



±330,240 SF Available Now
Building 4

LogistiCenterSM at I-15 South

New Class A Industrial Development

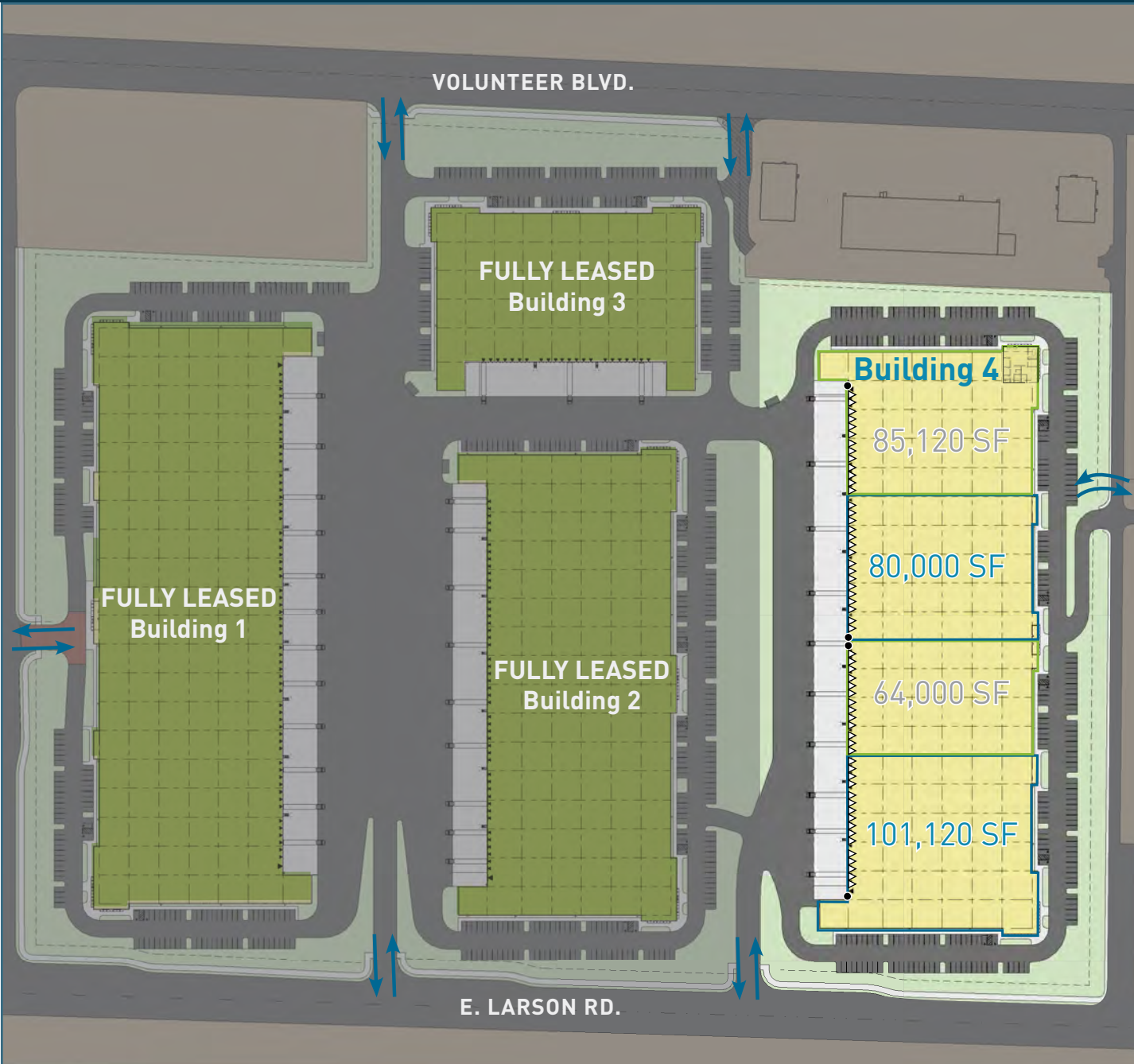
3541 Volunteer Boulevard | Henderson, NV 89044



