

AVAILABLE NOW



±330,240 SF  
Building 4

# LogistiCenter<sup>®</sup> at I-15 South New Class A Industrial Development

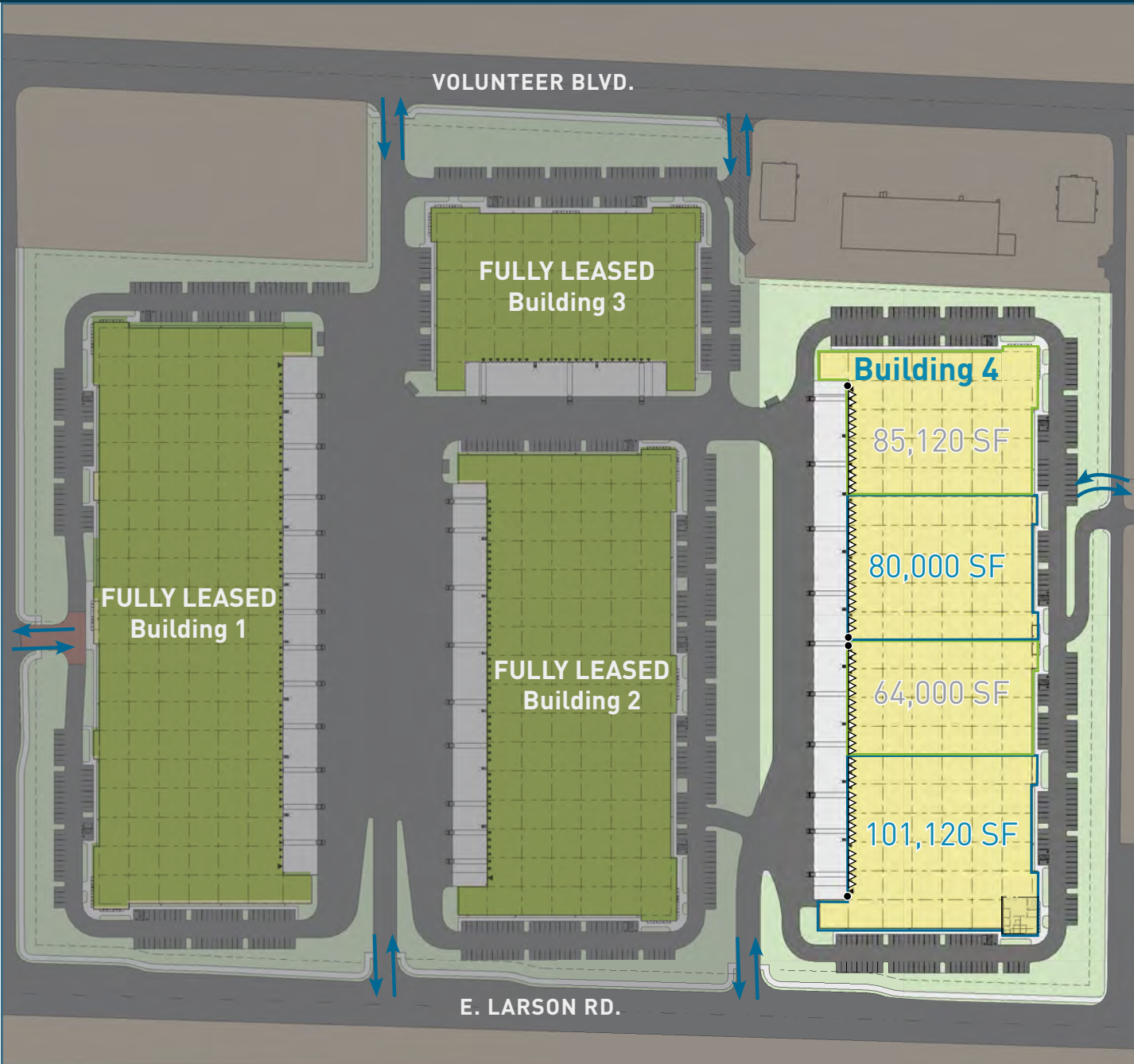
3541 Volunteer Boulevard | Henderson, NV 89044



