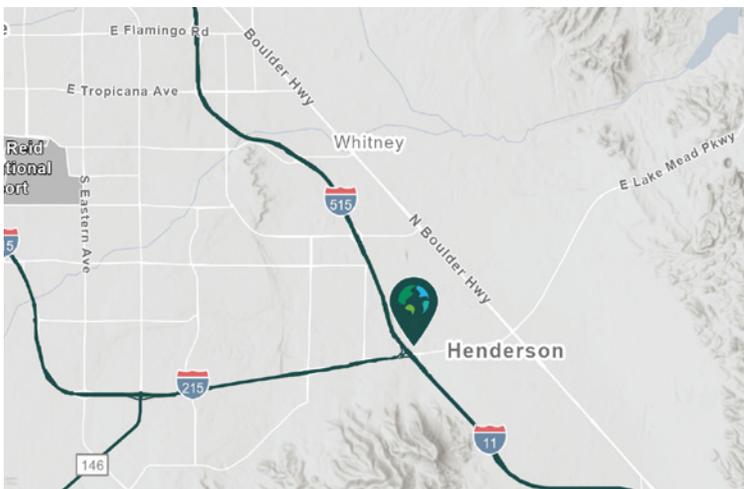


±37,620 SF

**8385 Eastgate Road, Suite 150  
Henderson, NV 89015 USA**

Prologis Henderson  
Distribution Center 1



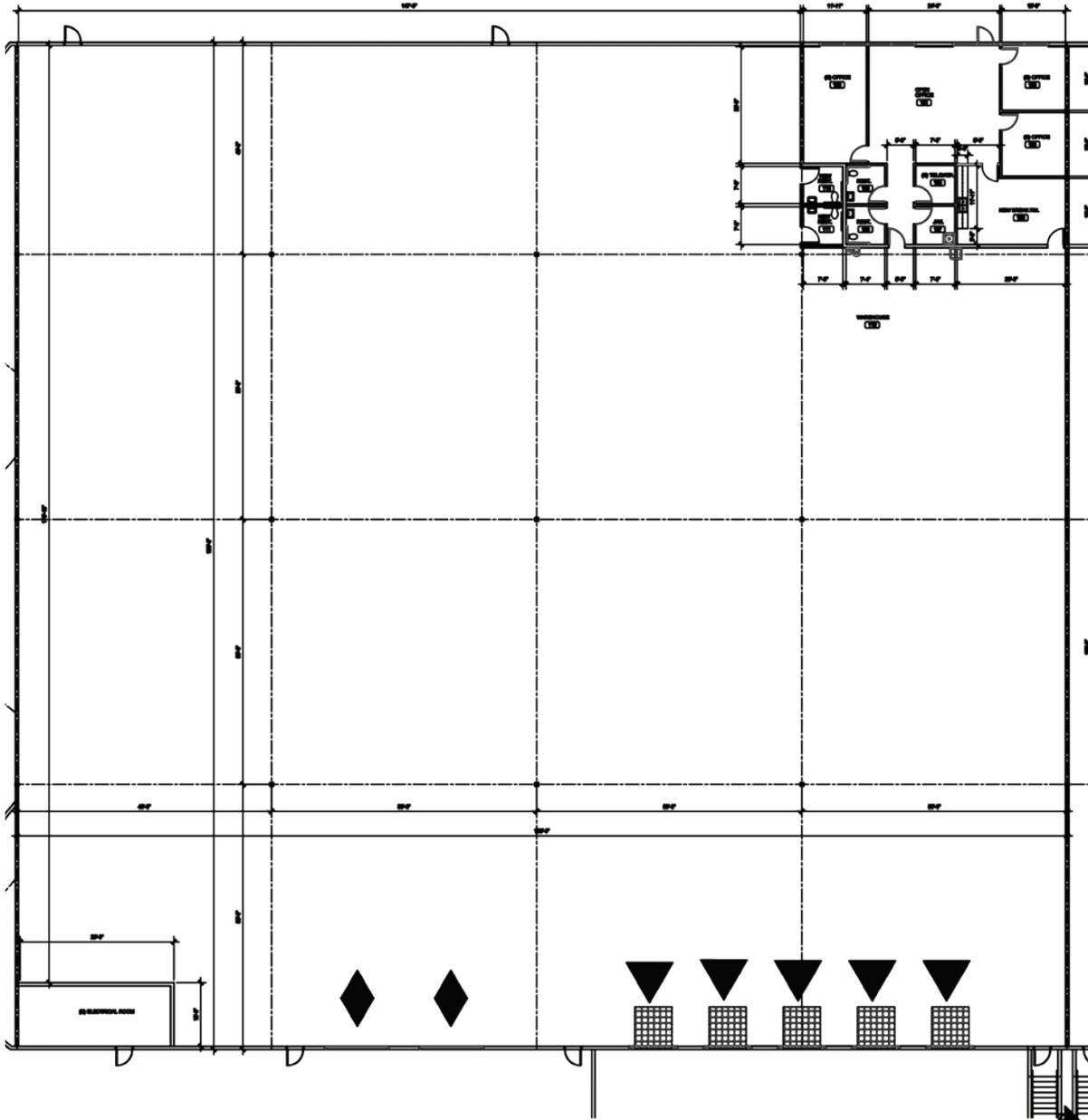
- Desirable Henderson location at the intersection of Eastgate Road & Lake Mead Parkway
- Quick access to US-95 and I-215 freeways
- Zoned: General Industrial (I-G)
- City of Henderson jurisdiction
- Professionally owned and managed by Prologis
- Functional design, turn-key unit
- ±0.3mi from I-11 and I-215 freeways

