



CLARION PARTNERS

For Lease

SOUTH

LOGISTICS

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

±63,209 SF Available

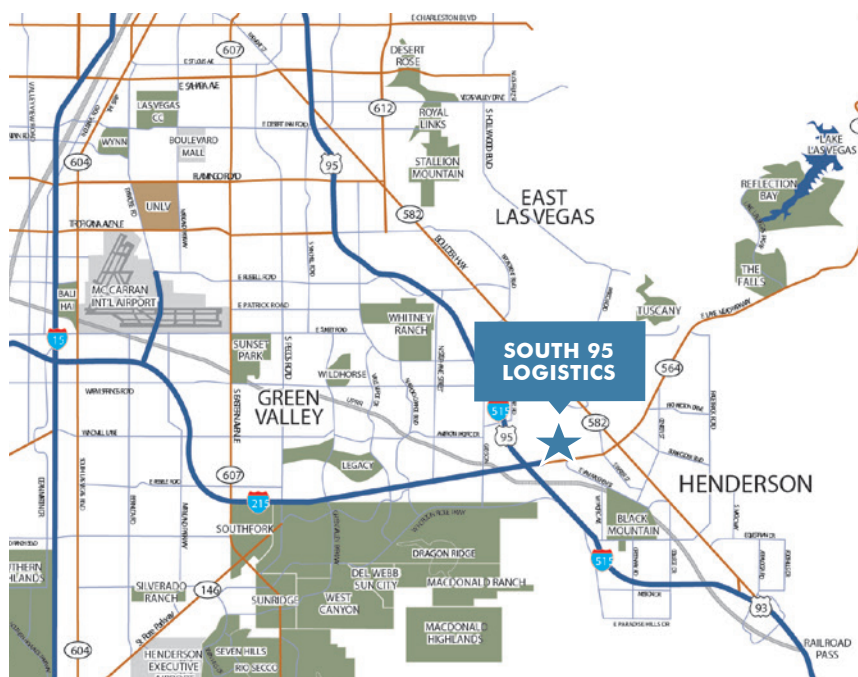


LOCATION HIGHLIGHTS

- 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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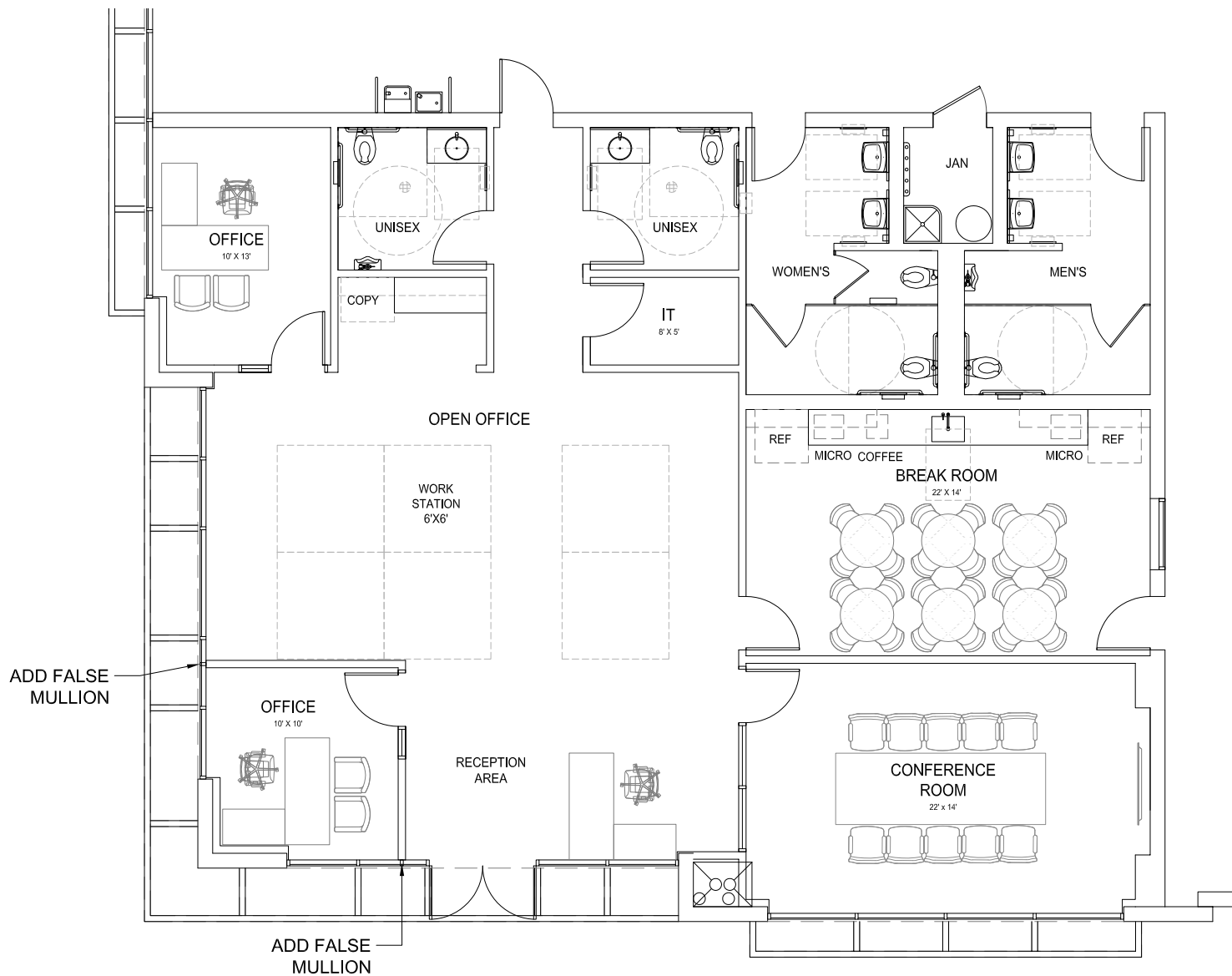
630 W. Lake Mead Pkwy.

