

# FOR SUBLEASE

BERMUDA DISTRIBUTION CENTER

TERM ENDS: 12/31/2031



**±50,000 SF DISTRIBUTION UNIT W/ BERMUDA ROAD FRONTAGE**

# 12030 BERMUDA ROAD

HENDERSON, NV 89052

**GREG PANCIROV**

(702) 339-3734

[GPancirov@rcadv.com](mailto:GPancirov@rcadv.com)

*NV-RE License: BS.0040685*

**PAUL HOYT,** 

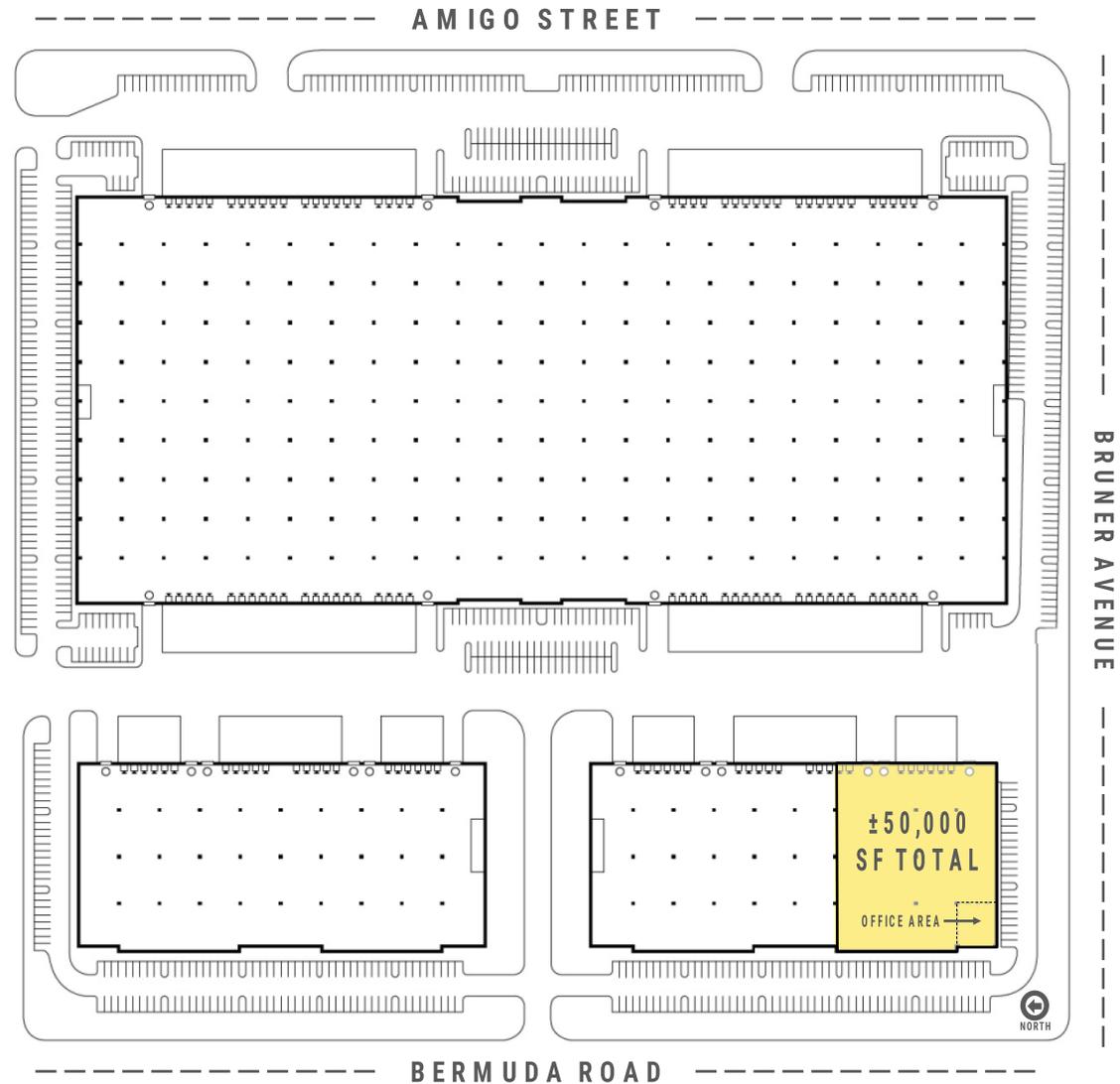
(702) 782-3306

[PHoyt@rcadv.com](mailto:PHoyt@rcadv.com)

