

# Black Mountain Industrial Park

±50,000 Square Feet Industrial Space For Lease

140 & 150 Cassia Way, Henderson, NV 89014



**PROLOGIS**



## Property Features:

- Units from 21,600 - 29,937 SF
- Located near the Intersection of Gibson Rd. and the I-215 Freeway
- Front & Rear Dock High Loading
- Clear Height: 24' - 27'
- Zoned: General Industrial (IG)
- APN: 178-14-111-031
- Dock Levelers
- Painted Interior Warehouse Walls



**Voit Real Estate Services**  
**Kevin Higgins, SIOR**  
Executive Vice President  
Lic #B.0016109.CORP  
702.734.4555  
khiggins@voitco.com

**Voit Real Estate Services**  
**Garrett Toft**  
Senior Associate  
Lic #BS.0061824  
702.734.4503  
gtoft@voitco.com

**Voit Real Estate Services**  
**Eric Larkin**  
Sales Associate  
Lic #BS.0073906  
702.734.4533  
elarkin@voitco.com

**Prologis**  
**Stephen Schorr**  
Senior Property Manager  
702.891.9502  
4031 N. Pecos Rd., Ste.107  
Las Vegas, NV 89115

# Black Mountain Industrial Park

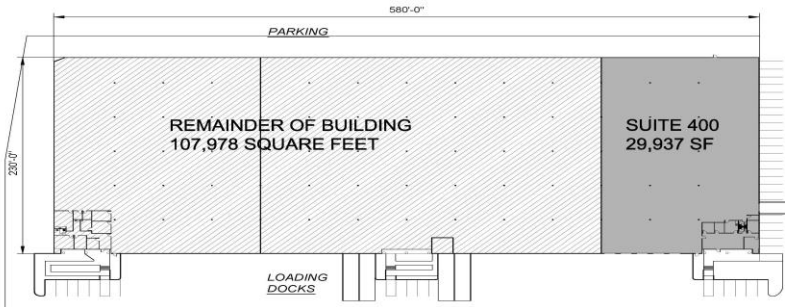
±50,000 Square Feet Industrial Space For Lease

140 & 150 Cassia Way, Henderson, NV 89014



**PROLOGIS**

## 140 CASSIA WAY, SUITE 400

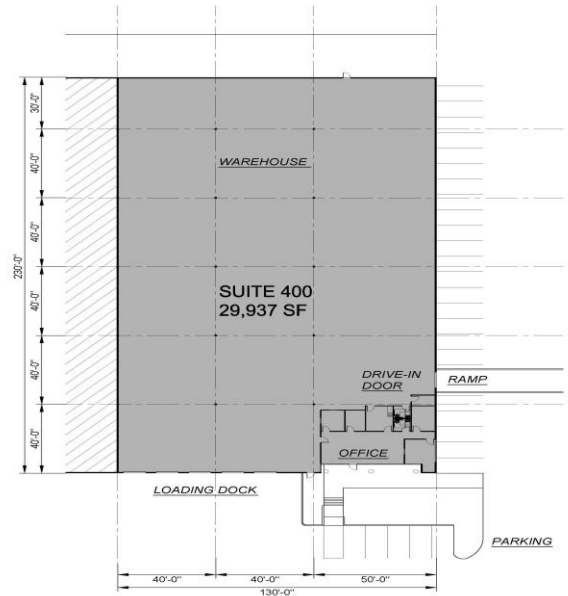


**OVERALL BUILDING PLAN**



### BUILDING FEATURES

- WAREHOUSE AREA = 28,053 SF
- OFFICE AREA = 1,884 SF
- TOTAL AREA = 29,937 SF
- 5 LOADING DOCKS
- DRIVE-IN DOOR
- FULLY SPRINKLERED
- 24' CLEAR HEIGHT MINIMUM
- FRONT LOADING
- CONCRETE TILT CONSTRUCTION
- 110' MIN TRUCK COURT DEPTH
- CONVENIENT FREEWAY ACCESS

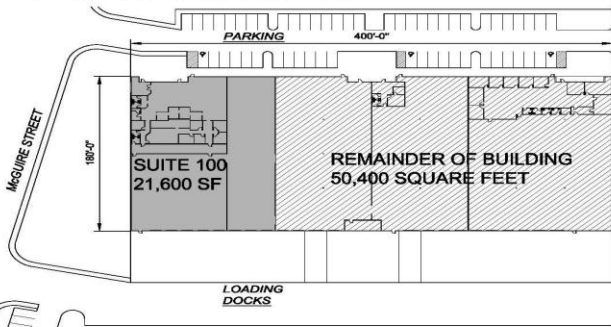


**SUITE 400 PLAN**



4031 NORTH PECOS ROAD, SUITE 107  
LAS VEGAS, NEVADA 89115  
OFFICE: (702) 891-9292  
FAX: (702) 891-9141

## 150 CASSIA WAY, SUITE 100

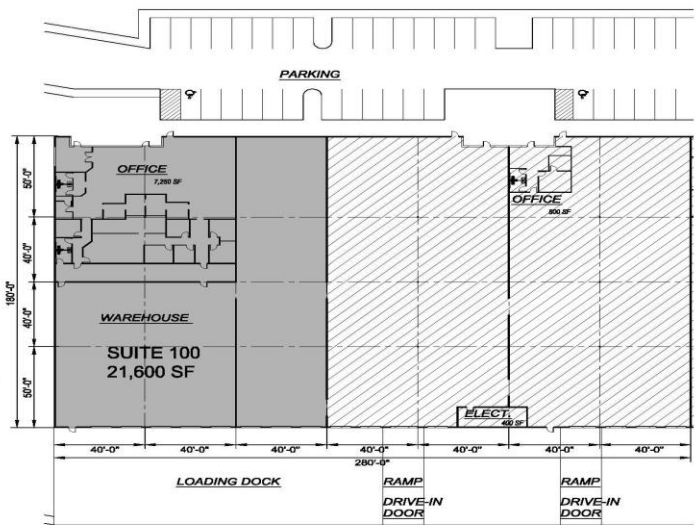


**OVERALL BUILDING PLAN**



### BUILDING FEATURES

- WAREHOUSE AREA = 14,350 SF
- OFFICE AREA = 7,250 SF
- TOTAL AREA = 21,600 SF
- 6 LOADING DOCKS
- FULLY SPRINKLERED
- 27' CLEAR HEIGHT MINIMUM
- REAR LOADING
- CONCRETE TILT CONSTRUCTION
- 110' MIN TRUCK COURT DEPTH
- CONVENIENT FREEWAY ACCESS



**SUITE 100 PLAN**



4031 NORTH PECOS ROAD, SUITE 107  
LAS VEGAS, NEVADA 89115  
OFFICE: (702) 891-9292  
FAX: (702) 891-9141

**Voit Real Estate Services**  
**Kevin Higgins, SIOR**  
Executive Vice President  
Lic #B.0016109.CORP  
702.734.4555  
khiggins@voitco.com

**Voit Real Estate Services**  
**Garrett Toft**  
Senior Associate  
Lic #BS.0061824  
702.734.4503  
gtoft@voitco.com

**Voit Real Estate Services**  
**Eric Larkin**  
Sales Associate  
Lic #BS.0073906  
702.734.4533  
elarkin@voitco.com

**Prologis**  
**Stephen Schorr**  
Senior Property Manager  
702.891.9502  
4031 N. Pecos Rd., Ste.107  
Las Vegas, NV 89115