FOR SALE OR LEASE: ±91,000 SF INDUSTRIAL BUILDING

Bowes Avenue, Henderson, NV 89044 // Building D

Colliers INTERNATIONAL

PANATTONI® HILLWOOD

south 15 AIRPORT CENTER

DAN DOHERTY SIOR
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Located within the business-friendly city of Henderson, Nevada, South15 Airport Center is a master-planned office and industrial park consisting of ±153 acres. Building D features include ESFR fire sprinklers, dock high loading with 30,000 lbs. mechanical pit levelers on every other door, grade level loading, warehouse skylights, and 36' minimum clear height at the first column.

- South 15 Airport Center is a ±153 acre office and industrial park with a ±310,000 SF FedEx Ground Facility as the Park's first tenant.
- Major highways servicing South 15 Airport Center include Interstate 15, US 93/95, Highway 146, and the Southern Nevada Beltway (I-215).
- Interstate 15 also provides immediate East-West access from California to the East coast via I-80, I-10 and I-40, as well as North-South access from Mexico to Canada via I-15.
- South 15 Airport Center is located only minutes from the Las Vegas "Strip", McCarran International Airport, and other nearby amenities.
- Henderson Executive Airport sits adjacent to the site and offers first-class private hangars and runway facilities. As a primary reliever to busy McCarran International Airport, Henderson Executive Airport provides the necessary services and amenities for all types of aircraft.

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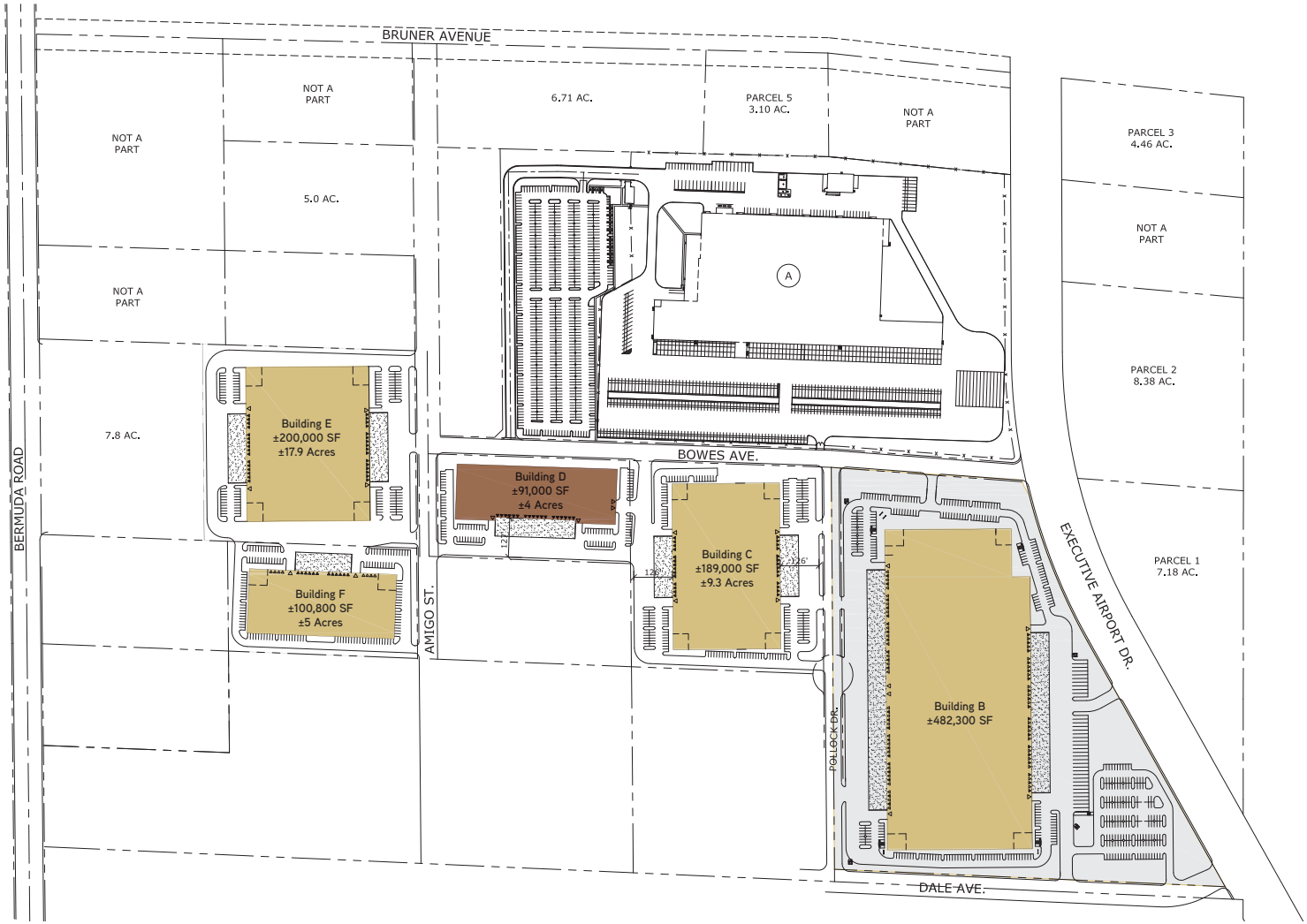
SITE PLAN