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

# Building Specifications

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



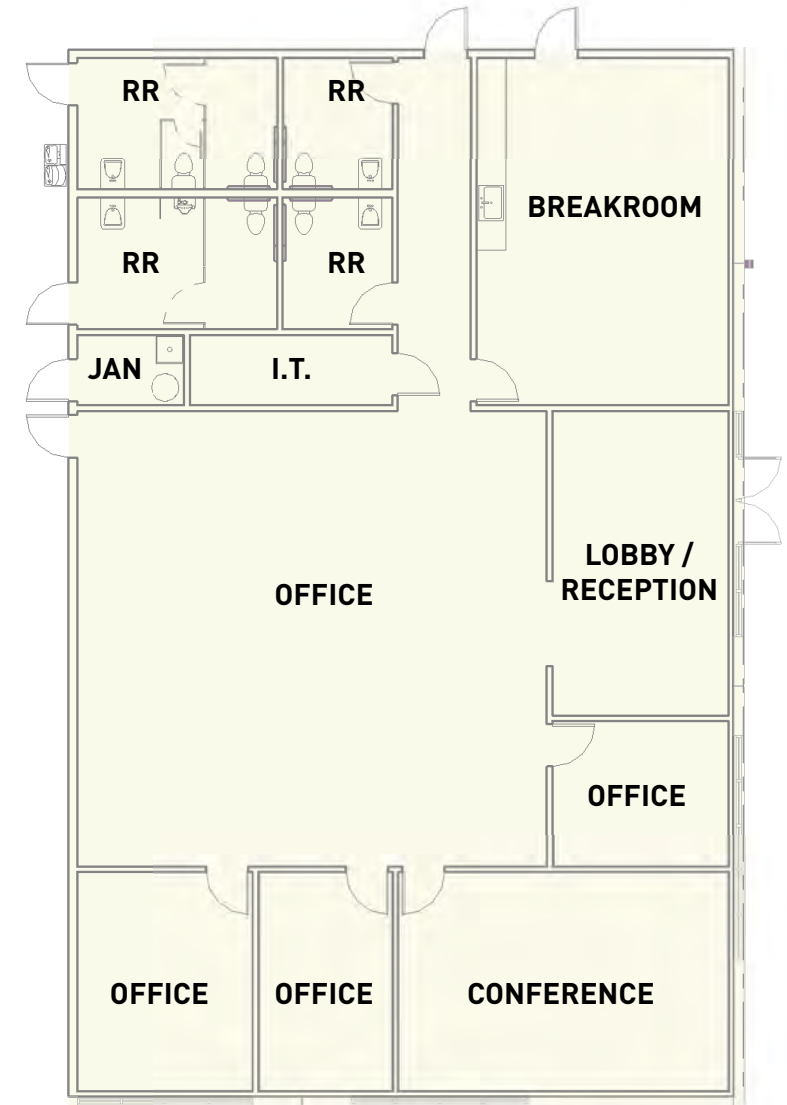
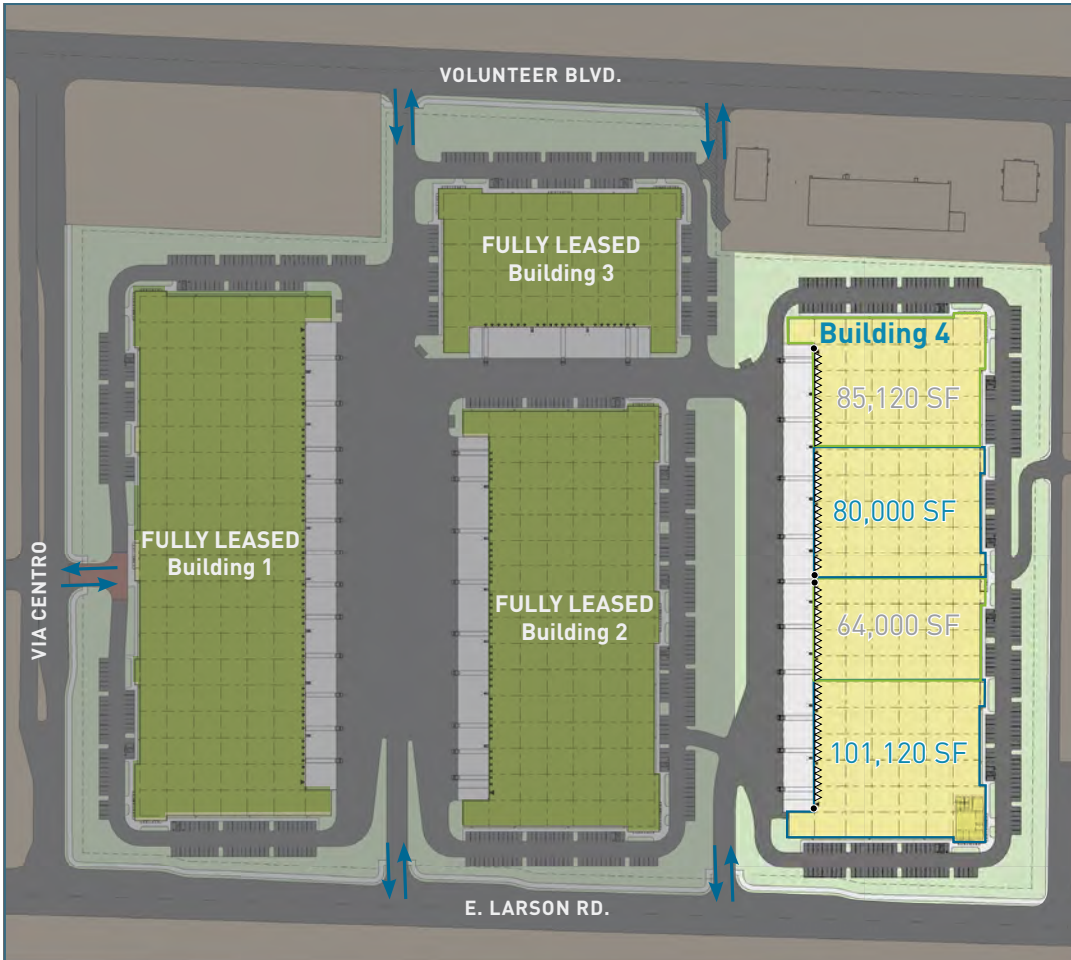
Building 4	
Footprint	±330,240 SF
Divisibility	±64,000 SF
Spec Office Build-Out	±3,610 SF
Building Dimensions	320' x 1,000
Clear Height	36'
Column Spacing	52' x 50'
Dock-High Doors	56 (9' x 10')
Grade-Level Doors	4 (14' x 16')
Car Parking	248
3-Phase Power	4,000 Amps
Fire System	ESFR

