

# Prologis Black Mountain Distribution Center

140 Cassia Way, Suite 400

Henderson, Nevada 89014



**PROLOGIS.**

**29,878 Square Foot Industrial Space For Lease**



**Lease Rates From \$0.35 PSF, NNN\***



## Property Features:

### Location

- Desirable Henderson submarket
- Located near the Intersection of Gibson Rd. and the I-215 Freeway
- Zoned: General Industrial (IG)
- Owned & operated by Prologis

### Facility

- 29,878 SF available
- 1,884 SF office area
- Front loading facility
- 40' x 40' typical column spacing
- 24' minimum clear height
- 5 dock high loading positions (w/ 5 edge-of-dock levelers)
- 1 drive-in ramp
- Fully sprinklered
- 110' truck court w/ 50' concrete apron
- 200 amps, 277/480 volt, 3-phase, 4-wire electrical
- Evaporative coolers
- Fully ESFR sprinklered
- \*\$0.10 NNN Charges

## Voit Real Estate Services

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## Prologis

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## 140 Cassia Way, Suite 400

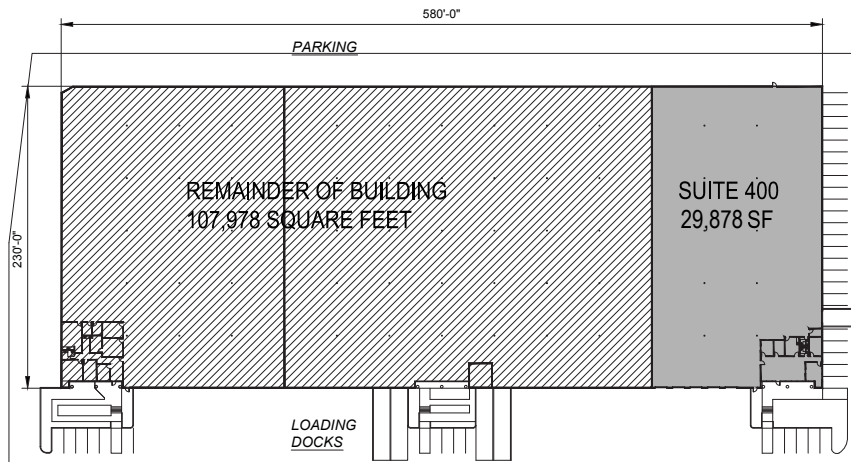
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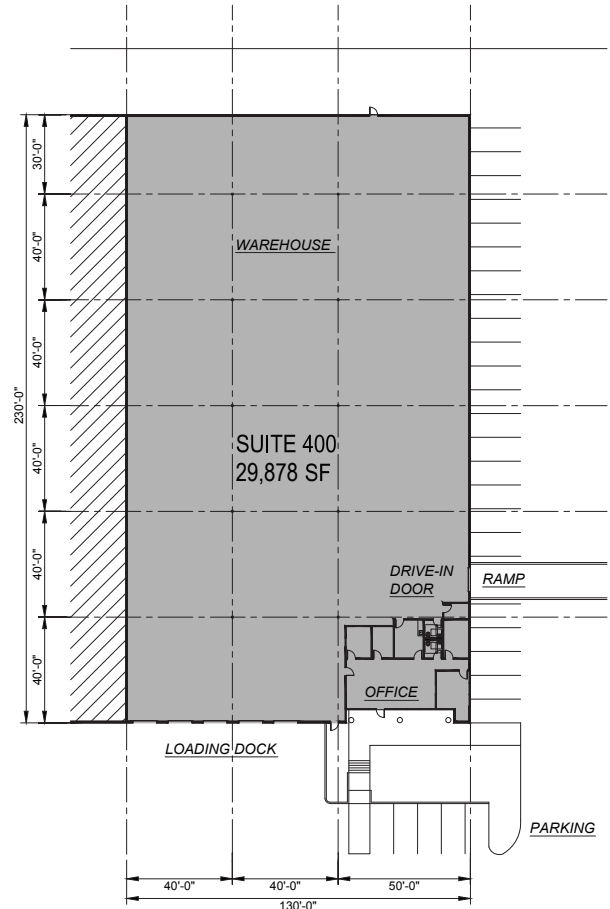


 **OVERALL BUILDING PLAN**



#### 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  
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