Building D



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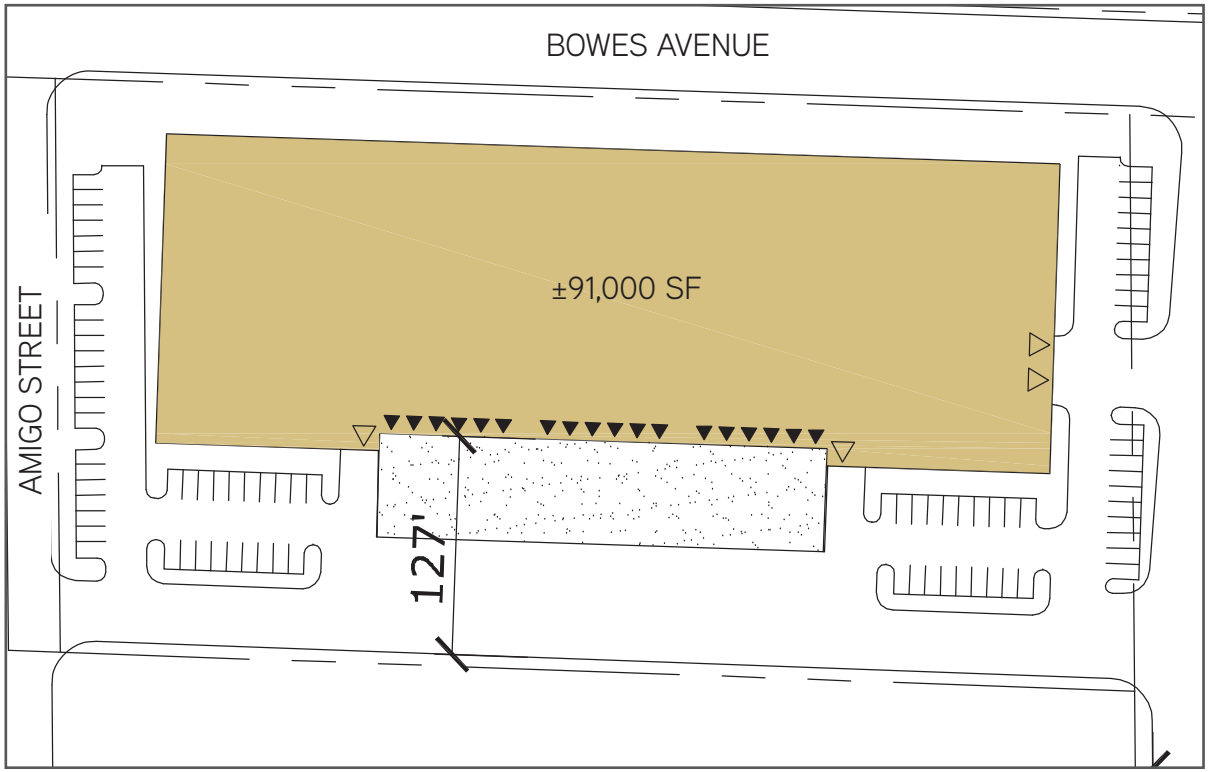
BUILDING PLAN

Building D



BUILDING DETAILS

- ±91,000 SF
- Divisible to ±45,500 SF
- 18 Dock Doors (9'x10') with 35,000 lbs Pit Levelers Installed on Every Other Door
- 4 Grade Doors (12'X14')
- 2% Warehouse Skylights
- Ample Car Parking
- IP Zoning
- ESFR Fire Suppression Systems
- 36' Minimum Ceiling Clearance at First Column
- High Efficiency Design and Features
- R-30 Roof Insulation
- Power: 277/480 Volt

