

For Sale or Lease

# Strongbox Bermuda Industrial Center



**CLASS A INDUSTRIAL CONDO PROJECT | ± 42,621 SF AVAILABLE**

## Contact Us

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Bermuda Rd. south of  
E. Bruner Ave.  
Henderson, NV 89044  
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# Strongbox Bermuda Industrial Center

Bermuda Rd. south of E. Bruner Ave.  
Henderson, NV 89044



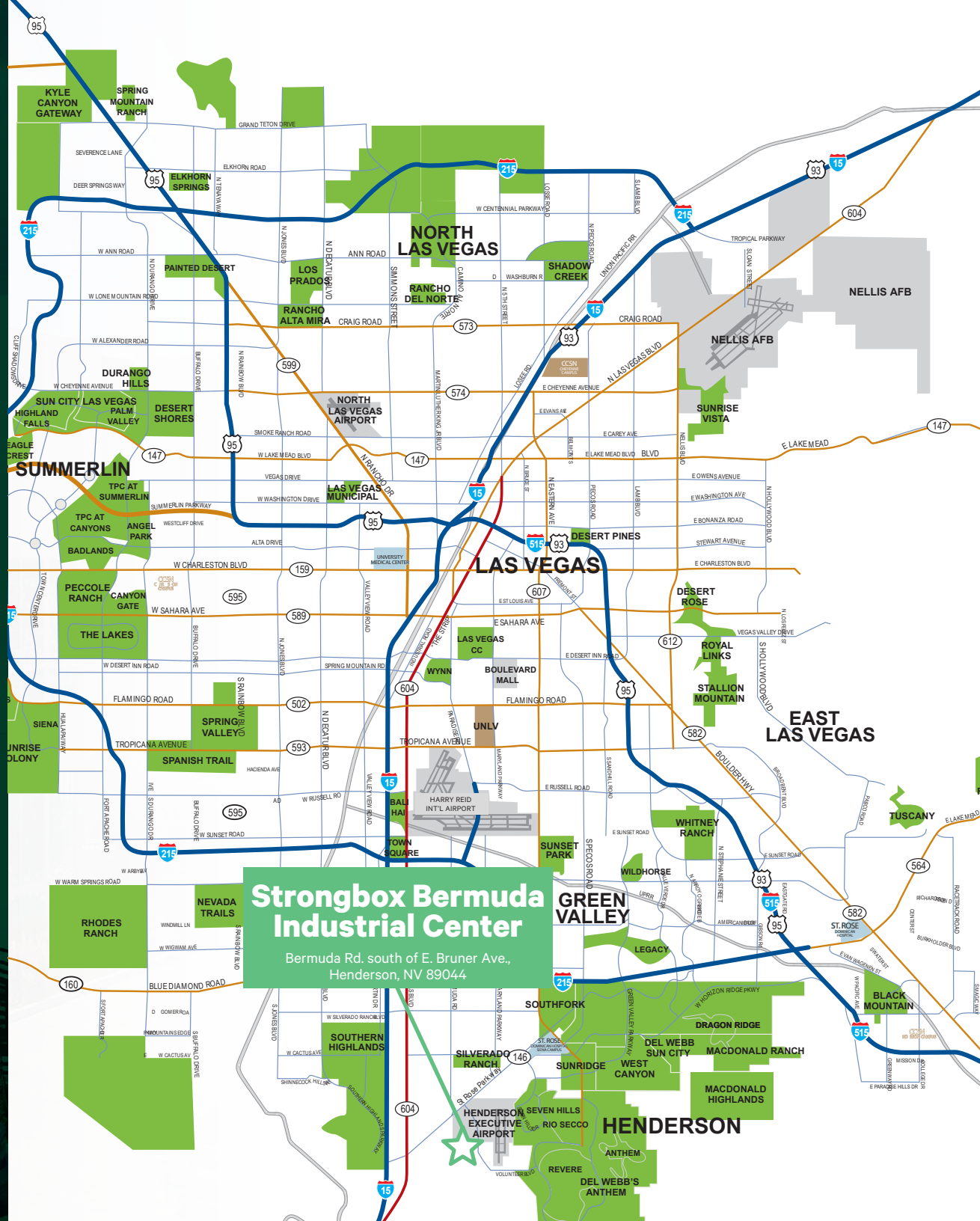
## LOCATION HIGHLIGHTS

- + Located in the highly desired Henderson submarket
- + ±1.0 miles to St. Rose Pkwy.
- + ±0.5 miles to Volunteer Blvd.
- + ±1.7 miles to I-15
- + Clark County Enterprise Jurisdiction
- + Zoning: NC (Neighborhood Commercial)



## PROPERTY HIGHLIGHTS

- + State-of-the-art industrial facility totaling 85,947 SF
- + Divisible to ±42,621 SF
- + Front loading configuration
- + 32' minimum clear height
- + ESFR sprinkler systems
- + LED lighting and evaporative cooling system within warehouse
- + Four (4) HVLS fans
- + Four (4) mechanical pit levelers and six (6) edge-of-dock levelers

