

For Sale or Lease

Strongbox Bermuda Industrial Center



CLASS A INDUSTRIAL CONDO PROJECT | ± 87,050 TOTAL SF | DIVISIBLE TO 43,525 SF

Contact Us

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Bermuda Rd. south of
E. Bruner Ave.
Henderson, NV 89044
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Henderson, NV 89044



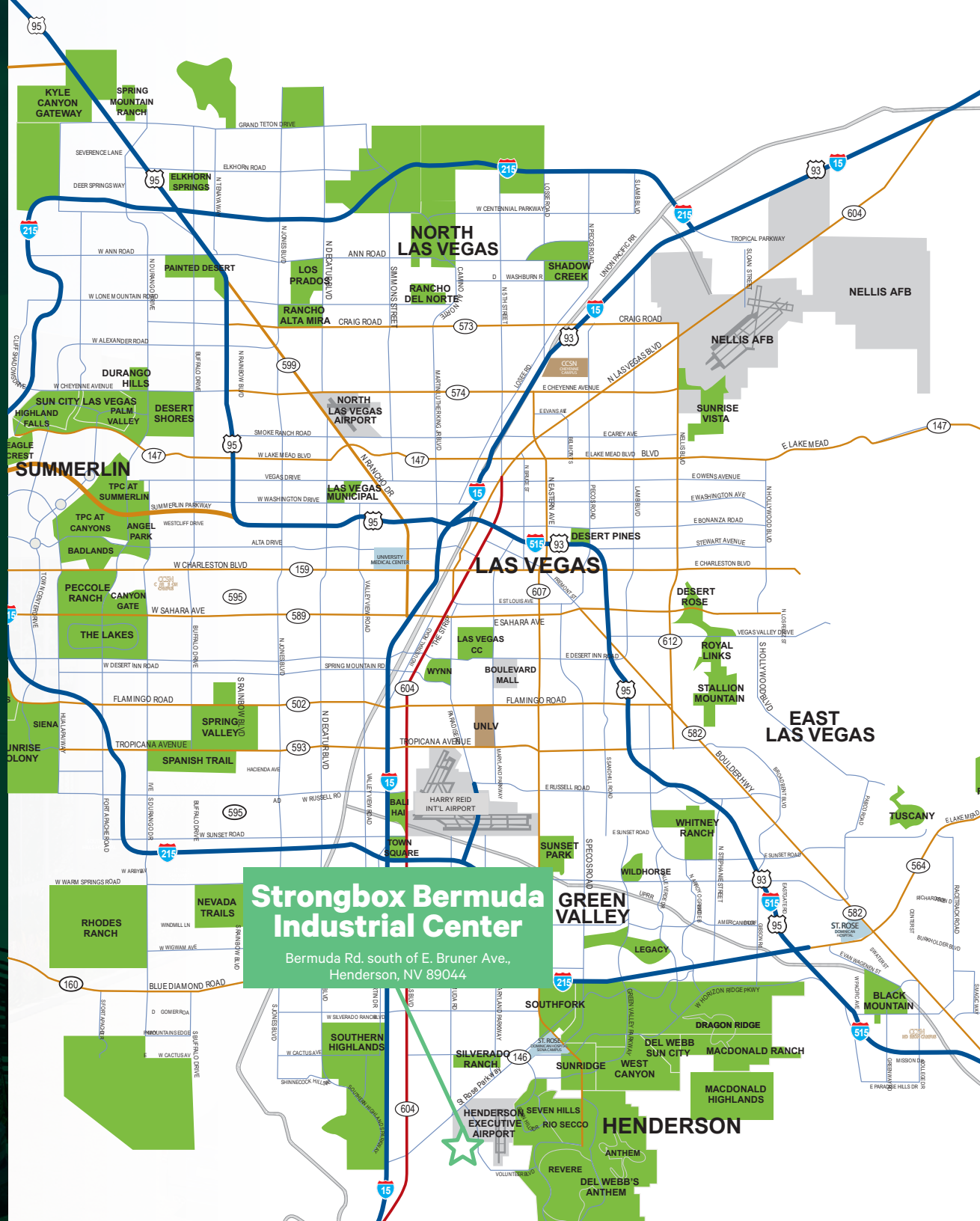
LOCATION HIGHLIGHTS

- + Located in the highly desired Henderson submarket
- + ±1.0 miles to St. Rose Pkwy.
- + ±0.5 miles to Volunteer Blvd.
- + ±1.7 miles to I-15
- + Clark County Enterprise Jurisdiction
- + Zoning: NC (Neighborhood Commercial)