▲ = Dock Doors

△ = Future Dock Doors

△ = Grade Doors

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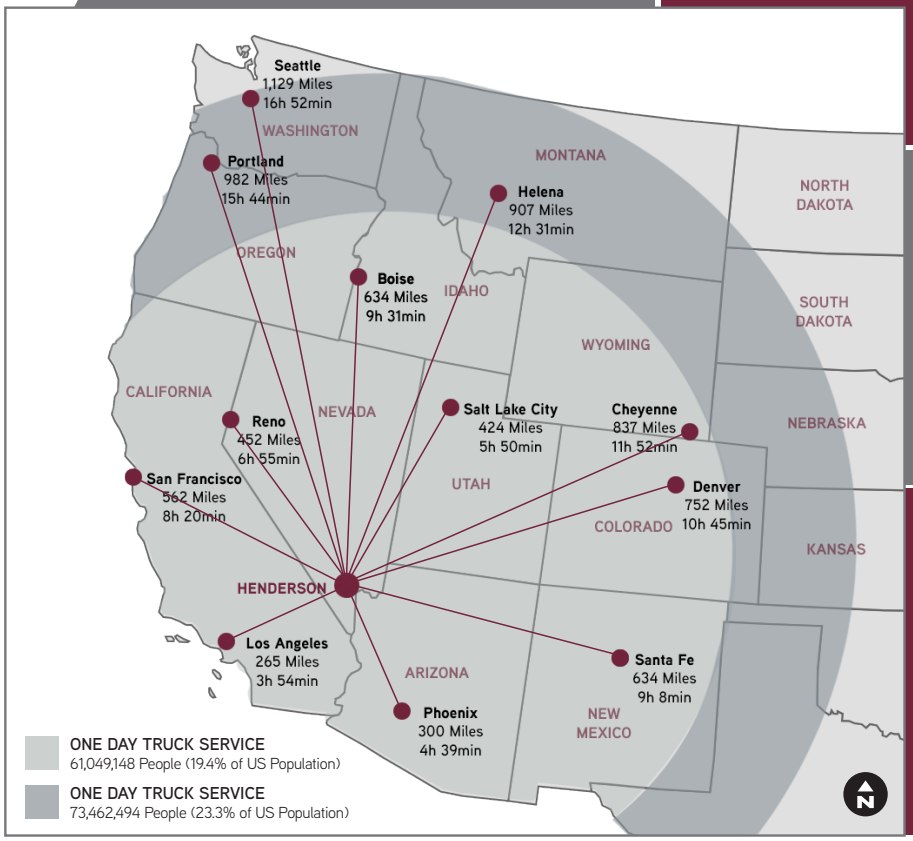
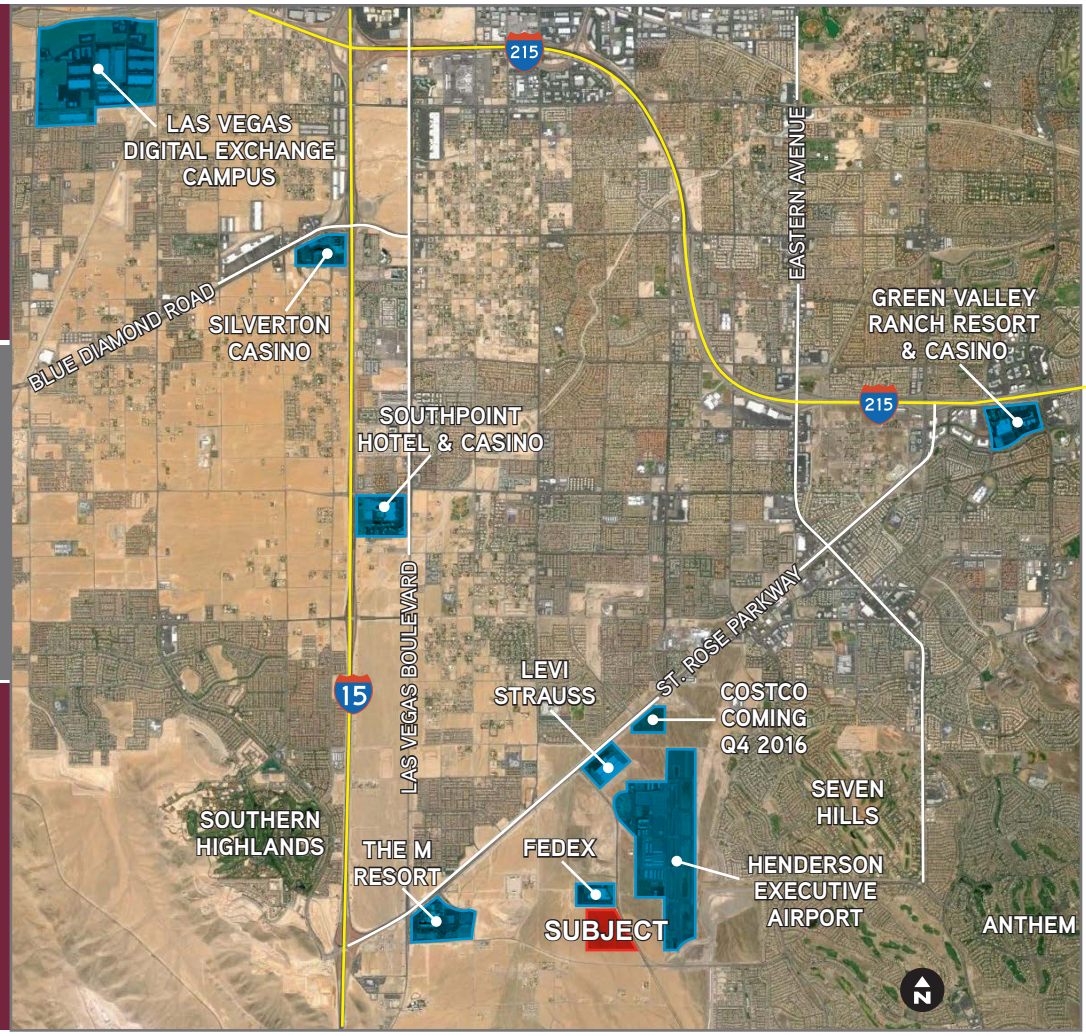
Transit Analysis from Henderson, Nevada





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