360°
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AVAILABLE NOW

±330,240 SF
Building 4

LogistiCenter® at I-15 South

New Class A Industrial Development

3541 Volunteer Boulevard | Henderson, NV 89044

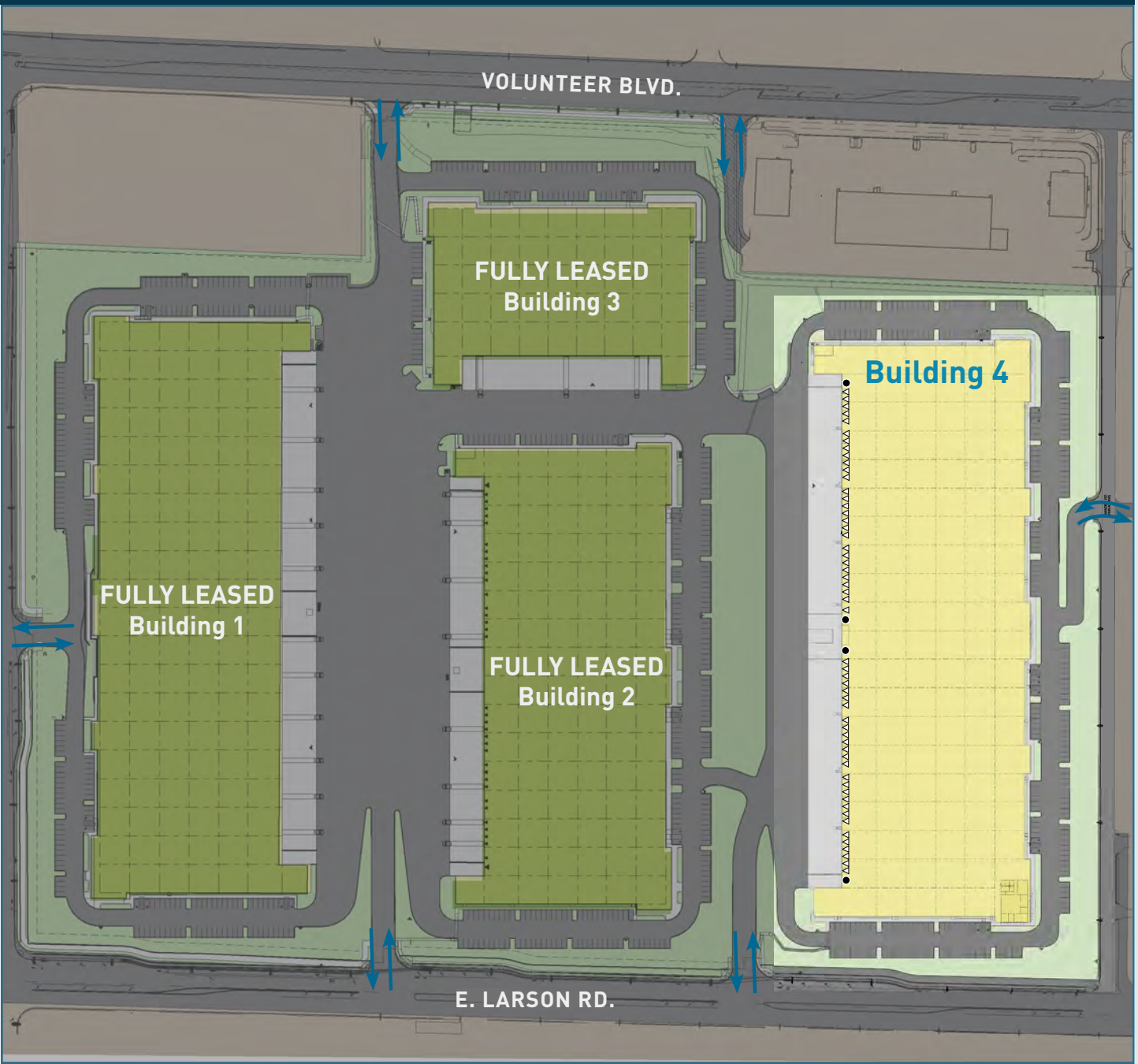