Dermody.com

Building Specifications

Bldg. 4 - ±330,240 SF (Divisible to ±64,000SF)



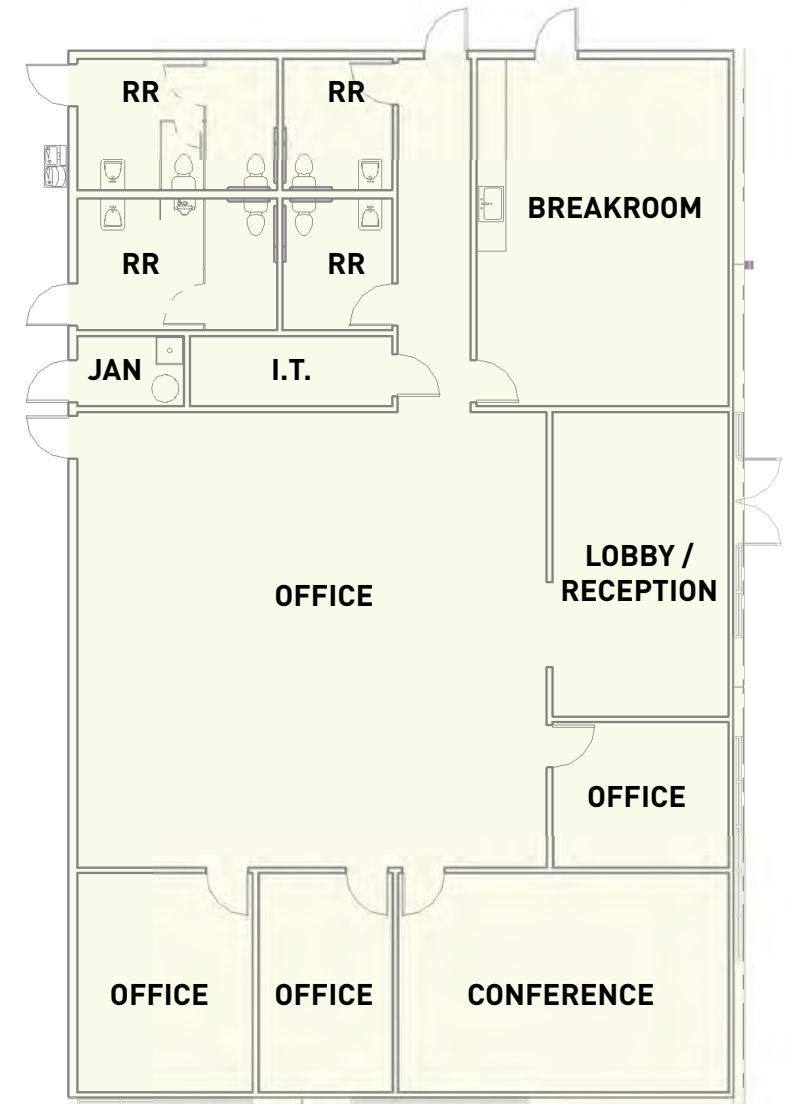
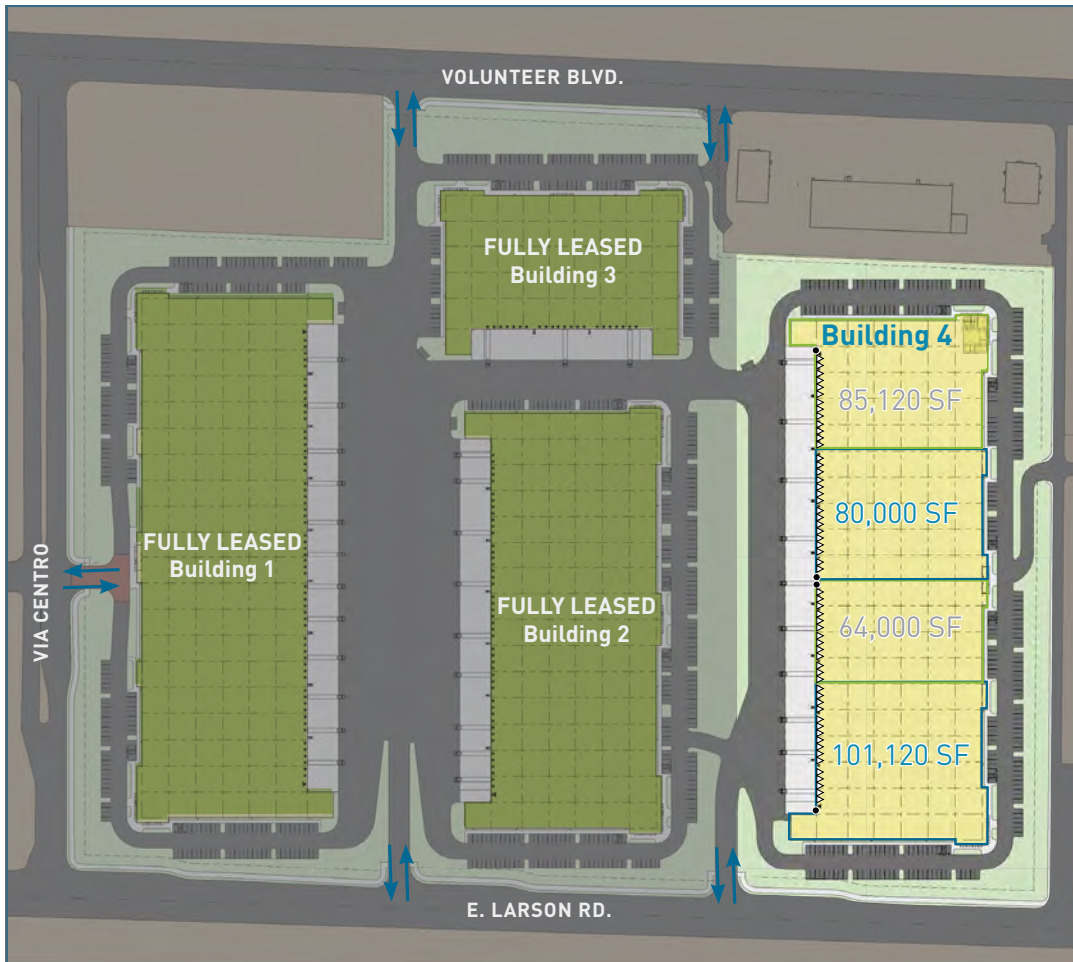
Building 4	
Footprint	±330,240 SF
Divisibility	±64,000 SF
Spec Office Build-Out	±3,610 SF
Building Dimensions	320' x 1,000
Clear Height	36'
Column Spacing	52' x 50'
Dock-High Doors	56 (9' x 10')
Grade-Level Doors	4 (14' x 16')
Car Parking	248
3-Phase Power	4,000 Amps
Fire System	ESFR