## Property Features

Available Space	±37,620 SF
Office SF	±1,922 SF
Clear Height	31'
Dock Doors	5
Drive-in Doors	2
Pit Levelers	5
Warehouse Cooling	Evaporative
Parking Spaces	0.86/1,000 SF
Sprinkler	ESFR
Lighting	LED
Power	400 A, 277/480 V, 3-Phase



Unlock the full potential of your warehouse with one strategic, single-source partner.



PLAN NOT TO SCALE

▲ DOCK DOORS = 5

◆ GRADE DOORS = 2



# CBRE

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# Racking Solutions

We can provide a custom design that's right for your operation



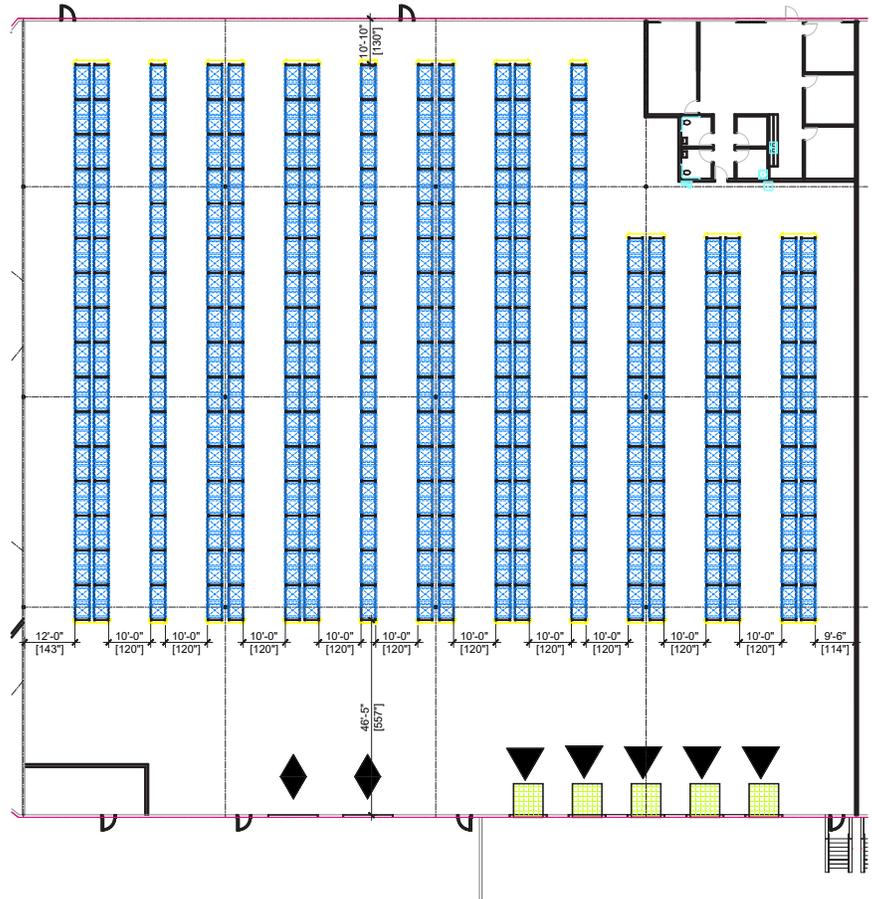
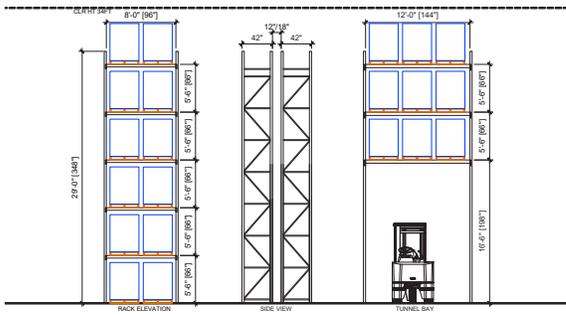
Henderson DC 1  
8385 Eastgate Rd  
Henderson, NV 89015