- 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
- Building is evaporative cooled and R19 Insulated
- 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



\*Spec office is currently approved by the City of Henderson and permitted.

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

DQ Jack-in-the-Box  
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  
ULTA  
PET SMART  
Marshall's  
DOLLAR TREE  
Chick-fil-ck  
GameStop  
LOWE'S

Rosemar Plaza  
McDonald's

Shoppes on the Parkway  
KinderCare  
BLAZE  
Massage Envy  
Burgerim  
SUBWAY

**St. Rose Square**  
COSTCO WHOLESALE  
TEXAS HOLDERS  
Cafe Rio  
CHIPOTLE  
DOLLAR TREE  
ROSS DRESS FOR LESS  
E6S FITNESS  
PANDA  
Popeyes  
TACO BELL  
HOBBY LOBBY  
Macho Daddy  
bowlology

Southern Highlands Golf Club

Rio Secco Gold Club

Jack in the box  
ARCO

Provisions at Henderson West  
Mixed Use  
Retail/Multi Family

ROUNDERS  
DUNKIN'  
SUNBELT SERVICE  
76  
SPEEDEE MART

The Revere Golf Club

146  
15

marinelli's  
UPS  
Baby Cafes



**INSPIRADA MARKETPLACE**  
Great Clips  
The UPS Store

**ANTHEM HIGHLANDS**  
Starbucks  
CVS  
WELLS FARGO

Mixed Use  
Retail/Multi Family

TARGET

BICENTENNIAL MARKETPLACE

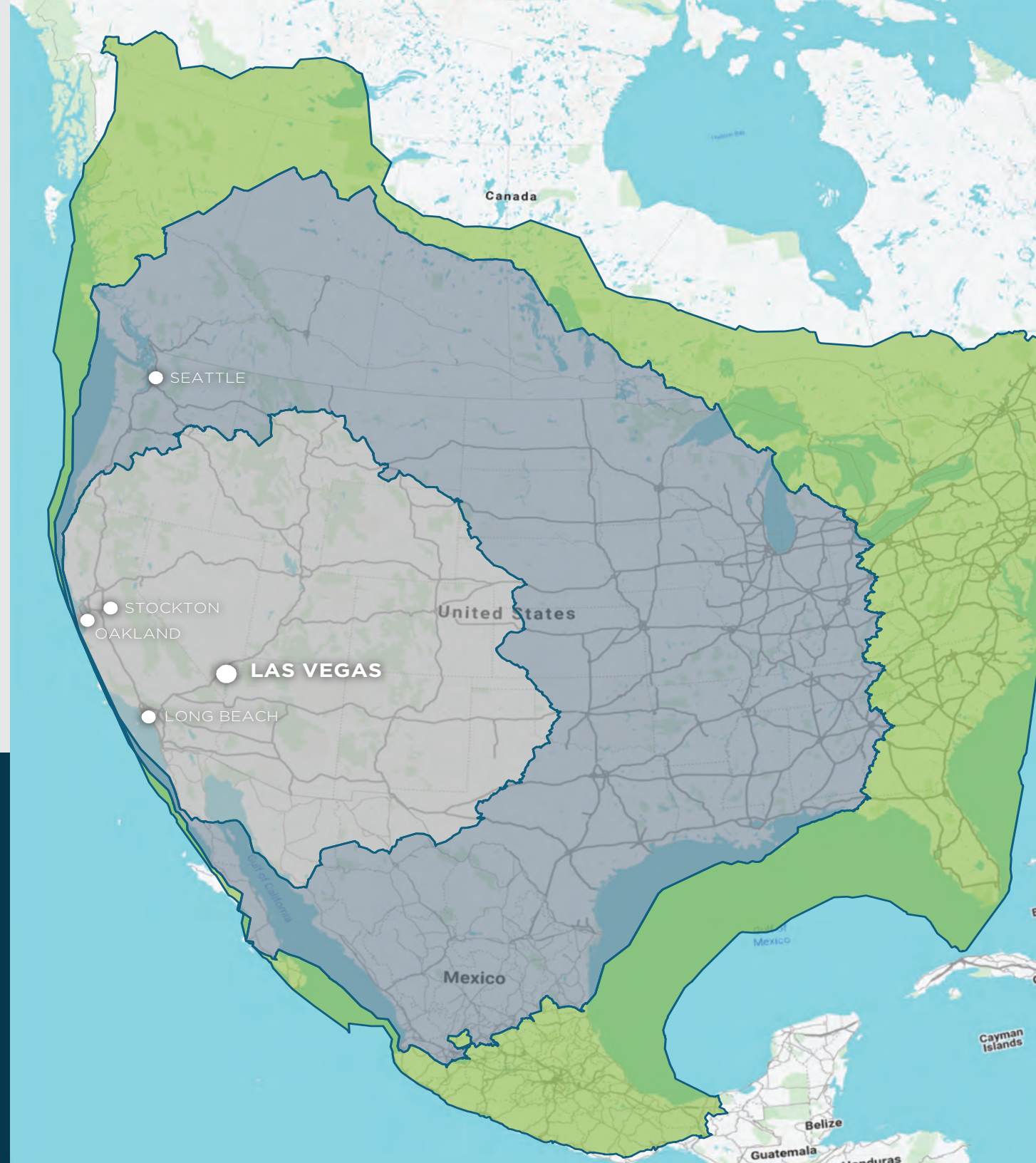
# Location

**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





## LogistiCenter® at I-15 South

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

### About the LogistiCenter® Brand

LogistiCenter® 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® 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.

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