



AVAILABLE

BRAND NEW CONSTRUCTION IN WEST HENDERSON

±23,481 SF TOTAL

EXPANDABLE TO:

±39,090 SF

3790 E. DALE AVENUE

HENDERSON, NV 89044

 **Diamond Bermuda**

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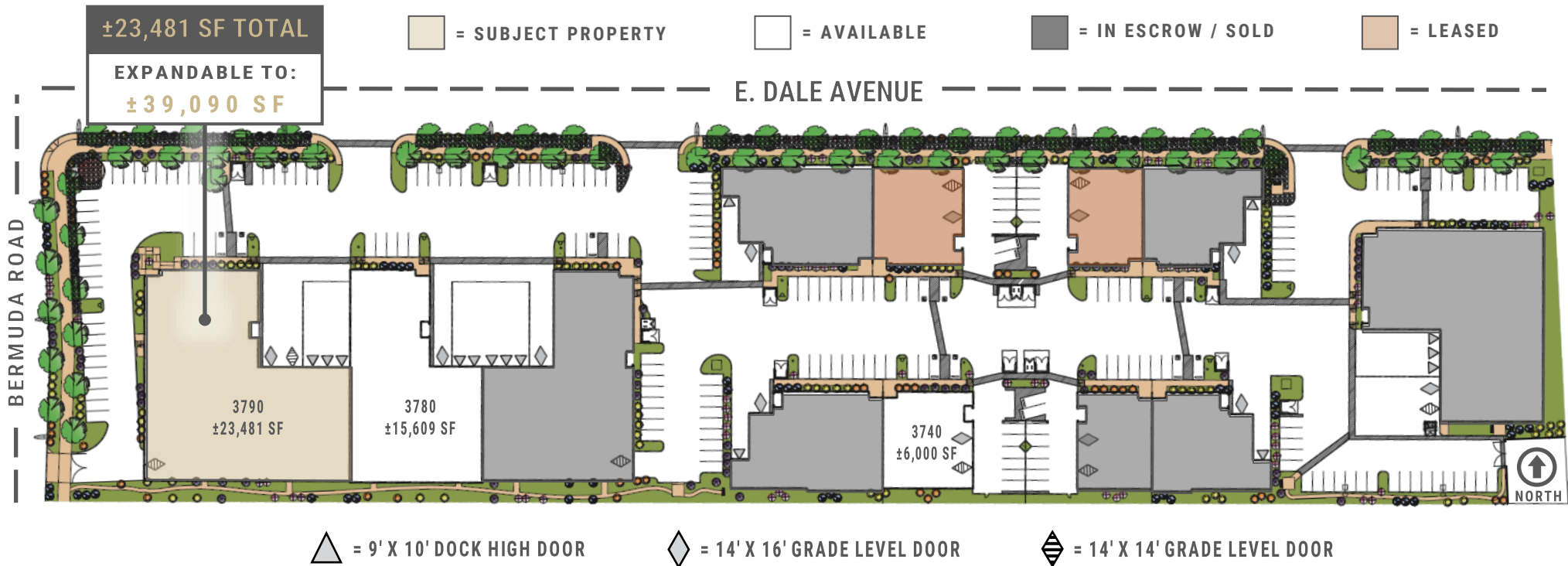
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DIAMOND BERMUDA INDUSTRIAL CENTER

Is a Twelve (12) Building Institutional Quality, Concrete Tilt-Up Industrial Project Totaling $\pm 128,680$ 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 & Services.



