

# Black Mountain Industrial Park Warehouse/Distribution

±21,600 SF Available for Lease



With over 120 million square feet of industrial space, the Las Vegas Industrial market is a desired location for manufacturing, distribution, and e-commerce companies. Among the advantages of Las Vegas are a favorable business environment, low taxes, large civilian workforce, as well as access to all major west coast markets.

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# Property Overview

Available Space ±21,600 SF

<b>Space Dimensions:</b> 180' x 120'	<b>Dock Doors:</b> Seven (7) Dock Doors (Rear Loaded)
<b>Drive-In Doors:</b> One (1)	<b>Clear Height:</b> 24'
<b>Office Area:</b> ±1,374 SF	<b>Loading Bay:</b> 50' x 40'
<b>Column Spacing:</b> Typical 40' x 40'	<b>Fire Protection System:</b> ESFR
<b>Building Parking:</b> 63 Parking Stalls	<b>Structure Exterior:</b> Tilt-Up Concrete Panels
<b>Year Built:</b> 1997	<b>HVAC Systems:</b> Warehouse - Evaporative Cooled
<b>Zoning:</b> IG	<b>Electric:</b> 200 Amps at 277/480V
<b>Truck Courts Minimum:</b> 125' with 60' concrete apron	<b>Skylights:</b> Warehouse Skylights
<b>Roof:</b> Built-up	<b>Location:</b> End cap unit with frontage on Cassia Way

## Utility Providers:

Electric: NV Energy

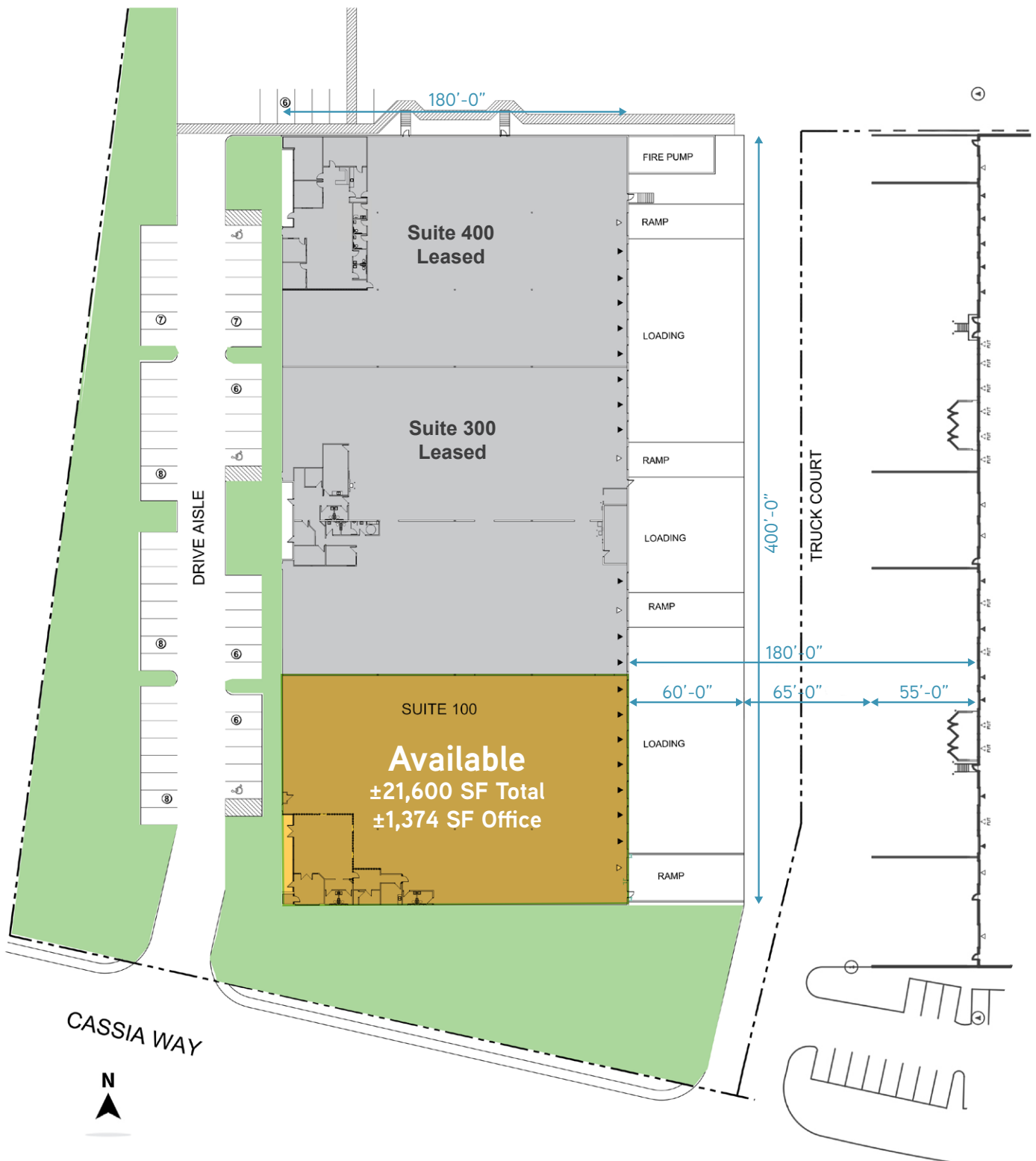
Natural Gas: Southwest Gas

Water: Las Vegas Valley Water District

Sewer: Las Vegas Valley Water District

# Site Plan

Available Space  $\pm 21,600$  SF



## Henderson Submarket (Clark County)

The Henderson Submarket currently has 14,866,001 SF of Industrial Space. This submarket offers a variety of warehouse/distribution buildings in the Valley. The Henderson Submarket is accessible to the 215 Beltway via the Gibson Road Interchange and US95 via the Autoshow Drive Interchange.



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## About Dermody Properties

Dermody Properties is a privately owned industrial real estate investment, development and management firm which specializes in acquisitions and development of industrial real estate in strategic locations for e-commerce fulfillment centers, third party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 70 million square feet of industrial space.

LogistiCenter<sup>SM</sup> is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter<sup>SM</sup> facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.



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Accelerating Success.

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