- ±63,209 SF available
- ±2,352 SF office
- ±60,857 SF warehouse
- 32' clear height
- 22 dock doors
- (7) 35k mechanical dock levelers
- 4 grade level doors
- 3,200 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
- 115 auto parking stalls
- LED high bay lighting in warehouse
- 7" reinforced concrete floor slab



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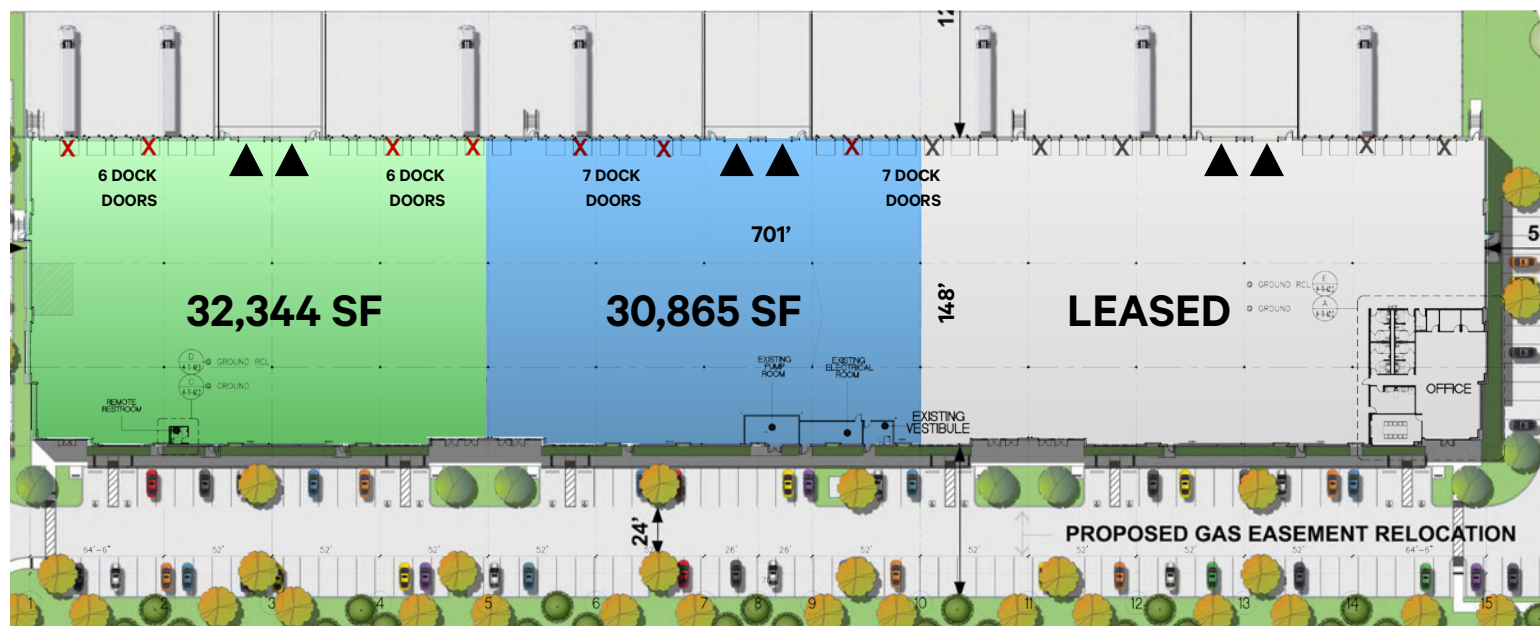


Spec Office



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Potential Unit Divisibility

For more information on this opportunity,
please contact:



CLARION PARTNERS

A Franklin Templeton Company

www.clarionpartners.com

CBRE

Jake Higgins, SIOR
Executive Vice President
+1 702 369 4944
jake.higgins@cbre.com
Lic. S.0176473

Kelsey Higgins
Senior Associate
+1 702 369 4812
kelsey.higgins@cbre.com
Lic. S.0192524

Garrett Toft, SIOR
Vice Chairman
+1 702 369 4868
garrett.toft@cbre.com
Lic. BS.0061824