

±4,960 SF BUILDING W/ SECURED FENCED YARD | BRAND NEW CONSTRUCTION IN WEST HENDERSON



FOR LEASE

3730 E. DALE AVENUE | HENDERSON, NV 89044

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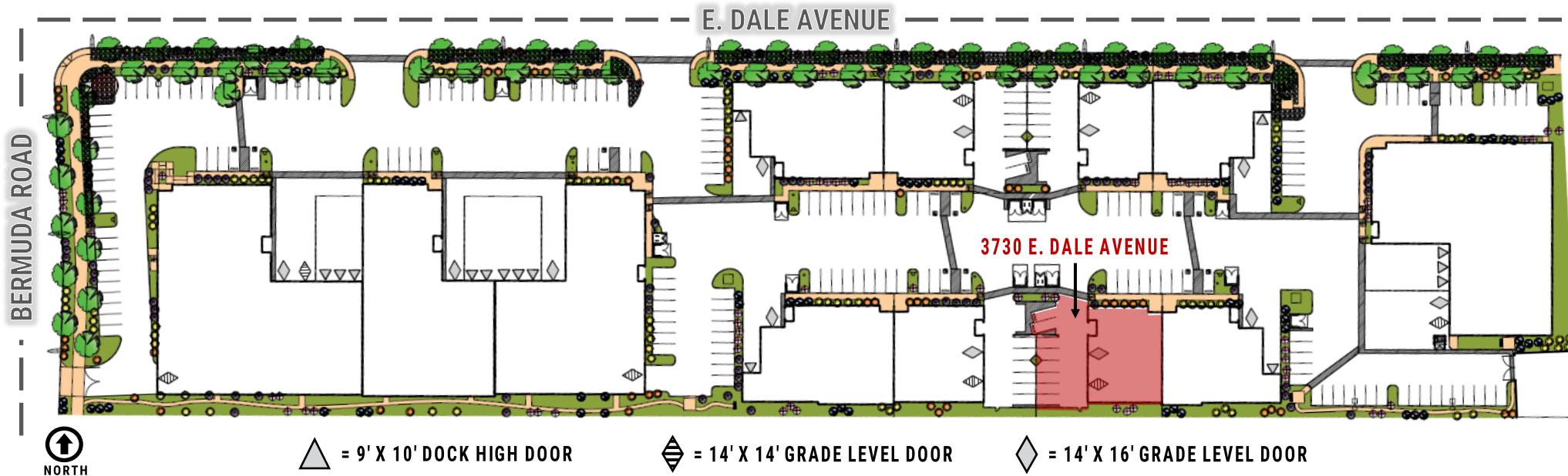
3730 E. DALE AVENUE | HENDERSON, NV 89044

Diamond Bermuda
Industrial Center

FOR LEASE

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 and Services.



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±4,960 SF BUILDING

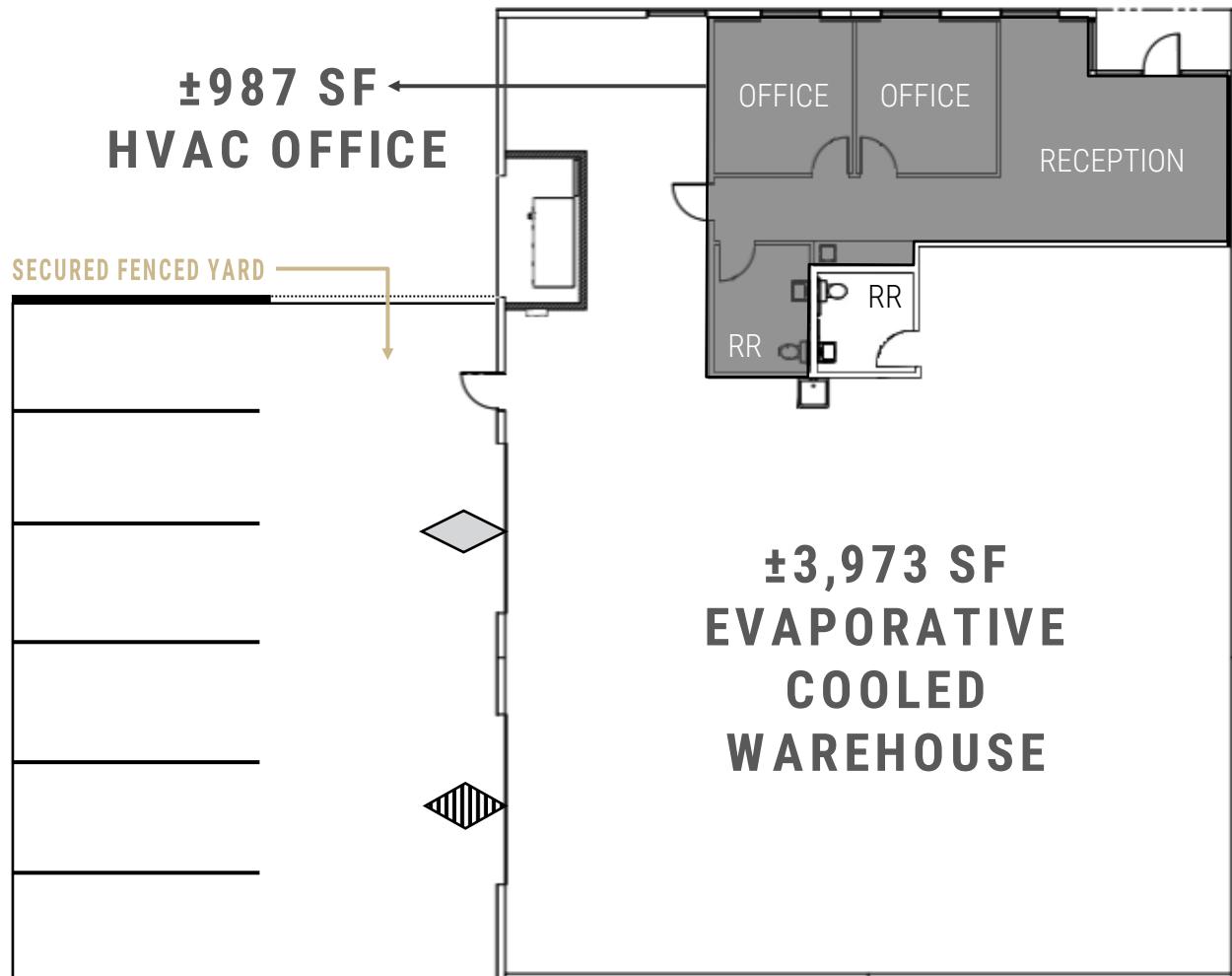
- Two (2) Grade Level Loading Doors
 - ⇒ One (1) - 14' x 16' Grade Door
 - ⇒ One (1) - 14' x 14' Grade Door
- ±24' Clear Height
- ESFR Fire Sprinkler System
- 600 Amps, 277/480 Volt, 3-Phase Main Switchgear
- R-38 Roof Insulation
- Twelve (12) - Parking Spaces
- LED Lighting
- I-P Zoning: Industrial Park - City of Henderson

BASE RENT: **\$7,688 (\$1.55/SF)**

NNN FEE: **\$1,290 (\$0.26/SF)**

TOTAL MONTHLY: **\$8,978**

**±987 SF
HVAC OFFICE**



**±3,973 SF
EVAPORATIVE
COOLED
WAREHOUSE**

◆ = 14' X 14' GRADE LEVEL DOOR

◆ = 14' X 16' GRADE LEVEL DOOR

NORTH

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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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