PROPERTY HIGHLIGHTS

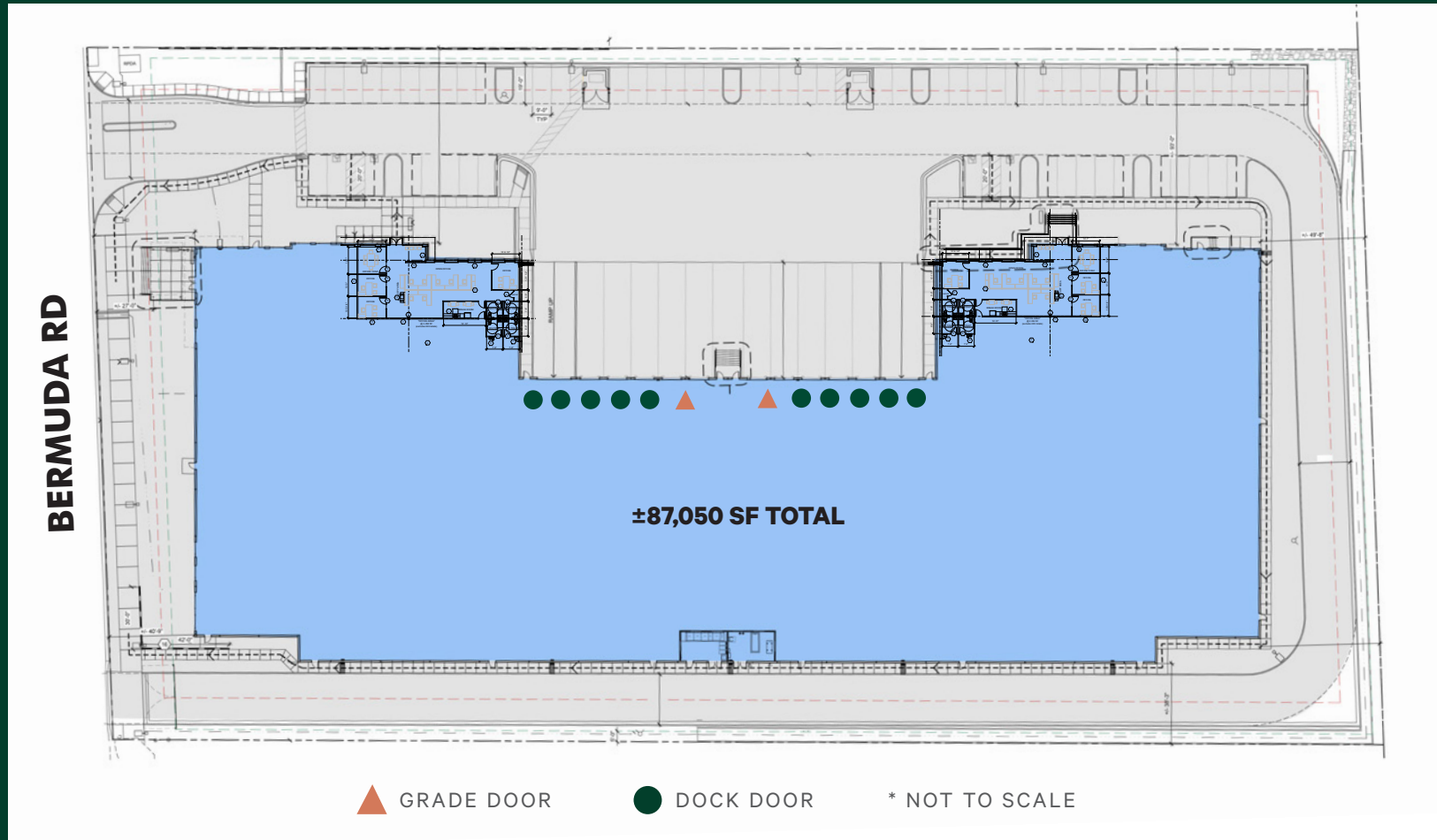
- + State-of-the-art industrial facility totaling 87,050 SF
- + Divisible to ±43,525 SF
- + Front loading configuration
- + 32' minimum clear height
- + ESFR sprinkler systems