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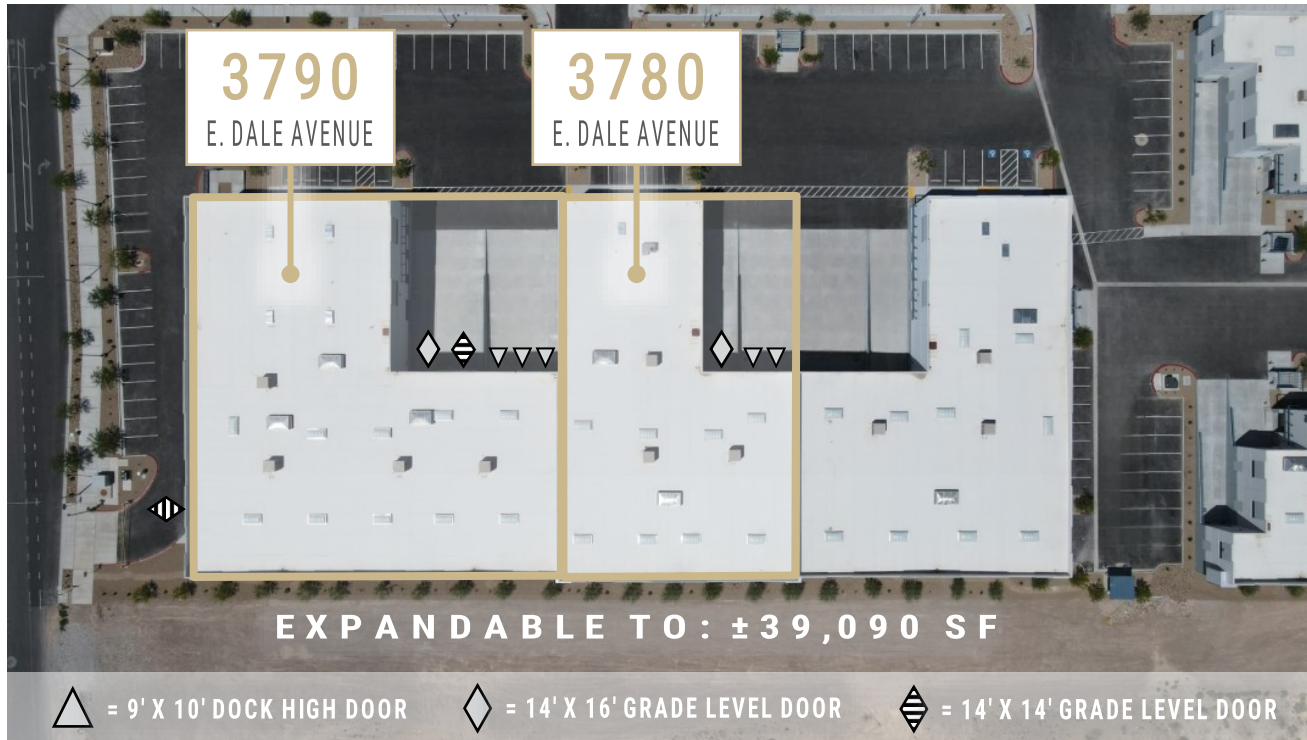
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3790

- ±23,481 SF Total
- Three (3) - Grade Doors (1 - 14' x 16 & 2 - 14' x 14')
- Three (3) - 9' x 10' Dock High Doors
- Thirty (30) - Parking Spaces
- 1,000 Amps, 277/480 Volt, 3-Phase Power
- ±47' x ±47' Typical Column Spacing
- Situated on ±1.57 Acres

3780

- ±15,609 SF Total
- One (1) - 14' x 16' Grade Loading Door
- Two (2) - 9' x 10' Dock High Doors
- Nineteen (19) - Parking Spaces
- 800 Amps, 277/480 Volt, 3-Phase Power
- ±33' x ±48' Typical Column Spacing
- Situated on ±0.90 Acres

COMBINED BUILDING DETAILS:

- Four (4) - Grade Level Loading Doors
 - ⇒ Two (2) - 14' x 16' Grade Doors
 - ⇒ Two (2) - 14' x 14' Grade Doors
- Five (5) - 9' x 10' Dock High Doors
- 1,800 Amps, 277/480 Volt, 3-Phase Power
- ±29' - ±32' Clear Height
- ESFR Fire Sprinkler System
- R-38 Roof Insulation w/ Black Scrim
- Forty-Nine (49) - Parking Spaces
- 70' Concrete Truck Apron
- LED Lighting
- I-P Zoning: Industrial Park - City of Henderson

PRICING INFO

3790 E. DALE AVENUE

FOR LEASE (NNN):

BASE RENT = \$1.46/SF + NNN FEE = \$0.23/SF

FOR SALE (\$345/SF):

\$8,100,945

3780 E. DALE AVENUE

FOR LEASE (NNN):

BASE RENT = \$1.50/SF + NNN FEE = \$0.23/SF

FOR SALE (\$348/SF):