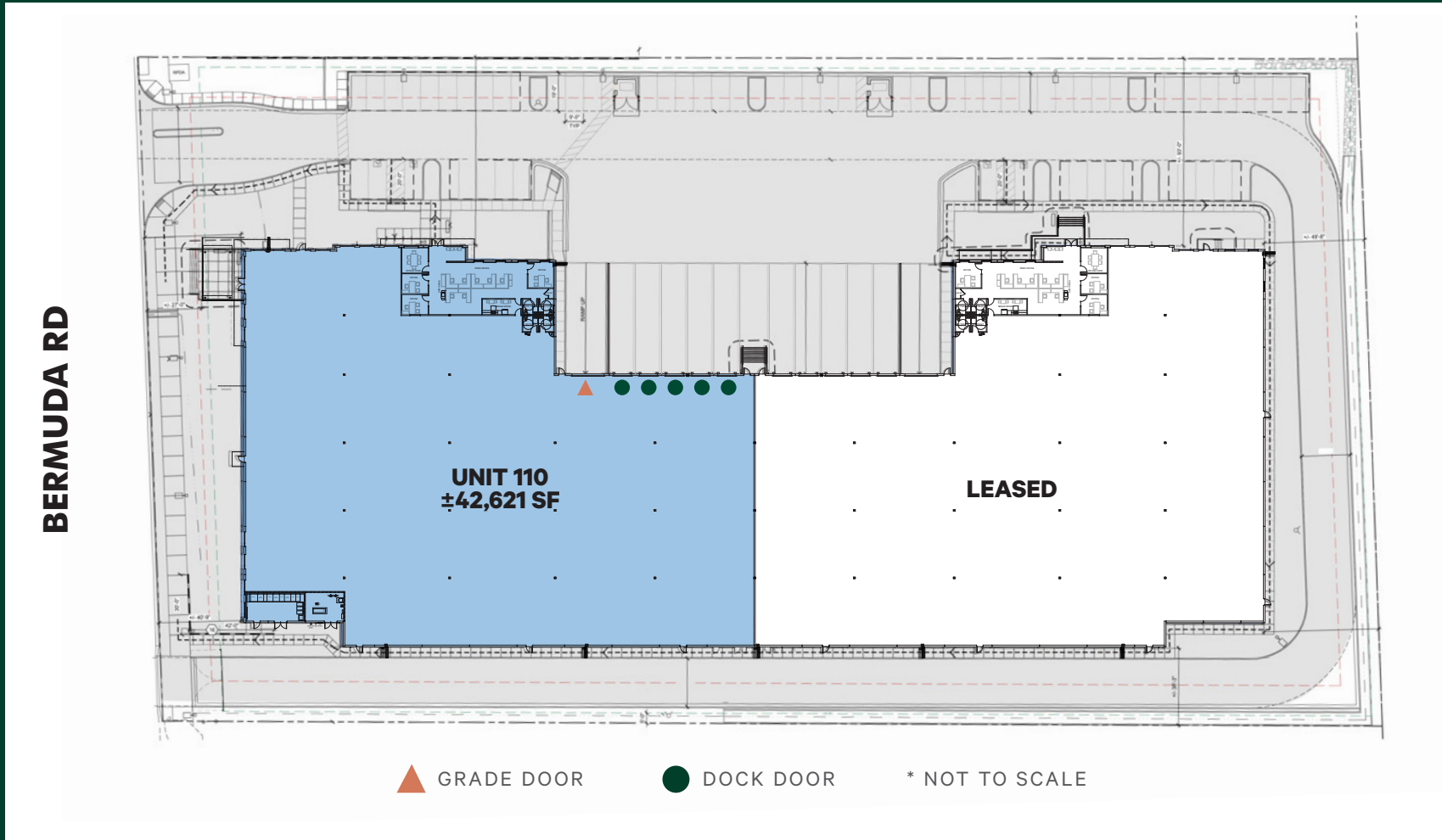


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# OVERALL SITE PLAN

