REALCOMM ADVISORS

AVAILABLE

BRAND NEW CONSTRUCTIN IN WEST HENDERSON

3780 E. DALE AVENUE

HENDERSON, NV 89044

MIKE DE LEW, SIOR
(702) 469-6496
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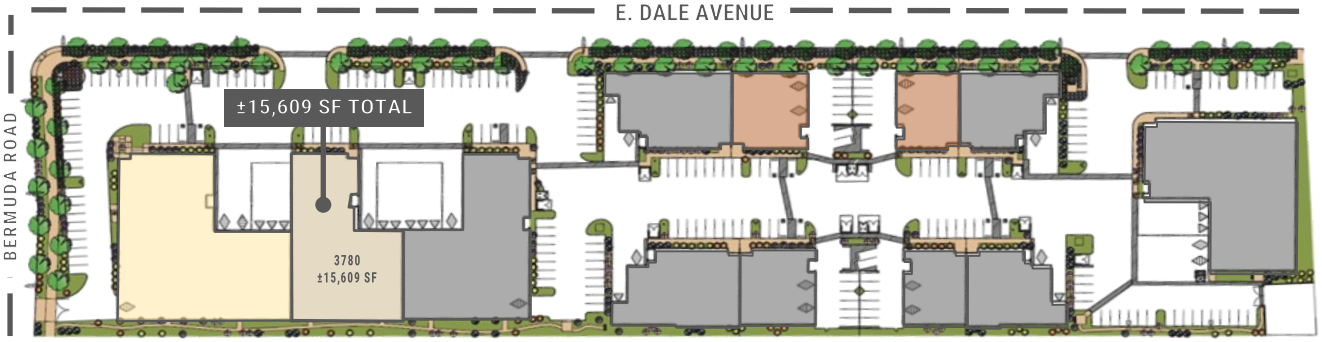
Diamond Bermuda

AVAILABLE



= SUBJECT PROPERTY = SOLD & LEASED = IN ESCROW / SOLD = LEASED

- ±15,609 SF Total
- ±1,620 SF Office
- ±13,989 SF Warehouse w/ LED Lighting
- One (1) - 14' x 16' Grade Level Loading Door
- Two (2) - 9' x 10' Dock High Doors
- 800 Amps, 277/480 Volt, 3-Phase Power
- ±29' - ±32' Clear Height
- ESFR Fire Sprinkler System
- R-38 Roof Insulation w/ Black Scrim
- Twenty (20) - Parking Spaces
- ±33' x ±48' Typical Column Spacing
- 70' Concrete Truck Apron
- Situated on ±0.90 Acres (APN: 191-10-311-017)
- I-P Zoning: Industrial Park - City of Henderson

PRICING INFORMATION:

FOR LEASE (NNN):
Base Rent = $1.50/SF + NNN Fee = $0.23/SF

FOR SALE ($348/SF):
$5,431,932

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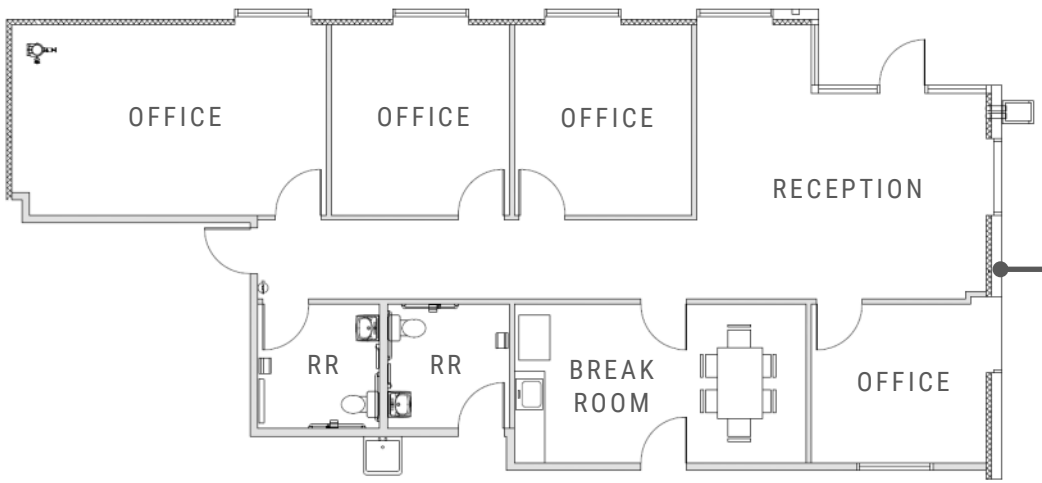
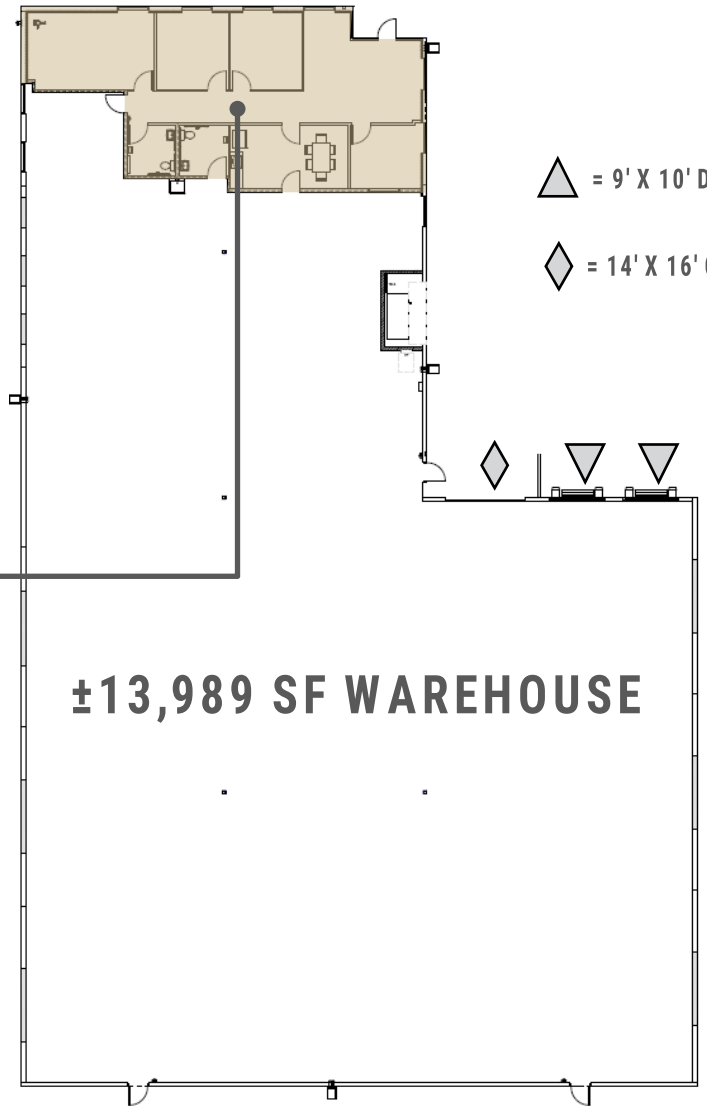
±15,609 SF TOTAL

±1,620 SF OFFICE





- RECEPTION
- FOUR (4) PRIVATE OFFICES
- BREAK ROOM
- TWO (2) RESTROOMS

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DIAMOND BERMUDA INDUSTRIAL CENTER

Is a Twelve (12) Building Institutional Quality, Concrete Tilt-Up Industrial Project Totaling ±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 & Services.

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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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