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BUILDING SPECIFICATIONS

For Sale or Lease



Total SF:	87,050 SF
Divisibility:	±43,525 SF
Dock Doors:	10 (9'x14')
Grade Doors:	2 (12'x14')

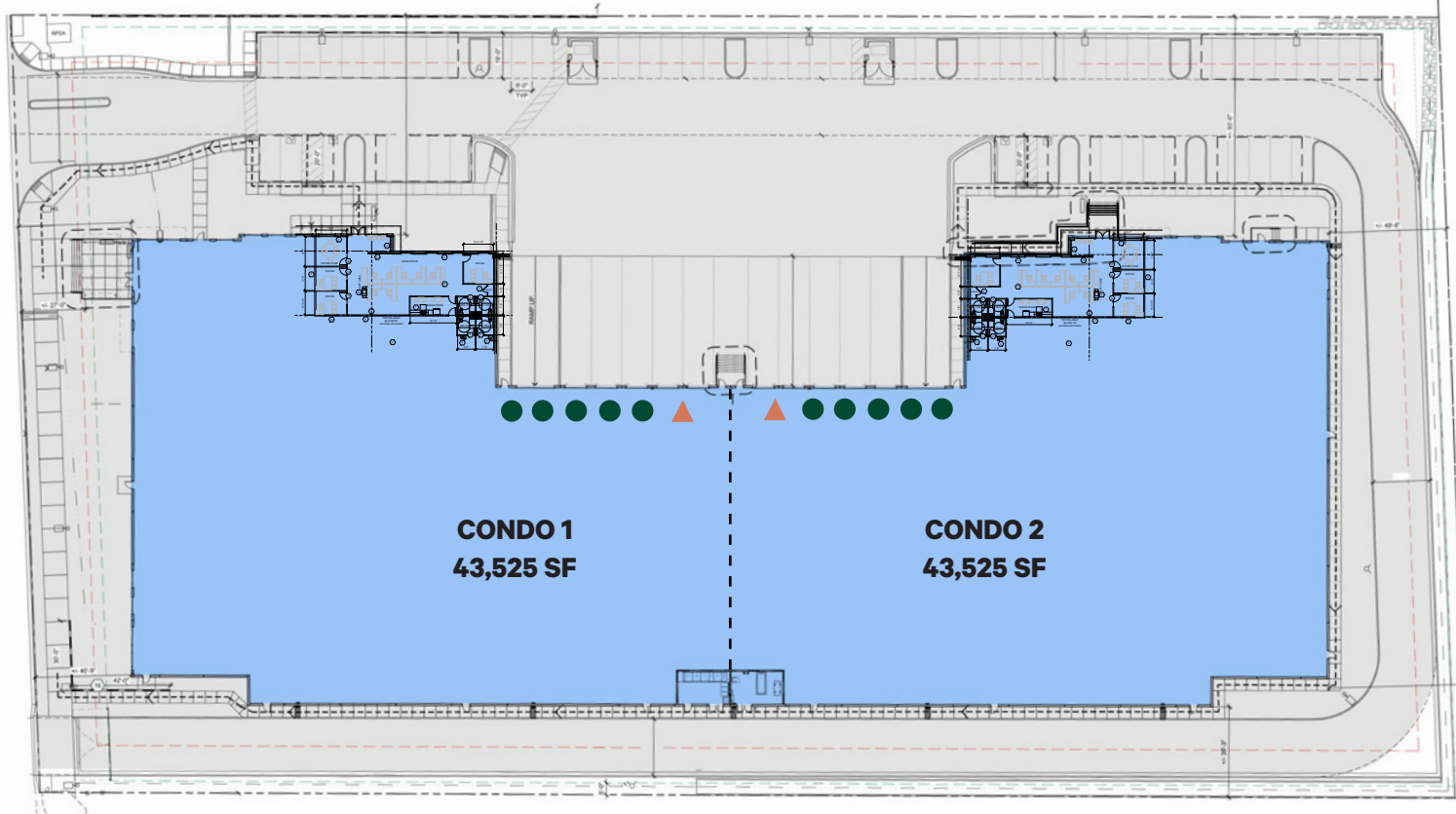
Clear Height:	32' minimum clear height
Sprinker:	ESFR
Power:	3,000 Amps, 277/480 V, 3-Phase
Car Parking:	72