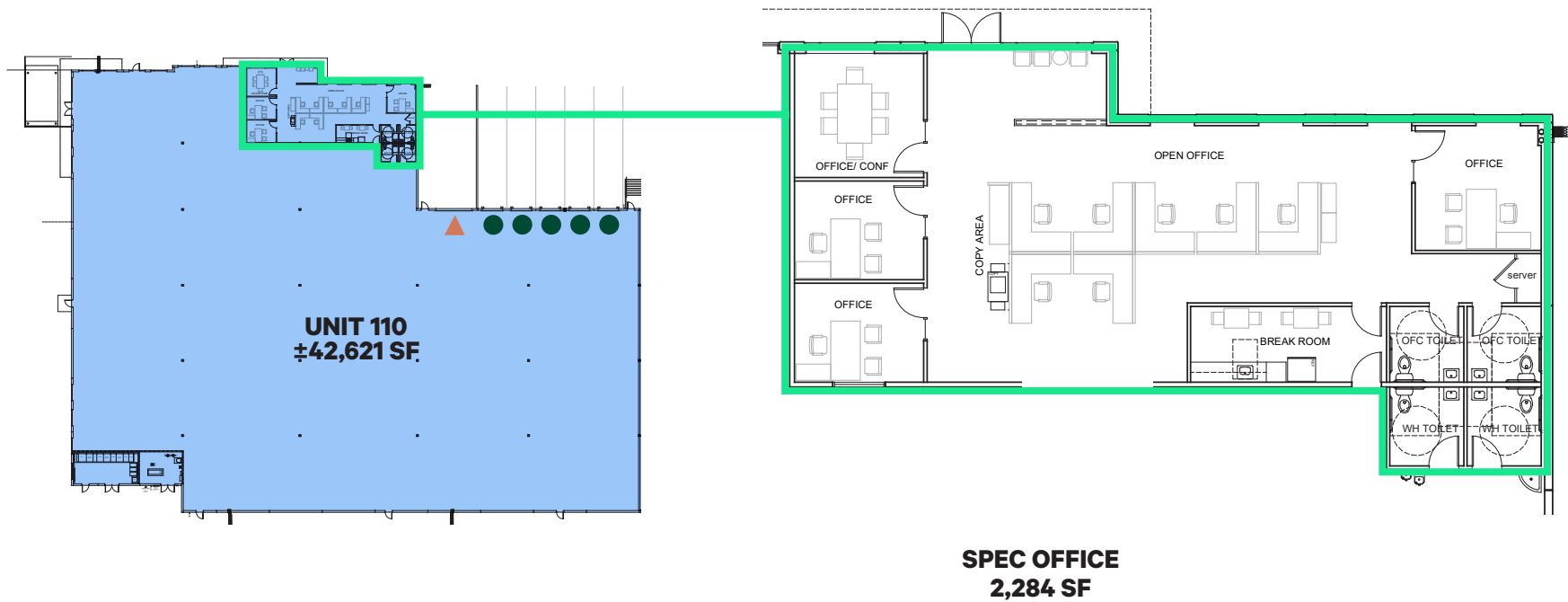
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# BUILDING DIVISIBILITY - UNIT 110

