I-15 Freeway Interchange is Located within 1.6 Miles, and the Location Offers Close Proximity to an Abundance of Amenities and Services.



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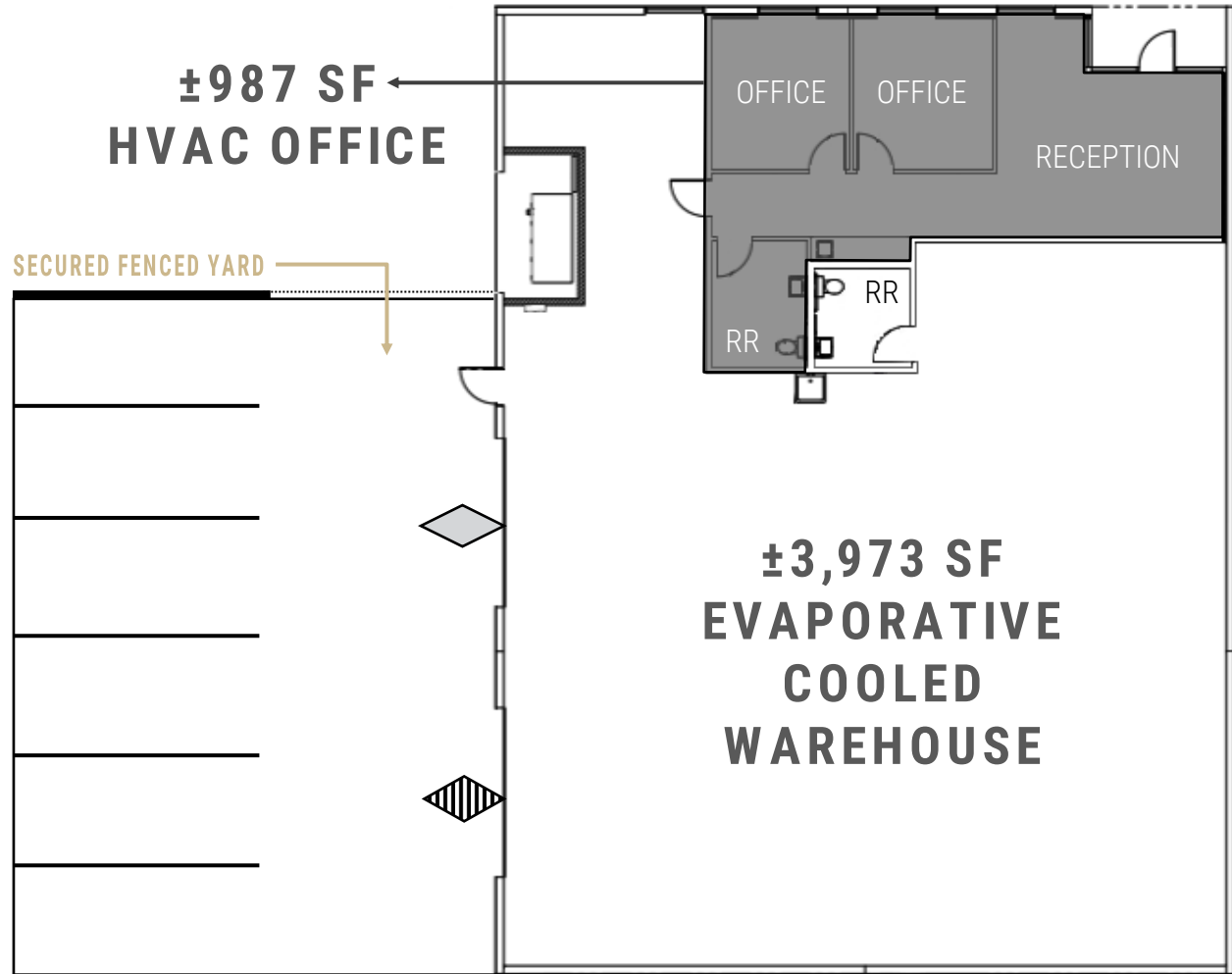
## ±4,960 SF BUILDING

- Two (2) Grade Level Loading Doors
  - ⇒ One (1) - 14' x 16' Grade Door
  - ⇒ One (1) - 14' x 14' Grade Door
- ±24' Clear Height
- ESFR Fire Sprinkler System
- 600 Amps, 277/480 Volt, 3-Phase Main Switchgear
- R-38 Roof Insulation
- Twelve (12) - Parking Spaces
- LED Lighting
- I-P Zoning: Industrial Park - City of Henderson

**BASE RENT:** \$8,184.00 (\$1.65/SF)

**NNN FEE:** \$1,290.00 (\$0.26/SF)

**TOTAL MONTHLY:** \$9,474.00



◊ = 14' X 14' GRADE LEVEL DOOR

◇ = 14' X 16' GRADE LEVEL DOOR



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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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