

# BLACK MOUNTAIN INDUSTRIAL PARK




±133,378 SF Available for Lease

140 Cassia Way | Henderson, NV 89014

[Dermody.com](http://Dermody.com)

**Susan Borst**  **SIR, CCIM**  
Senior Vice President  
Colliers | Las Vegas  
T +1 702 836 3719  
[susan.borst@colliers.com](mailto:susan.borst@colliers.com)

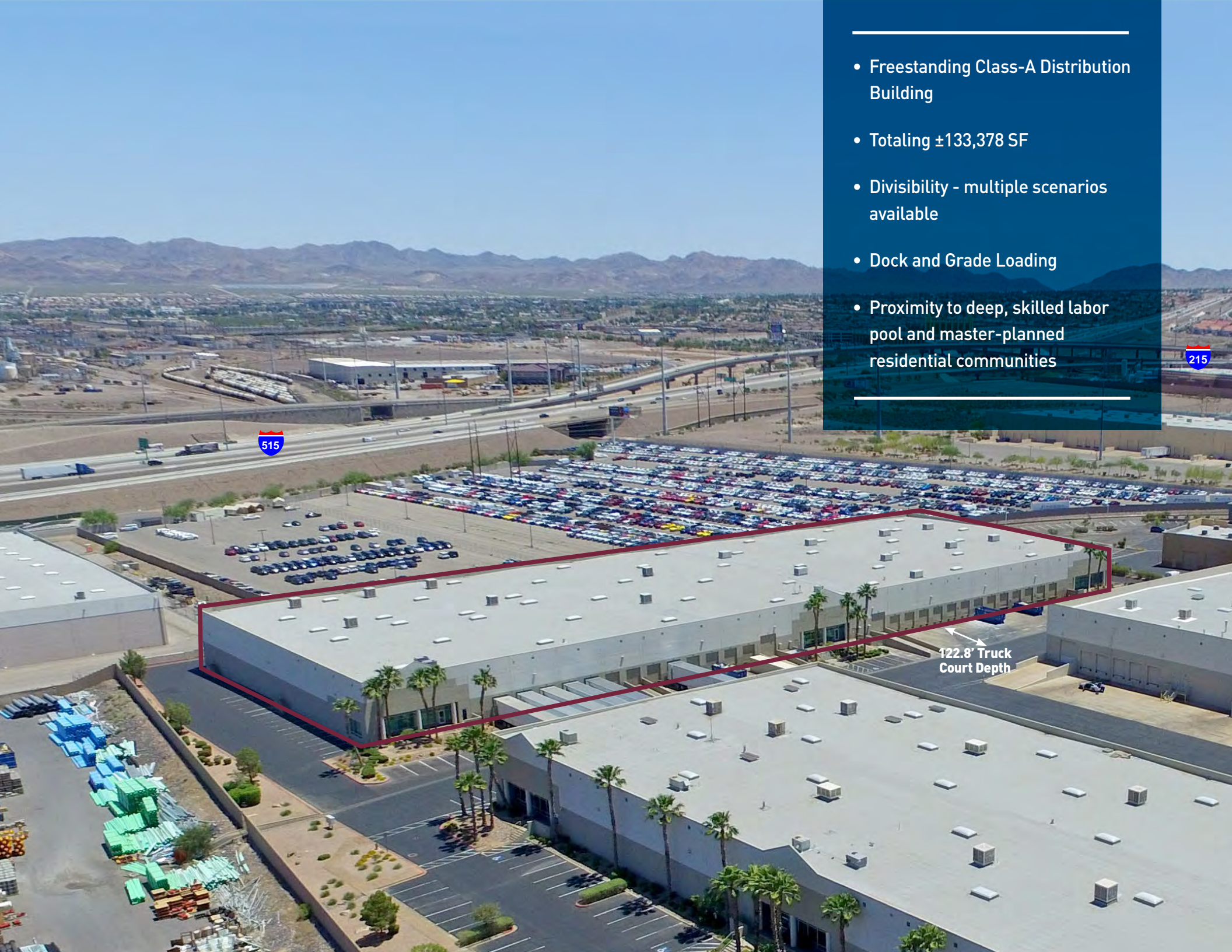
**Dan Doherty**  **SIR**  
Executive Vice President  
Colliers | Las Vegas  
T +1 702 836 3707  
[dan.doherty@colliers.com](mailto:dan.doherty@colliers.com)