* Call For Pricing

BUILDING DIVISIBILITY

For Sale or Lease

BERMUDA RD



GRADE DOOR



DOCK DOOR

* NOT TO SCALE



NOT TO SCALE

CONDO 1

Total SF:	43,525
Spec Office SF:	2,284
Dock Doors:	5 (9'x10')
Grade Doors:	1 (12'x14')
Power:	1,500 Amps, 277/480 V, 3-phase

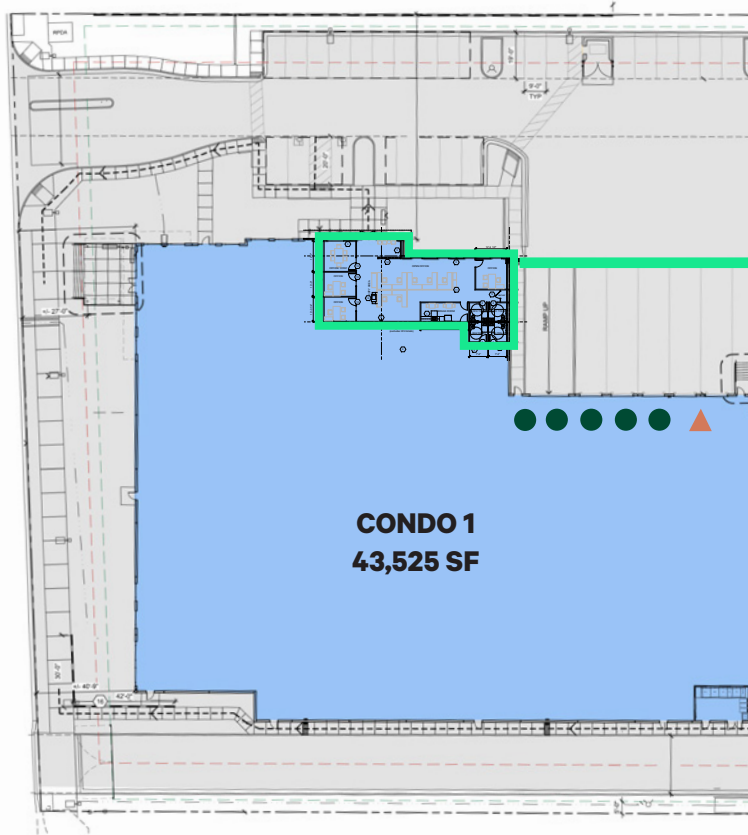
CONDO 2

Total SF:	43,525
Spec Office SF:	2,284
Dock Doors:	5 (9'x10')
Grade Doors:	1 (12'x14')
Power:	1,500 Amps, 277/480 V, 3-phase

