

CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP

915 EAST DALE AVENUE

HENDERSON, NV



CLASS A INDUSTRIAL BUILDING | ±33,900 SF | 100% LEASED TO 2 TENANTS - 4.7 YEARS WALT REMAINING
HIGHLY DESIRABLE WEST HENDERSON LOCATION | ADJACENT TO HENDERSON EXECUTIVE AIRPORT



LOCATION OVERVIEW

EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group is pleased to present the opportunity to acquire **915 East Dale Avenue**, a $\pm 33,900$ SF, Class A industrial asset located in the highly desirable West Henderson submarket of Las Vegas, Nevada. Delivered in 2022, the Property is strategically positioned adjacent to Henderson Executive Airport with prominent frontage along Raiders Way, offering immediate access to the I-15 via the recently completed Starr Interchange and connectivity to the broader Las Vegas Valley.

The Property is 100% leased to two tenants with 4.7 years of weighted average lease term remaining, providing stable in-place cash flow with a balanced near- to mid-term rollover profile. The building features modern industrial specifications, including 24' clear height, ESFR fire protection, four (4) dock-high doors, four (4) grade-level doors, and expandable 3-phase power up to 1,200 amps. The Property also includes $\pm 8,900$ square feet of two-story office, supporting a diverse range of light industrial and flex users.

Located within one of the most dynamic corporate corridors in Southern Nevada, the Property benefits from immediate proximity to major regional and national occupiers, including the Las Vegas Raiders Headquarters and Training Facility, Amazon, Costco, FedEx, UPS, Levi's, and Alliance North America. The Property is approximately 20 minutes from both Harry Reid International Airport and the Las Vegas Strip, positioning it within a critical infill location for distribution, service-oriented, and last-mile users.



INVESTMENT THESIS

915 East Dale Avenue offers investors the opportunity to acquire a recently constructed, Class A industrial asset with stable in-place income and exposure to continued growth within the Henderson submarket. The Property's modern design, high-quality construction, and flexible configuration support a wide range of tenant uses, while its location adjacent to Henderson Executive Airport and near the I-15 via the Starr Interchange provides exceptional regional accessibility. With a diversified two-tenant rent roll and 4.7 years of WALT, the offering presents a durable income stream within a supply-constrained, institutionally favored submarket surrounded by major corporate users and long-term economic drivers.

PROPERTY OVERVIEW

PROPERTY SPECIFICS

Tenant/Lease Expiration	Power Assemblies/ATI Electrical (Exp. 5/2032) LED Connection (Exp. 12/2029)
Occupancy	100%
Industrial Market	Las Vegas
Industrial Submarket	West Henderson
City	Henderson
County	Clark
Parcel Number	191-10-713-003
Zoning	General Industrial (IG)

BUILDING SIZE

Total Rentable Area	±33,900
Land Size (AC)	±1.77
% Office	26% (±8,900 SF)

BUILDING FEATURES

Year Built	2022
Clear Height	24'
Truck Court Depth	60'
Car Parking	26 private, 35 shared
Dock-High Doors	4
Drive In Doors	4

CONSTRUCTION OVERVIEW

Construction Type	Concrete Tilt-Up
Roof Type	60 MIL TPO Membrane over Panelized Roof Deck
Column Spacing	50' X 50', 45' X 42' & 30'x42'
Fire Protection System	ESFR Sprinklers
Power	277/480v 3 phase (expandable to 1,200 amps)
HVAC System	Evaporative Cooling
Lighting	Skylights



SITE PLAN



CAPITAL MARKETS ADVISORS

WILL STRONG

+1 602 224 4467
will.strong@cushwake.com

MOLLY MILLER

+1 602 361 9501
molly.miller@cushwake.com

MICHAEL MATCHETT

+1 949 375 7378
michael.matchett@cushwake.com

JACK STAMETS

+1 602 229 5850
jackson.stamets@cushwake.com

MADELINE WARREN

+1 602 224 4440
madeline.warren@cushwake.com

LOCAL MARKET ADVISORS

ALMA CUEVAS

+1 702 303 4412
alma.cuevas@cushwake.com

JASON GRIFFIS

+1 702 205 3861
jason.griffis@cushwake.com

DEBT ADVISORS

ROB RUBANO

+1 310 595 2225
rob.rubano@cushwake.com

BRIAN SHARE

+1 310 525 2231
brian.share@cushwake.com

CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP

CENTRAL

Mike Tenteris
Adam Tyler
Jim Carpenter
Megan Barker

MOUNTAIN WEST

Will Strong
Michael Matchett
Molly Miller
Jack Stamets

WEST

Jeff Chiare
Rick Ellison
Bryce Aberg
Matthew Leupold

FLORIDA

Mike Davis
Rick Brugge
Dominic Montazemi
Rick Colon

SOUTHWEST

Jim Carpenter
Jud Clements
Robby Rieke
Emily Brandt

NORTHEAST

Gary Gabriel
Gerry Blinbury
Kyle Schmidt
Tony Coskren
Brian Pinch

MID-ATLANTIC / SOUTHEAST

Stewart Calhoun
Casey Masters
Jon Carpenter
Graham Savage

PORTFOLIO SALES /JOINT VENTURES

Adam Pastor
Derek Siadak

FINANCING

Rob Rubano
John Alascio
Brian Share
TJ Sullivan
Jeff Altenau
Gideon Gil

Click below for more information and insights from our National Industrial Advisory Group

www.cushmanwakefield.com/iag