\$5,431,932

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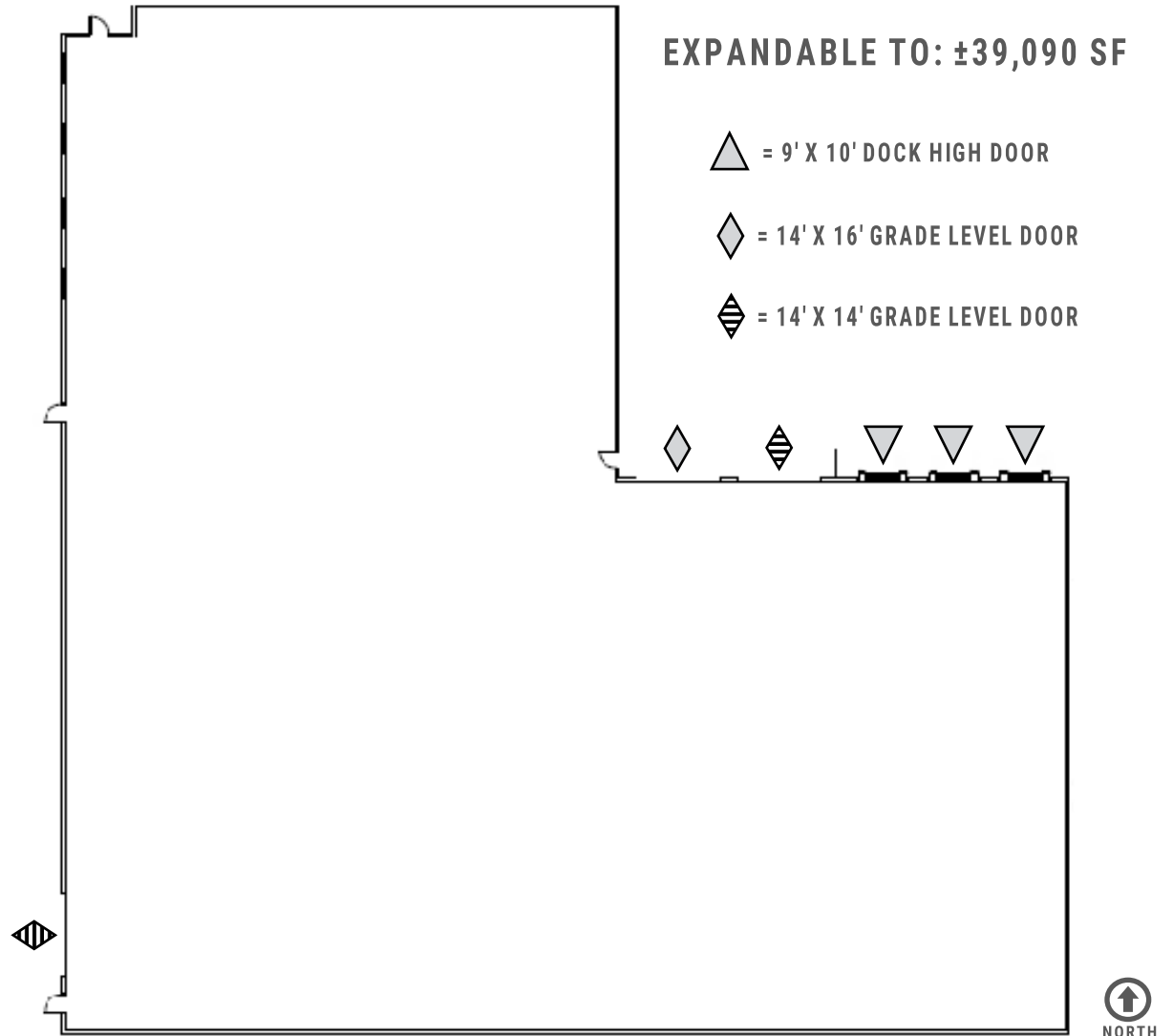
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- ±47' x ±47' Typical Column Spacing
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- Thirty (30) - Parking Spaces
- 70' Concrete Truck Apron
- LED Lighting
- I-P Zoning: Industrial Park - City of Henderson
- Situated on ±1.57 Acres (APN: 191-10-311-016)



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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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