**DERMODY  
PROPERTIES**



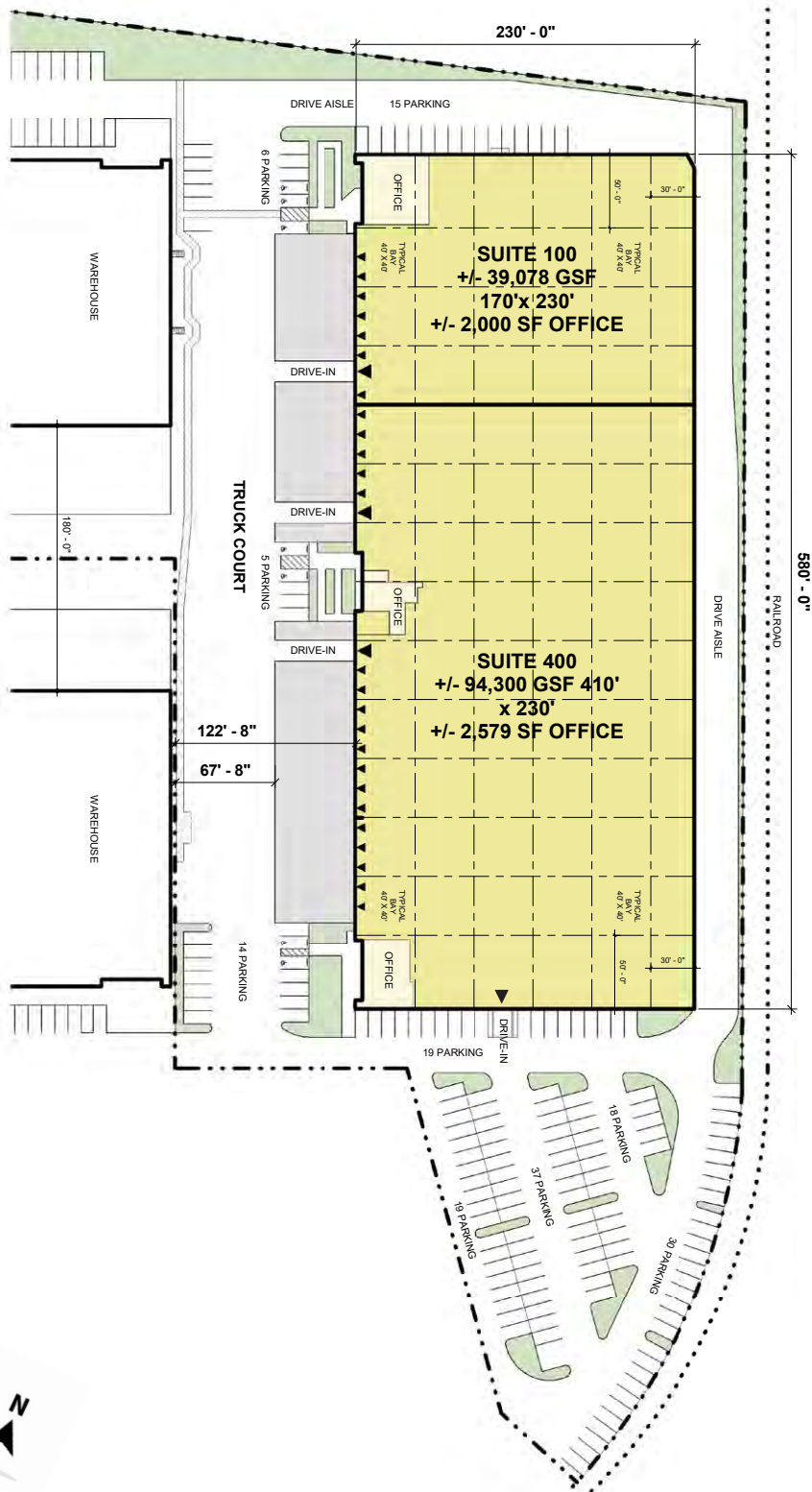




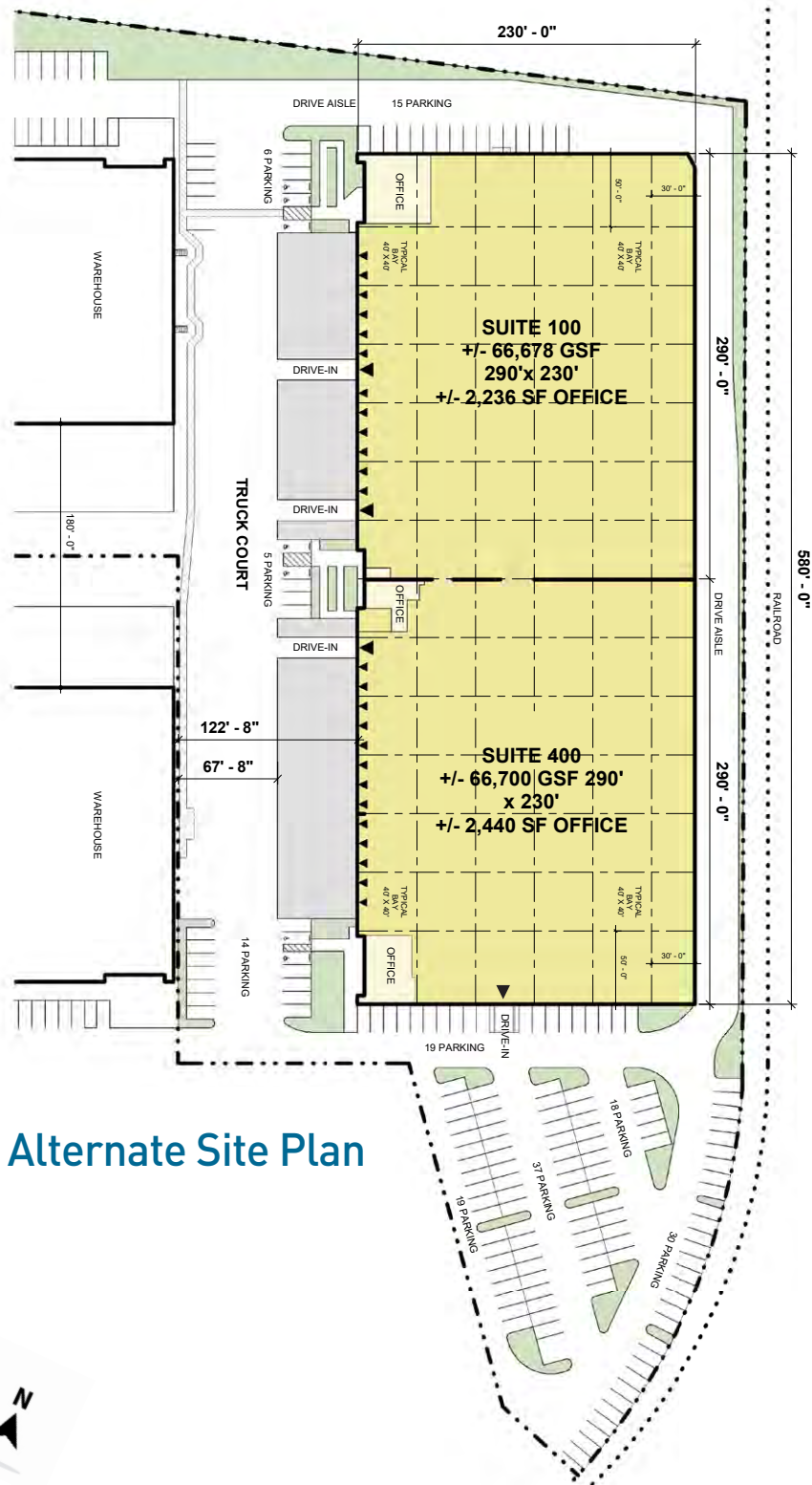
- Freestanding Class-A Distribution Building
- Totaling  $\pm 133,378$  SF
- Divisibility - multiple scenarios available
- Dock and Grade Loading
- Proximity to deep, skilled labor pool and master-planned residential communities

122.8' Truck Court Depth





- $\pm 133,378$  square feet
- Suite 100:  $\pm 39,078$  SF with  $\pm 2,000$  SF Office
  - One (1)  $9' \times 10'$  Drive in Door
  - Seven (7)  $9' \times 10'$  Dock Doors
- Suite 400:  $\pm 94,300$  SF with  $\pm 2,579$  SF Office
  - Three (3)  $12' \times 14'$  Drive in Doors
  - Eighteen (18)  $9' \times 10'$  Dock Doors
- 24' Clear Height
- $50' \times 40'$  Loading Bay
- $40' \times 40'$  Typical Column Spacing
- ESFR Fire Protection System
- 156 Car Parking Stalls
- Tilt-Up Concrete Panels
- Built in 1997
- Warehouse Evaporative Cooled
- $\pm 3,000$  Amps at 277/480 Volt
- Zoning IG
- Two points of Ingress
- Truck Court: 122.8' with 60' concrete apron