## RACK LAYOUT- REACH TRUCK

3,288 Total Pallet Positions

10'-0" Aisle (Typical)

New and Used Racking Available



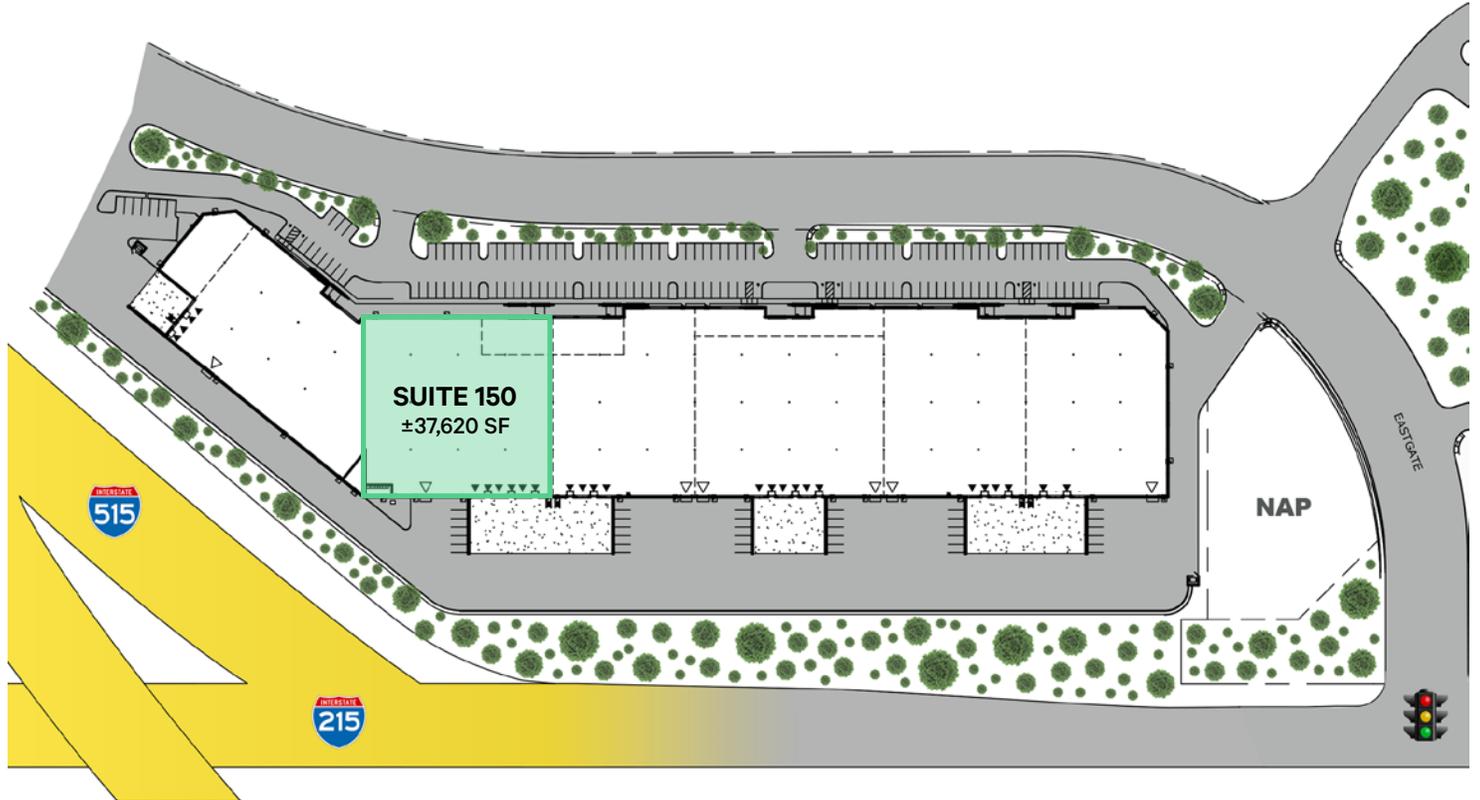
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