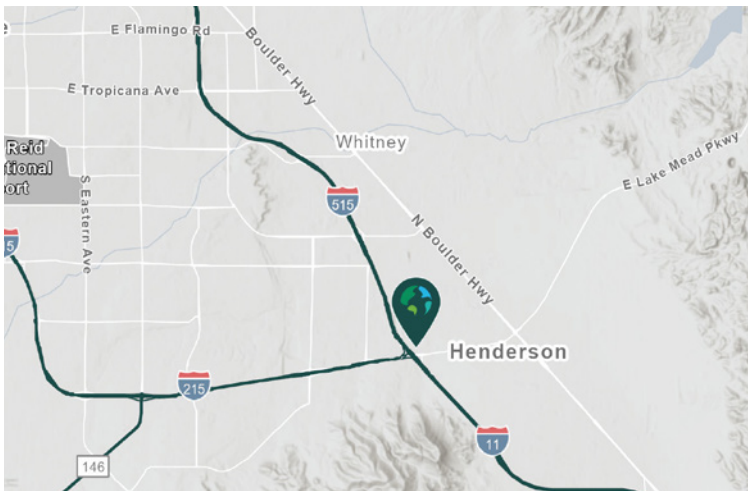


±29,250 SF**8385 Eastgate Road, Suite 140
Henderson, NV 89015 USA****Prologis Henderson
Distribution Center 1**

- Desirable Henderson location at the intersection of Eastgate Road & Lake Mead Parkway
- Quick access to US-95 and I-215 freeways
- Zoned: General Industrial (I-G)
- City of Henderson jurisdiction
- Professionally owned and managed by Prologis
- Functional design, turn-key unit
- ±0.3mi from I-11 and I-215 freeways

Property Features

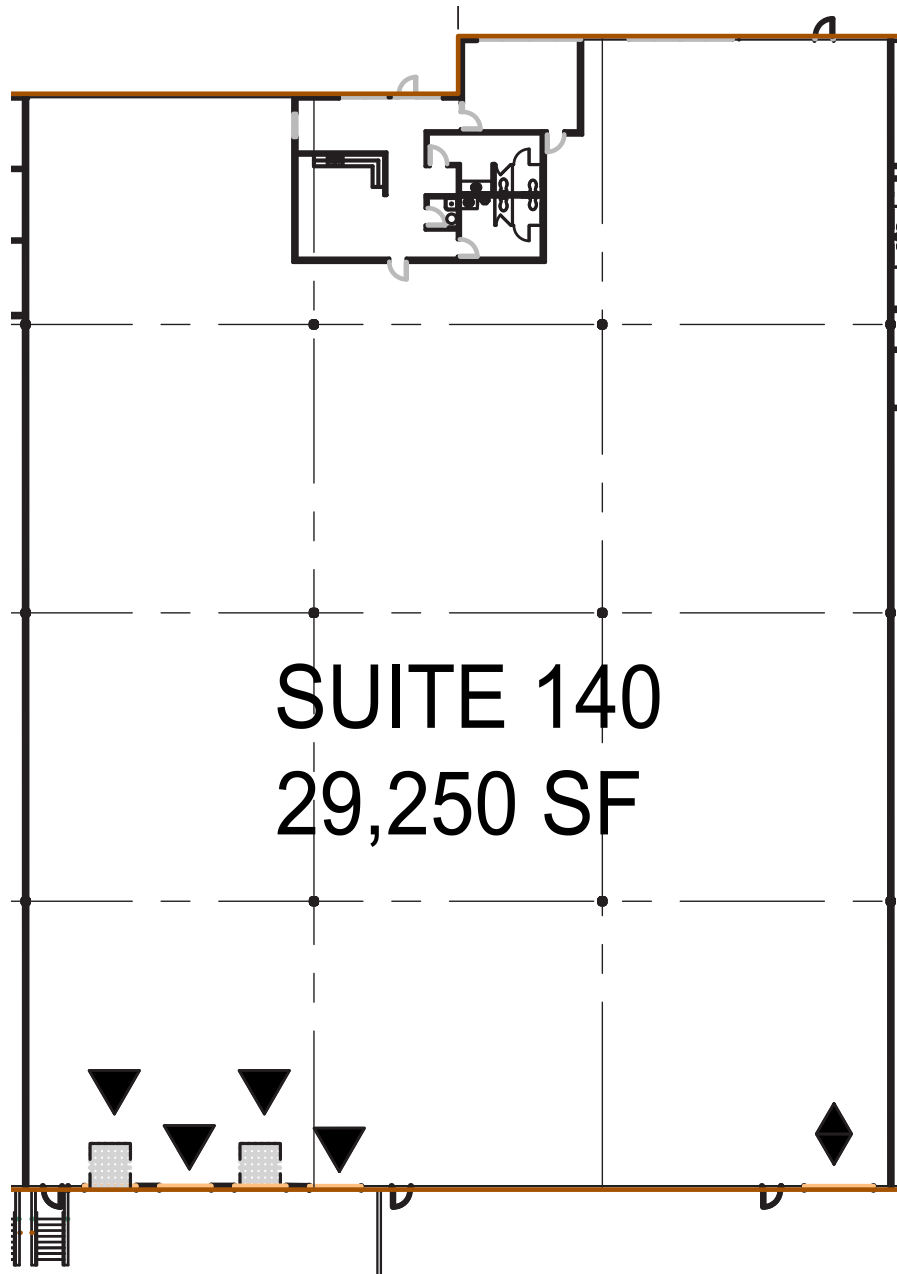
Available Space	±29,250 SF
Office SF	±1,500 SF
Clear Height	31'
Dock Doors	4
Drive-in Doors	1
Pit Levelers	2
Warehouse Cooling	Evaporative
Parking Spaces	0.86/1,000 SF
Sprinkler	ESFR
Lighting	LED
Power	400 A, 277/480 V, 3-Phase



Unlock the full potential of your
warehouse with one strategic,
single-source partner.