- New development consisting of four free-standing industrial buildings, totaling 1,050,420 SF on ±61.5 acres.
- Convenient access to the I-15 via the St. Rose Parkway & is favorably positioned as a regional southwest e-commerce, distribution and manufacturing site.
- Class -A Construction and Design
- 35,000 lb. Mechanical Levelers
- LED Lighting
- 7" Concrete Slab Floors
- 45 mil white TPO over a wood deck roof with R-30 insulation; 15 year no limit warranty

*Divisibility as indicated on the site plan will not be built initially and is only to be used as an example. Alternative divisibility can be configured to accommodate sizes and square footages based on customer requirements.

SPEC OFFICE PLAN

Bldg. 4 - ±3,610 SF Spec Office



*Divisibility as indicated on the site plan will not be built initially and is only to be used as an example. Alternative divisibility can be configured to accommodate sizes and square footages based on customer requirements.



Starbucks
Smith's
FOOD & DRUG STORES
Great Clips
ACE Hardware
tropical CAFE
Walgreens

DQ Jack
O'Reilly
AUTO PARTS
TACO BELL
jiffy lube

Chevron
CIRCLE K

SOUTH POINT
Las Vegas

SILVERADO RANCH PLAZA
TARGET
five BELOW
Office DEPOT
Bath & Body Works
DISCOUNT TIRE
HomeGoods
Michael's
GNC
KIRKLAND'S
ULTRA
PET SMART
Marshall's
DOLLAR TREE
Chick-fil-A
GameStop
LOWE'S

Rosemar Plaza
McDonald's

Shoppes on the Parkway
KinderCare
BLAZE
Massage Envy
Burgerim
SUBWAY

St. Rose Square
COSTCO WHOLESALE
TEXAS
Cafe Rio
CHIPOTLE
ROSS
DUNKIN'
IN-N-OUT
TACO BELL
HOBBY LOBBY
Macho Daddy
E6S FITNESS