*NV-RE License: BS.0144760*

12030 BERMUDA ROAD | HENDERSON, NV 89052

FOR SUBLEASE



**GREG PANCIROV**

(702) 339-3734

GPancirov@rcadv.com

NV-RE License: BS.0040685

**PAUL HOYT,**  SIO<sup>®</sup>

(702) 782-3306

PHoyt@rcadv.com

NV-RE License: BS.0144760

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com

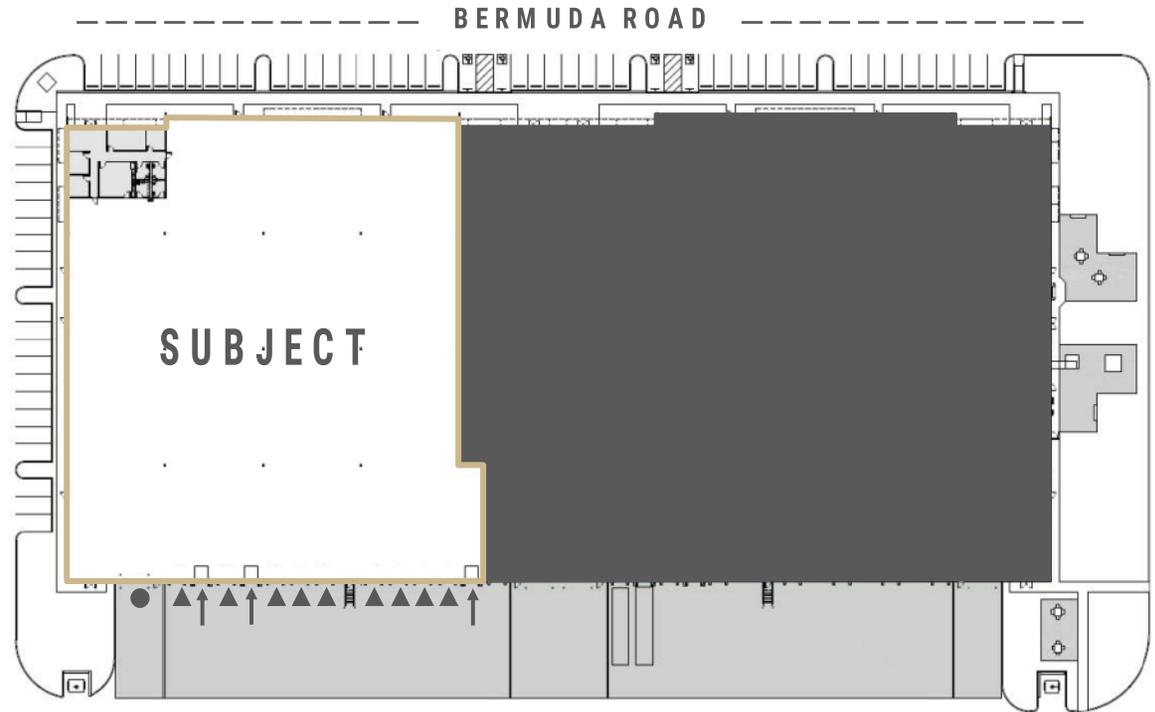


12030 BERMUDA ROAD | HENDERSON, NV 89052

FOR SUBLEASE

## ±50,000 SF TOTAL

- ±48,000 SF Evaporative Cooled Warehouse
- ±2,000 SF HVAC Office
- 32' Average Clear Height
- LED Lighting
- ESFR Fire Sprinklers
- Skylights
- R-19 Roof Insulation w/ White Scrim
- One (1) - 14' x 16' Grade Level Loading Door
- Three (3) - 9' x 10' Dock High Loading Doors (Seals - 35K Pit Levelers & Lights)
- Nine (9) - Trailer Parking Spots (Dock High Knock-Out Panels)
- 277/480 Volt, 3-Phase Power
- Sublease Expires: 12/31/2031



- = 14' X 16' GRADE LEVEL LOADING DOOR
- ▲ = 9' X 10' DOCK HIGH LOADING DOOR
- = TRAILER PARKING (DOCK HIGH KNOCK-OUT PANELS)

**MONTHLY BASE RENT: \$0.82/SF + MONTHLY NNN FEE: \$0.20/SF = \$51,000 TOTAL MONTHLY**

**GREG PANCIROV**

(702) 339-3734

GPancirov@rcadv.com

NV-RE License: BS.0040685

**PAUL HOYT,** 

(702) 782-3306

PHoyt@rcadv.com

NV-RE License: BS.0144760

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com



12030 BERMUDA ROAD | HENDERSON, NV 89052

FOR SUBLEASE



**GREG PANCIROV**

(702) 339-3734

GPancirov@rcadv.com

NV-RE License: BS.0040685

**PAUL HOYT,**  SIO®

(702) 782-3306

PHoyt@rcadv.com

NV-RE License: BS.0144760

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com