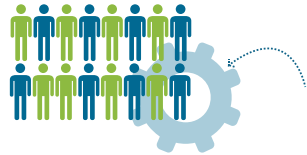
- ±133,378 square feet
- Suite 100: ±66,678 SF with ±2,236 SF Office
  - One (1) 9' x 10' and One (1) 12' x 14' Drive in Doors
  - Twelve (12) 9' x 10' Dock Doors
- Suite 400: ±66,700 SF with ±2,440 SF Office
  - Two (2) 12' x 14' Drive in Doors
  - Thirteen (13) 9' x 10' Dock Doors
- 24' Clear Height
- 50' x 40' Loading Bay
- 40' x 40' Typical Column Spacing
- ESFR Fire Protection System
- 156 Car Parking Stalls
- Tilt-Up Concrete Panels
- Built in 1997
- Warehouse Evaporative Cooled
- ±3,000 Amps at 277/480 Volt
- Zoning IG
- Two points of Ingress
- Truck Court: 122.8' with 60' concrete apron



## POPULATION

Why Henderson?

14% of Southern Nevada's population of 2.1 million live in Henderson, roughly 300,000 people. **Exceptional Quality of Life** - known for its master-planned communities and high-quality of living, Henderson leads Nevada cities in the per-capita income and education levels of its residents. Henderson has been ranked a **top place to live** by several national publications, including Fortune Small Business, Bloomberg and Businessweek, which utilize ranking indicators such as cost of living, housing affordability, school quality, medical care and crime rates. It was also named one of **America's safest cities**.

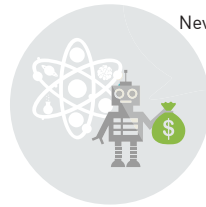


## EDUCATION

The City of Henderson has emerged as a center for higher educational institutions which provide employers an excellent opportunity to attract and develop key staff. Twelve (12) higher education institutions have established themselves in Henderson. These institutions, as well as the emergence of the University of Nevada (UNLV) as a leading research institution are contributing to the community's skilled workforce.



## TAX FRIENDLY BUSINESS ENVIRONMENT



Nevada has been consistently ranked one of the **top three most tax-friendly states** and one of the second best states to start a small business. A few of the taxes not imposed in Nevada include: no franchise tax, no personal income tax, no corporate tax, no inventory tax, no estate tax and limited payroll tax. These attributes make **Nevada very appealing** to businesses of all sizes.

## HENDERSON IS PRO-BUSINESS

Henderson's pro-business environment has attracted internationally recognized companies such as Ocean Spray, Graham Packaging, Berry Plastics, Poly-West, Barclay's Services, Dignity Health, Core Mark, Levi Strauss & Company, FedEx Ground, Unilever Manufacturing, Goodman Distribution, Titanium Metals, Cashman Equipment and many others.

While Nevada is recognized as one of the top states in the nation in which to do business, Henderson offers many additional benefits.



\*Henderson's Development Service Center is rated among the best in the nation for permitting efficiency, service and reliability. \* Companies may also qualify for Henderson's Utility Franchise fee abatement incentive, providing additional savings.

## TRANSPORTATION

McCarran International Airport is the **7th busiest airport** in North America and one of the most domestically and internationally connected in the world. In addition to serving 41M+ passengers a year, it handles over 200 million pounds of cargo.

Henderson Executive Airport is managed by the Clark County Department of Aviation and is used for smaller and privately owned aircrafts.

## IDEAL SOUTHWEST DISTRIBUTION HUB

Conveniently located within a one day truck drive to five major markets (Los Angeles, Phoenix, Salt Lake, San Diego and San Francisco), as well as international ports.

Extensive Ground & Rail Network - National Connectivity  
\*Las Vegas is at the hub of an extensive Western US ground transportation network comprised of three major highways: US 95, US I-15, and US 93, as well as the future Interstate 11. Next-day freight service is available to 80% of the 11-state western region and nearly every western city is within a two-day delivery time frame, meaning that shipments can quickly reach a market of more than 50 million people.