Southern Highlands Golf Club

Rio Secco Gold Club

Jack
in the box
ARCO

Provisions at Henderson West
Mixed Use
Retail/Multi Family

ROUNDERS
DUNKIN'
SPEEDEE MART

The Revere Golf Club

Shell
CP

marinelli's
ups
Baby Cafes

INSPIRADA MARKETPLACE
Great Clips
ups
The UPS Store

ANTHEM HIGHLANDS
Starbucks
CVS
WELLS FARGO

Mixed Use
Retail/Multi Family

TARGET

BICENTENNIAL MARKETPLACE

52,000 VPD

116,000 VPD

146

146

15

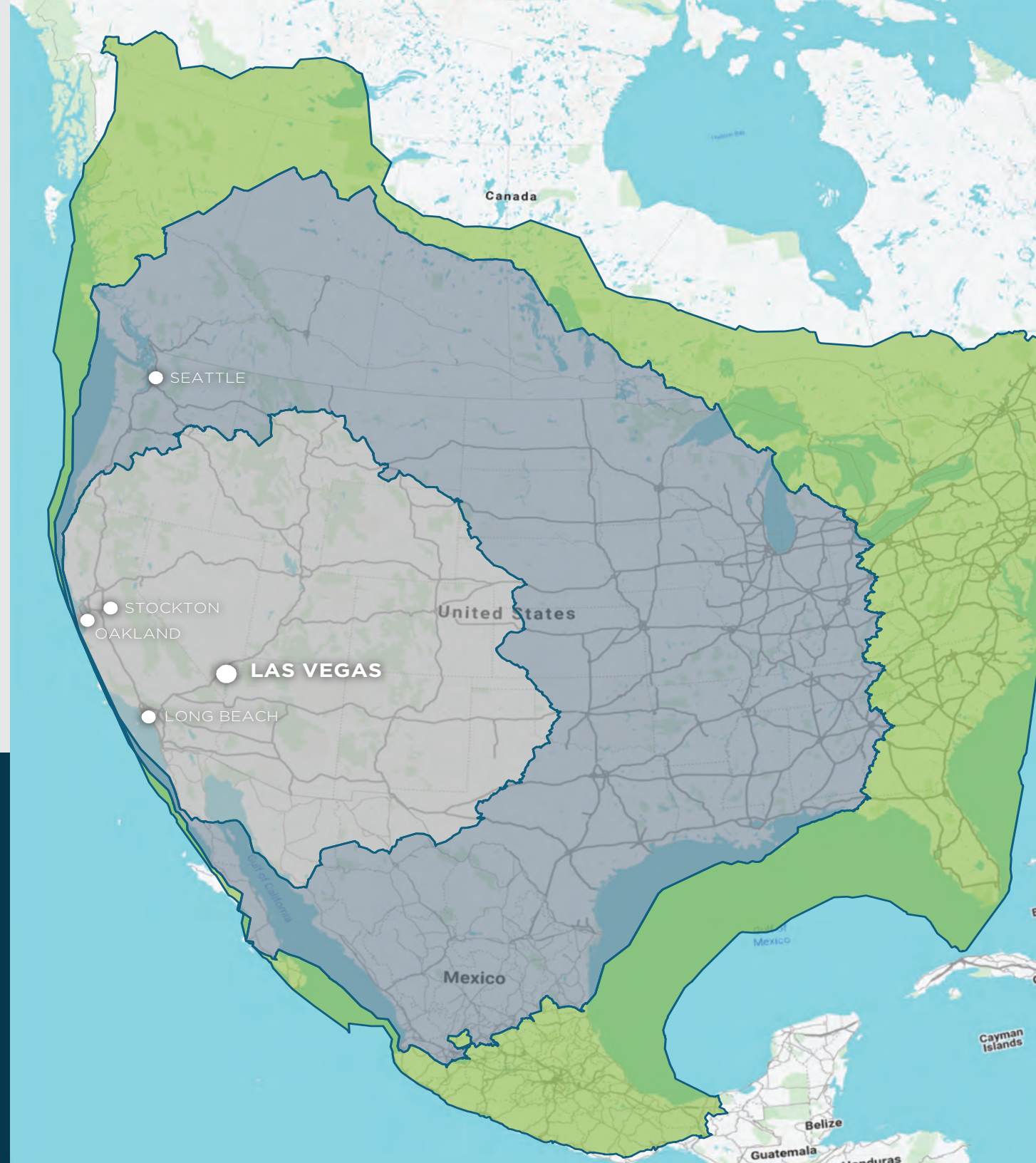
Location

ONE DAY TURN AROUND - West Henderson allows for drivers to deliver to NV from Southern CA and the Los Angeles ports and return in the same day without meeting daily driving limit restrictions.

NATIONAL NEIGHBORS - The Las Vegas Raiders of the NFL and the Henderson Silver Knights of the AHL train here to win, while industry leaders like Google, Haas Automation and Amazon come here to maintain peak global competitiveness in a rewarding, pro-business, pro-growth environment.

DEEP LABOR POOL - Henderson is the nation's largest city to be ACT® Work Ready-Certified, it also lays claim to superior skill and even broader workforce (drawing from a deep labor pool of a population of 2 million within a 30-minute radius).

Ports & Transportation	Miles
LONG BEACH	283
STOCKTON	520
OAKLAND	557
SEATTLE	1,114
HENDERSON	2.5
MCCARRAN	12.2
NORTH LAS VEGAS	21.2





LogistiCenterSM at I-15 South New Class A Development

3541 Volunteer Boulevard | Henderson, NV

About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey.

For more information, visit www.Dermody.com.

About the LogistiCenterSM Brand

LogistiCenterSM 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 LogistiCenterSM 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.

About Cushman & Wakefield

Cushman and Wakefield is a global leader in commercial real estate services with 52,000 employees in over 400 offices and approximately 60 countries, we want to make the most of every opportunity for our clients—because our city, community, planet and future is what we make it. Life is what we make it.

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified.



Greg Tassi, SIOR
Cushman & Wakefield
Executive Managing Director
(702) 605-1713
greg.tassi@cushwake.com

Danielle Steffen, SIOR
Cushman & Wakefield
Managing Director
(702) 688-6944
danielle.steffen@cushwake.com

John Ramous
Dermody Properties
Nevada Partner
(775) 335-0172
jramous@dermody.com



Dermody.com