DERMODY

CUSHMAN & WAKEFIELD

Dermody.com

Building Specifications

Bldg. 4 - ±330,240 SF

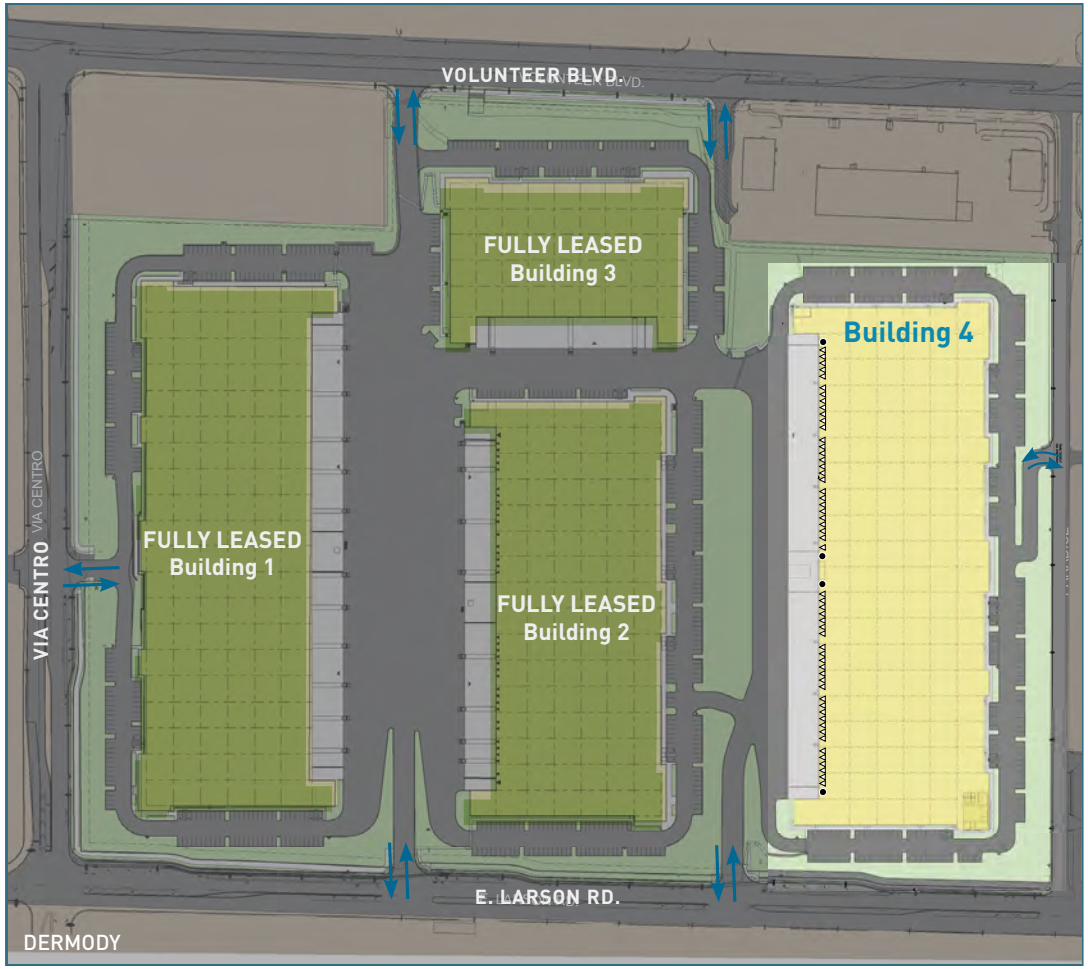


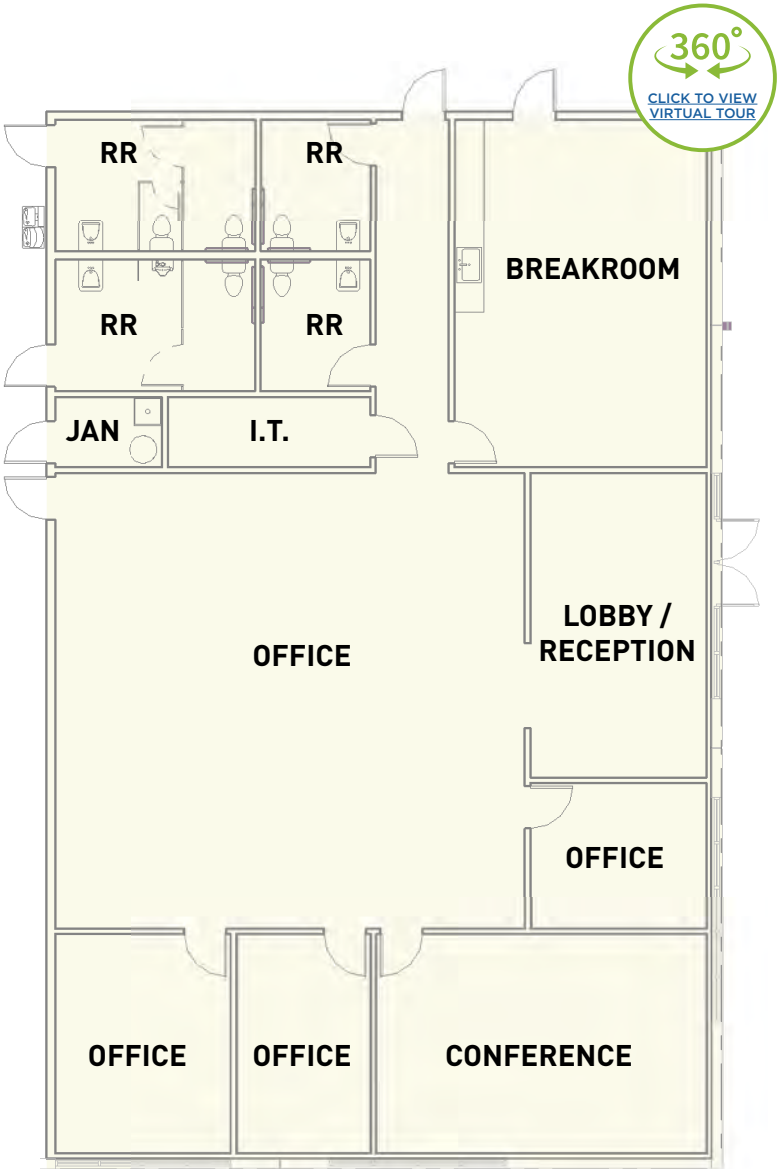
Building 4	
Footprint	±330,240 SF
Divisibility	±64,000 SF
Spec Office Build-Out	±3,610 SF
Building Dimensions	320' x 1,000
Clear Height	36'
Column Spacing	52' x 50'
Dock-High Doors	55 (9' x 10')
Grade-Level Doors	4 (14' x 16')
Car Parking	248
3-Phase Power	4,000 Amps
Fire System	ESFR