\*Rail service to Southern Nevada is provided via Union Pacific Railroad which runs northeast-southwest through the Las Vegas-Paradise MSA. These rail lines provide daily service to industrial sites throughout the Las Vegas valley as well as a high capacity trans-loading facility.



Union Village



Galleria Mall



Lake Las Vegas



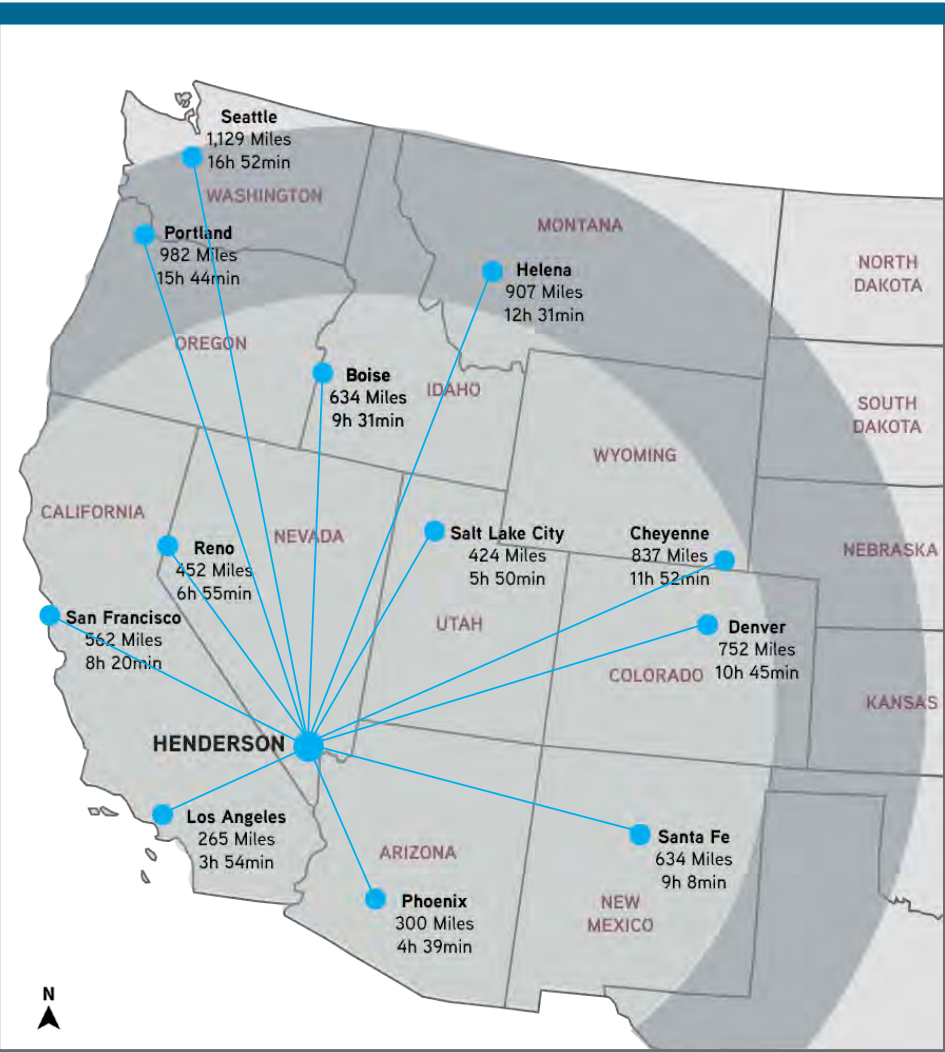
# SITE LOCATION

- Southeast Las Vegas location provides easy access and serviceability to all parts of the valley
- Premier location with immediate access to two interchanges
- Less than one minutes to I-215 with excellent proximity to I-15 and I-515, Henderson serves as Southern Nevada's primary gateway market to Southern California
- Ideally situated just 15 minutes from the Strip and 11 minutes from McCarran International, the 7th busiest airport in the world
- Convenience of nearby retail amenities including Galleria Mall