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BERMUDA RD



▲ GRADE DOOR

● DOCK DOOR

\* NOT TO SCALE



## UNIT 110 - DETAILS

Total SF:	42,621	Grade Doors:	1 (12'x14')
Spec Office SF:	2,284	Power:	1,500 Amps, 277/480 V, 3-phase
Dock Doors:	5 (9'x14')	Cooling	Evaporative cooling
Dock Packages:	Two (2) mechanical pit-levelers	Fans	Two (2) HVLS Fans
	Three (3) edge-of-dock levelers	Sprinklers	ESFR



# BEMUDA RD. SOUTH OF E. BRUNER AVE., HENDERSON, NV 89044



W CACTUS AVE

S BERMUDA RD

ST ROSE PARKWAY

E STARR AV

**Strongbox Bermuda Industrial Center**

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**Levi's**

HENDERSON EXECUTIVE AIRPORT

**amazon**

ACES  
Practice Facility

**DB SCHENKER**

RAIDERS  
Practice Facility

S LAS VEGAS BLVD

RAIDERS WAY

**FedEx**

**Smith's**

**amazon**

VOLUNTEER BLVD

RESORT SPA CASINO  
HOTELS

**OluKai**

ARISTOCRAT

N  
NOT TO SCALE

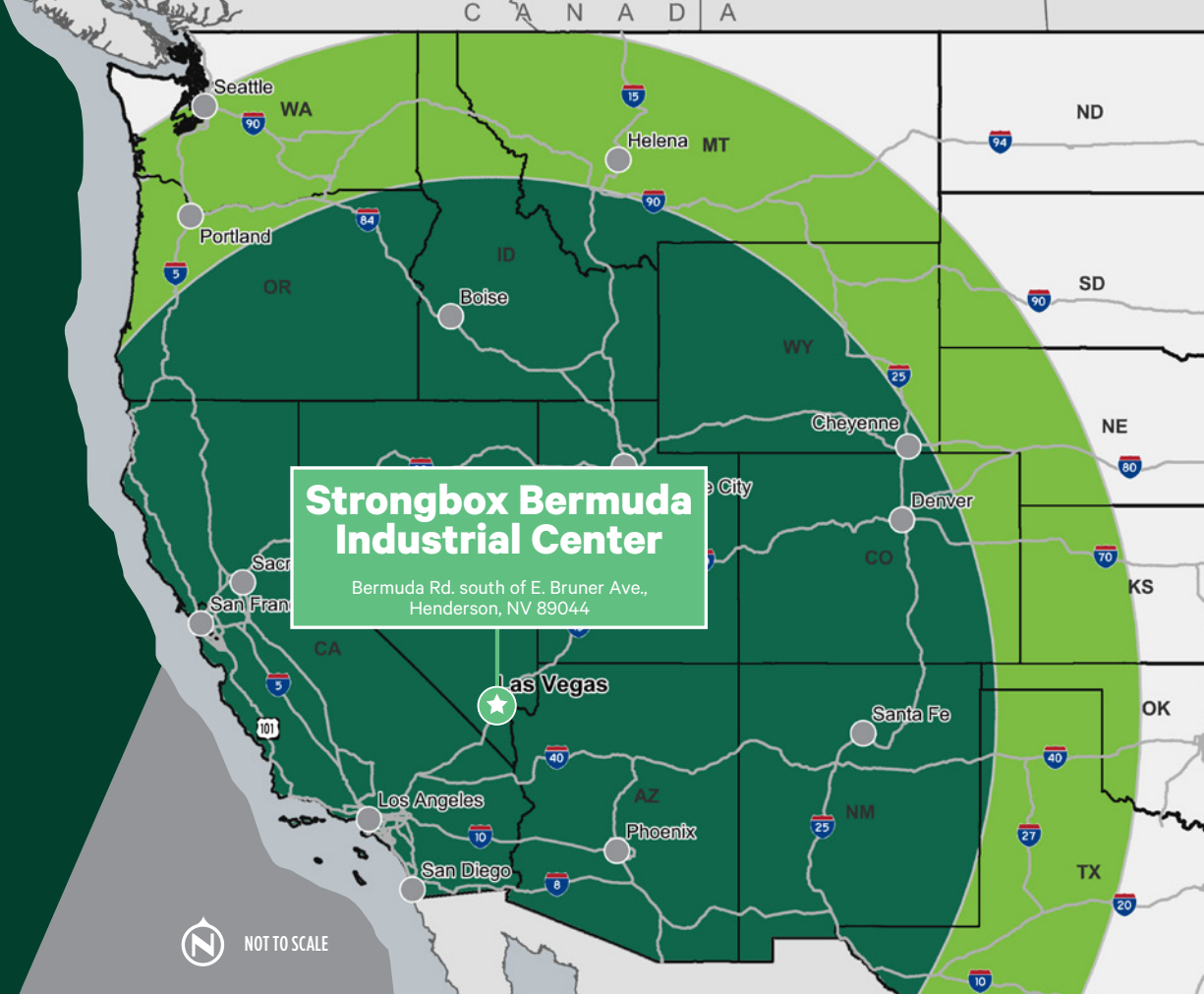


## LOCATION & TRANSPORTATION

- + I-15 interchange is ±1.7 miles from subject property
- + I-215 interchange is ±5.0 miles from subject property
- + US-95 interchange is ±10.0 miles from subject property
- + McCarran Airport is ±12.0 miles from subject property
- + The Las Vegas Strip is ±12.0 miles from subject property

## SHIPPING & MAILING SERVICES

- + FedEx Freight - ±9.4 Miles
- + FedEx Ship Center - ±4.5 Miles
- + FedEx Air Cargo - ±9.4 Miles
- + FedEx Ground - ±1.0 Miles
- + UPS Freight Service Center - ±9.4 Miles
- + UPS Customer Center - ±6.6 Miles
- + UPS Air Cargo - ±10.0 Miles
- + US Post Office - ±3.0 Miles



One Day Truck Service



Two Day Truck Service

### Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)	Distance (mi.)	Time (est.)	