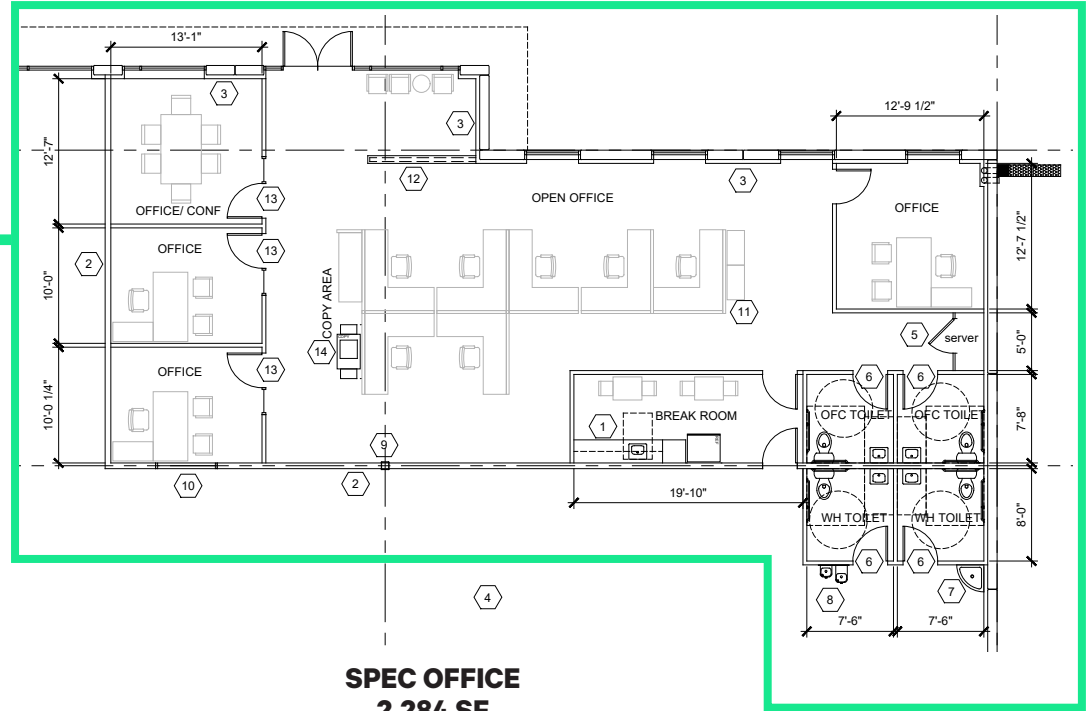
BUILDING DIVISIBILITY - CONDO 1

For Sale or Lease

BERMUDA RD



CONDO 1
43,525 SF



SPEC OFFICE
2,284 SF

▲ GRADE DOOR

● DOCK DOOR

* NOT TO SCALE

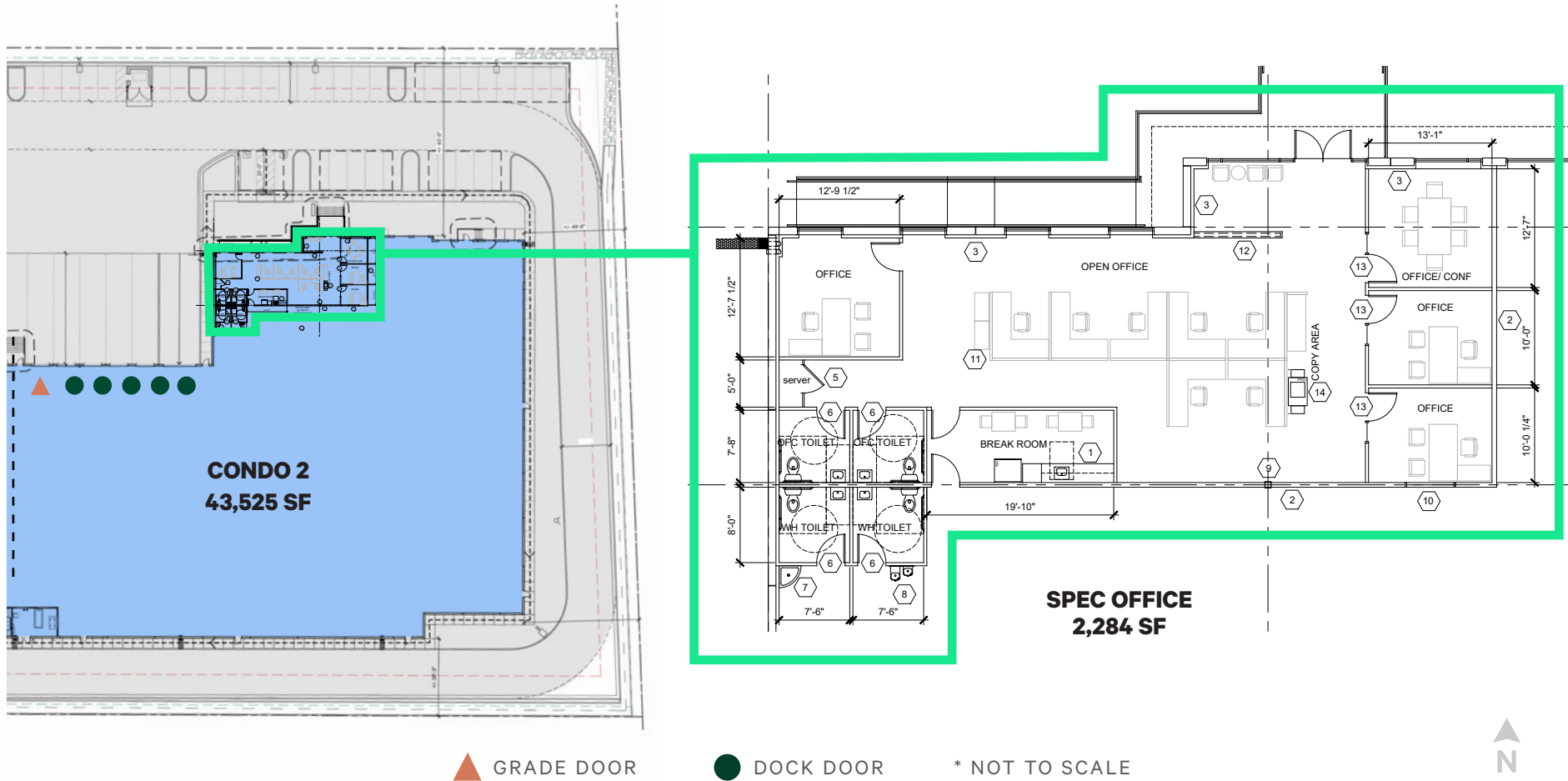


CONDO 1

Total SF:	43,525
Spec Office SF:	2,284
Dock Doors:	5 (9'x10')
Grade Doors:	1 (12'x14')
Power:	1,500 Amps, 277/480 V, 3-phase

BUILDING DIVISIBILITY - CONDO 2

For Sale or Lease



CONDO 2	
Total SF:	43,525
Spec Office SF:	2,284
Dock Doors:	5 (9'x10')
Grade Doors:	1 (12'x14')
Power:	1,500 Amps, 277/480 V, 3-phase

BEMUDA RD. SOUTH OF E. BRUNER AVE., HENDERSON, NV 89044



Strongbox Bermuda Industrial Center
Bermuda Rd. south of E. Bruner Ave.,
Henderson, NV 89044