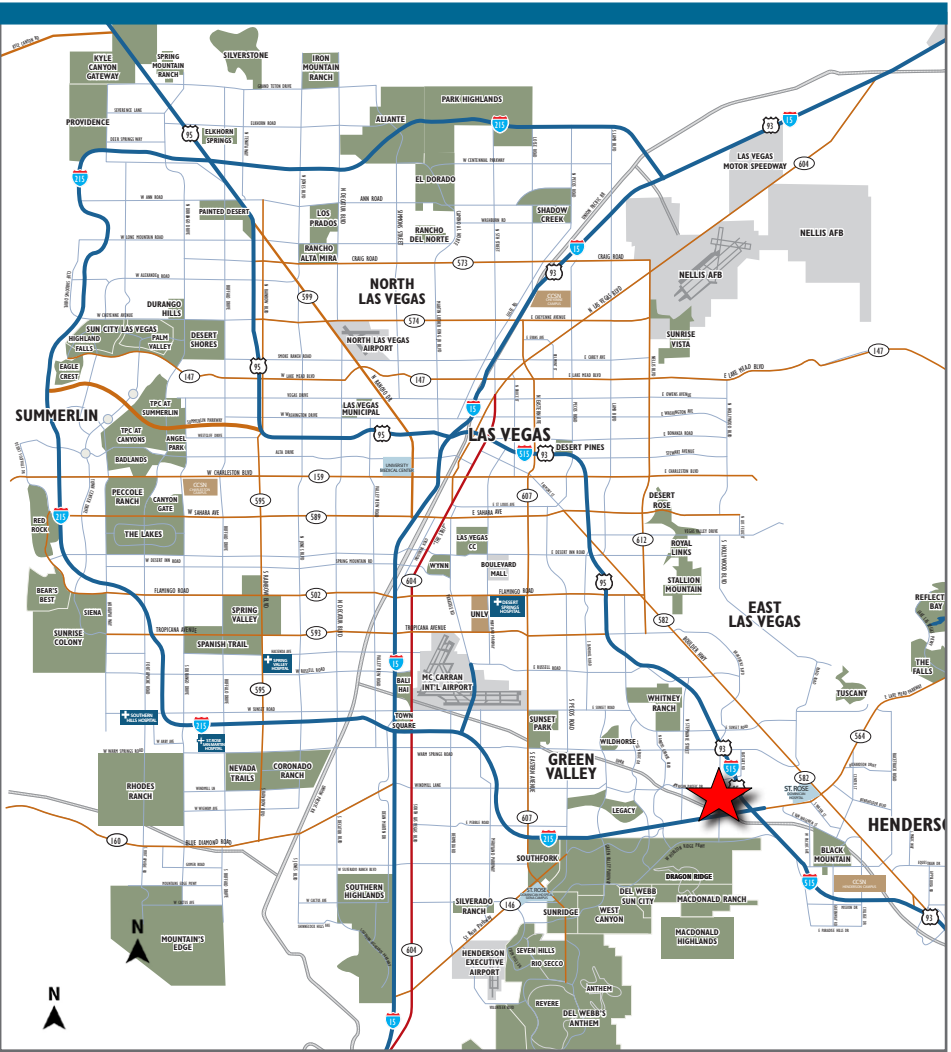


# Transit Analysis from Henderson, Nevada



- ONE DAY TRUCK SERVICE  
61,049,148 People (19.4% of US Population)
- TWO DAY TRUCK SERVICE  
73,462,494 People (23.3% of US Population)