<b>Los Angeles, CA</b>	265	3 hrs, 54 min	<b>Santa Fe, NM</b>	634	9 hrs, 8 min
<b>Phoenix, AZ</b>	300	4 hrs, 39 min	<b>Denver, CO</b>	752	10 hrs, 45 min
<b>San Diego, CA</b>	327	4 hrs, 46 min	<b>Cheyenne, WY</b>	837	11 hrs, 52 min
<b>Salt Lake City, UT</b>	424	5 hrs, 50 min	<b>Helena, MT</b>	907	12 hrs, 31 min
<b>Reno, NV</b>	452	6 hrs, 55 min	<b>Portland, OR</b>	982	15 hrs, 44 min
<b>San Francisco, CA</b>	562	8 hrs, 20 min	<b>Seattle, WA</b>	1,129	16 hrs, 52 min
<b>Sacramento, CA</b>	565	8 hrs, 14 min			
<b>Boise, ID</b>	634	9 hrs, 31 min			

# LAS VEGAS BUSINESS FACTS

## Business Assistance Programs

- + Sales and Use Tax Abatement
- + Modified Business Tax Abatement
- + Personal Property Tax Abatement
- + Real Property Tax Abatement for Recycling
- + TRAIN Employees Now (TEN)
- + Silver State Works Employee Hiring Incentive

## Nevada Tax Climate

- + No Corporate Income Tax
- + No Admissions Tax
- + No Personal Income Tax
- + No Unitary Tax
- + No Franchise Tax on Income
- + No Estate Tax

## Labor

- + Nevada has one of the lowest labor costs in the region
- + According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- + Over 60,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- + According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.6% and transportation and warehousing by 0.8%
- + All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- + Year-end 2023 employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%





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# CBRE



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# CBRE

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