amazon

DB SCHENKER

amazon

M
RESORT · SPA · CASINO
HOTELS

OluKai

Levi's

HENDERSON EXECUTIVE AIRPORT

ACES
Practice Facility

RAIDERS
Practice Facility

FedEx

Smith's

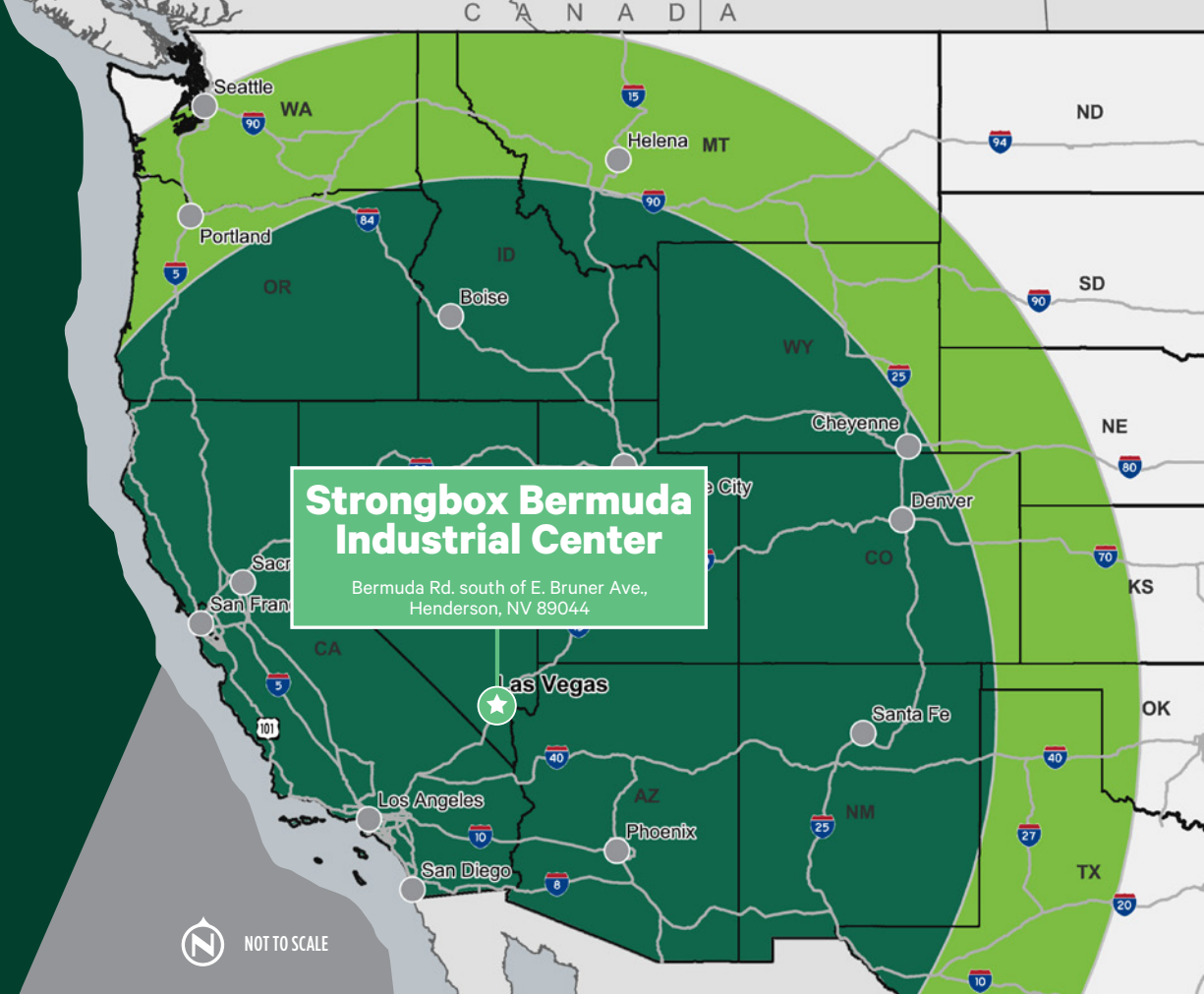
ARISTOCRAT

LOCATION & TRANSPORTATION

- + I-15 interchange is ±1.7 miles from subject property
- + I-215 interchange is ±5.0 miles from subject property
- + US-95 interchange is ±10.0 miles from subject property
- + McCarran Airport is ±12.0 miles from subject property
- + The Las Vegas Strip is ±12.0 miles from subject property

SHIPPING & MAILING SERVICES

- + FedEx Freight - ±9.4 Miles
- + FedEx Ship Center - ±4.5 Miles
- + FedEx Air Cargo - ±9.4 Miles
- + FedEx Ground - ±1.0 Miles
- + UPS Freight Service Center - ±9.4 Miles
- + UPS Customer Center - ±6.6 Miles
- + UPS Air Cargo - ±10.0 Miles
- + US Post Office - ±3.0 Miles



One Day Truck Service



Two Day Truck Service

Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min	Santa Fe, NM	634	9 hrs, 8 min
Phoenix, AZ	300	4 hrs, 39 min	Denver, CO	752	10 hrs, 45 min
San Diego, CA	327	4 hrs, 46 min	Cheyenne, WY	837	11 hrs, 52 min
Salt Lake City, UT	424	5 hrs, 50 min	Helena, MT	907	12 hrs, 31 min
Reno, NV	452	6 hrs, 55 min	Portland, OR	982	15 hrs, 44 min
San Francisco, CA	562	8 hrs, 20 min	Seattle, WA	1,129	16 hrs, 52 min
Sacramento, CA	565	8 hrs, 14 min			
Boise, ID	634	9 hrs, 31 min			

LAS VEGAS BUSINESS FACTS

Business Assistance Programs

- + Sales and Use Tax Abatement
- + Modified Business Tax Abatement
- + Personal Property Tax Abatement
- + Real Property Tax Abatement for Recycling
- + TRAIN Employees Now (TEN)
- + Silver State Works Employee Hiring Incentive

Nevada Tax Climate

- + No Corporate Income Tax
- + No Admissions Tax
- + No Personal Income Tax
- + No Unitary Tax
- + No Franchise Tax on Income
- + No Estate Tax

Labor

- + Nevada has one of the lowest labor costs in the region
- + According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- + Over 60,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- + According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.6% and transportation and warehousing by 0.8%
- + All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- + Year-end 2023 employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%



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CBRE



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CBRE

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