# Las Vegas Valley Location Map





LAS VEGAS STRIP

**Colliers**  
INTERNATIONAL

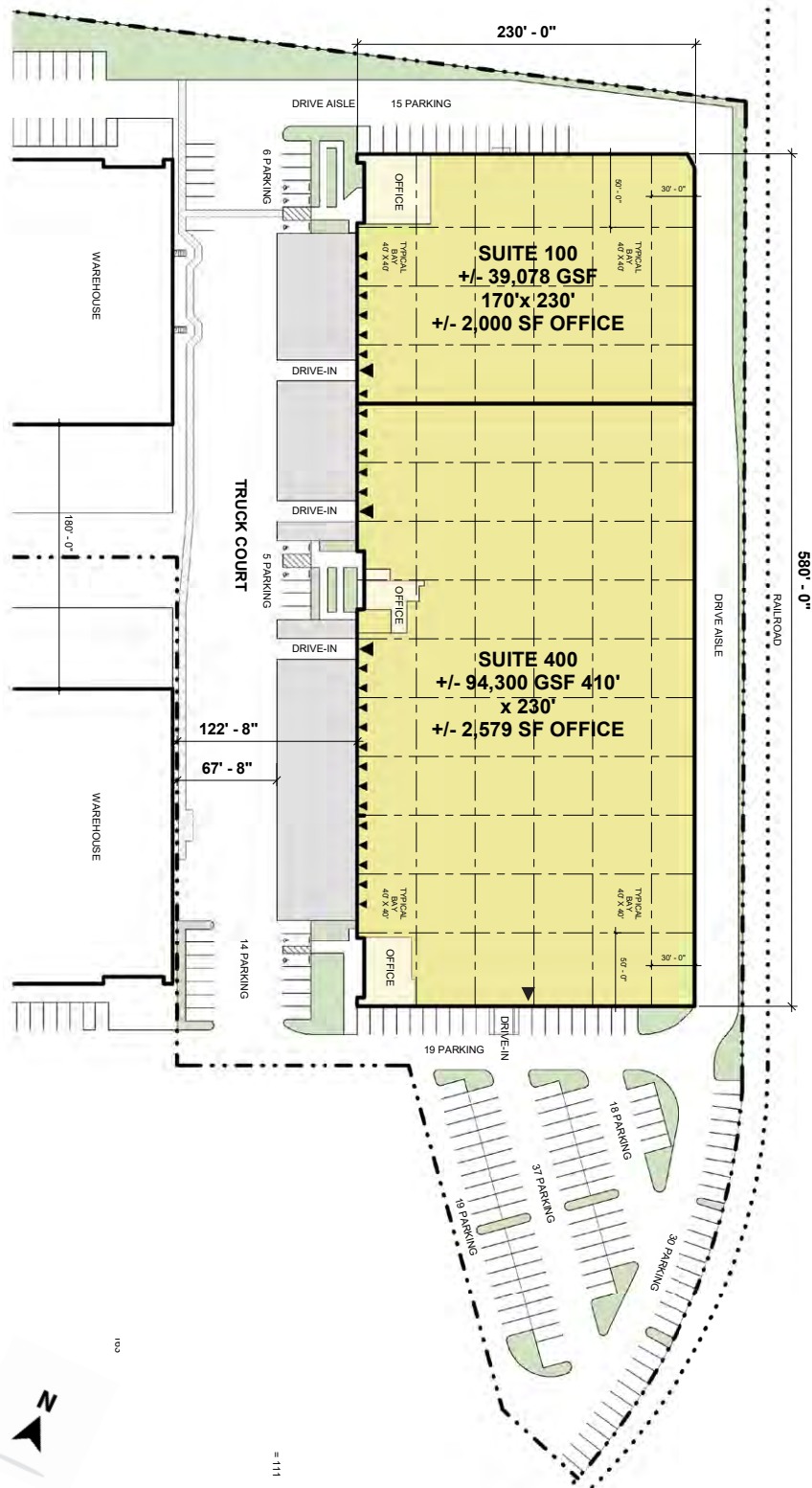
**Susan Borst**  S I O R, CCIM  
Senior Vice President  
Colliers | Las Vegas  
T + 1 702 836 3719  
[susan.borst@colliers.com](mailto:susan.borst@colliers.com)

**Dan Doherty**  S I O R  
Executive Vice President  
Colliers | Las Vegas  
T + 1 702 836 3707  
[dan.doherty@colliers.com](mailto:dan.doherty@colliers.com)

 **DERMODY  
PROPERTIES**

Dermody Properties is a privately owned industrial real estate investment, development and management firm, founded in 1960. The firm specializes in acquisitions and development of industrial real estate in strategic locations for Internet fulfillment centers, manufacturing, distribution, third party logistics, food packaging and distribution. To learn more about Dermody Properties visit [Dermody.com](http://Dermody.com).





- ±133,378 square feet
- Flexible divisibility as shown on this plan and the Alternate plan on the next page
- Twenty-five (25) 9' x 10' Dock Doors
- One (1) 9' x 10' and Three (3) 12' x 14' Drive in Doors
- 24' Clear Height
- ±4,602 SF Office Area
- 50' x 40' Loading Bay
- 40' x 40' Typical Column Spacing
- ESFR Fire Protection System
- 163 Car Parking Stalls
- Tilt-Up Concrete Panels
- Built in 1997
- Warehouse Evaporative Cooled
- ±3,000 Amps at 277/480 Volt
- Zoning IG
- Two points of Ingress
- Truck Court: 122.8' with 60' concrete apron