- 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

Office Plan

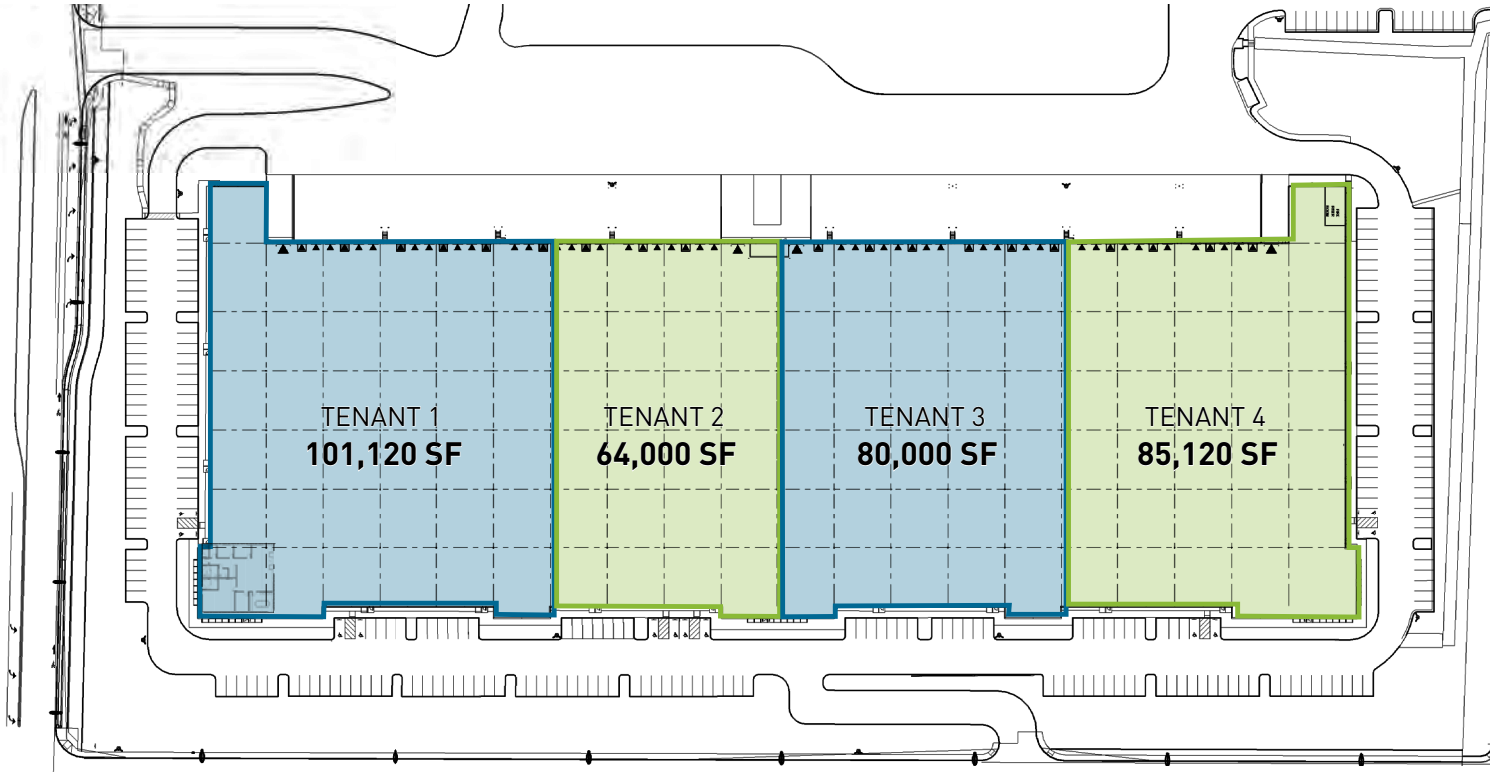
Bldg. 4 - ±3,610 SF Spec Office





Conceptual Demising Plan

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



Divisibility 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.

Tenant 1	
Total SF:	101,120 SF
Office SF (Spec Suite):	3,610 SF
Grade Level Doors:	1
Dock High Doors:	16
Pit Levelers:	6

Tenant 2	
Total SF:	64,000 SF
Office SF (Spec Suite):	BTS
Grade Level Doors:	1
Dock High Doors:	11
Pit Levelers:	3

Tenant 3	
Total SF:	80,000 SF
Office SF (Spec Suite):	BTS
Grade Level Doors:	1
Dock High Doors:	16
Pit Levelers:	6

Tenant 4	
Total SF:	85,120 SF
Office SF (Spec Suite):	BTS
Grade Level Doors:	1
Dock High Doors:	12
Pit Levelers:	4

Surrounding Amenities

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

Dermody 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 has deployed more than $11 billion of total capital across all platforms nationwide, having acquired and developed approximately 125 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. 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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