Suite 140



PLAN NOT TO SCALE

▲ DOCK DOORS = 4

◆ GRADE DOORS = 1



CBRE

CBRE
Jake Higgins, SIOR
Executive Vice President
jake.higgins@cbre.com
1 702 369 4844
NV LIC. #S.0176473

CBRE
Kelsey Higgins
First Vice President
kelsey.higgins@cbre.com
1 702 369 4812
NV LIC. #S.0192524

Prologis
Johana Gonzalez
Leasing Associate
jgonzalez2@prologis.com
1 702 891 9510
NV LIC. #S.0202094

All rights reserved. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.



Unlock the full potential of your
warehouse with one strategic,
single-source partner.



Racking Solutions

We can provide a custom design that's right for your operation



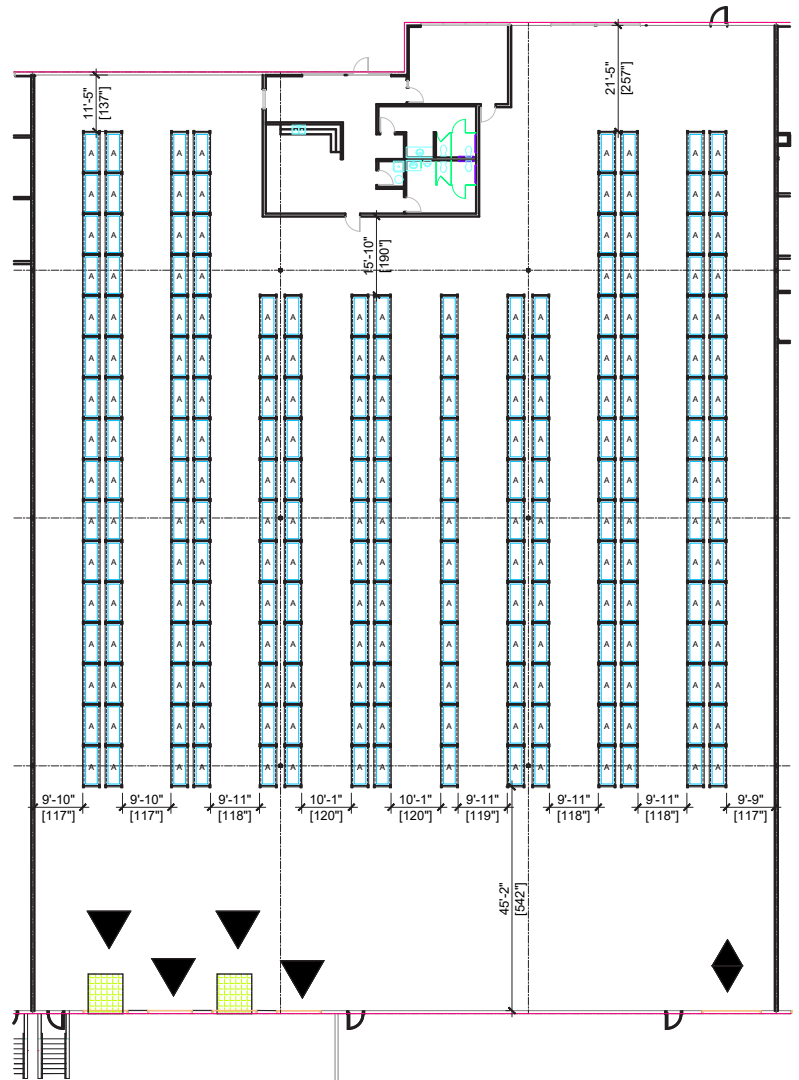
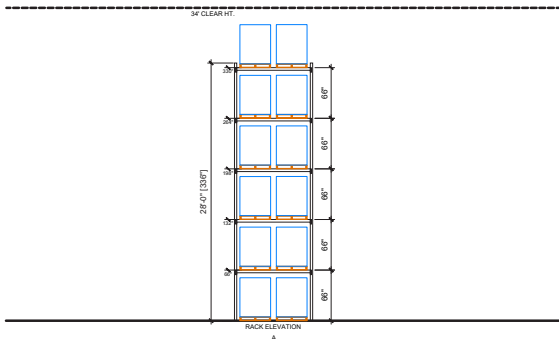
Henderson DC 1
8385 Eastgate Rd
Henderson, NV 89015

RACK LAYOUT- REACH TRUCK

2,544 Total Pallet Positions

10'-0" Aisle (Typical)

New and Used Racking Available



CBRE

CBRE
Jake Higgins, SIOR
Executive Vice President
jake.higgins@cbre.com
1 702 369 4844
NV LIC. #S.0176473

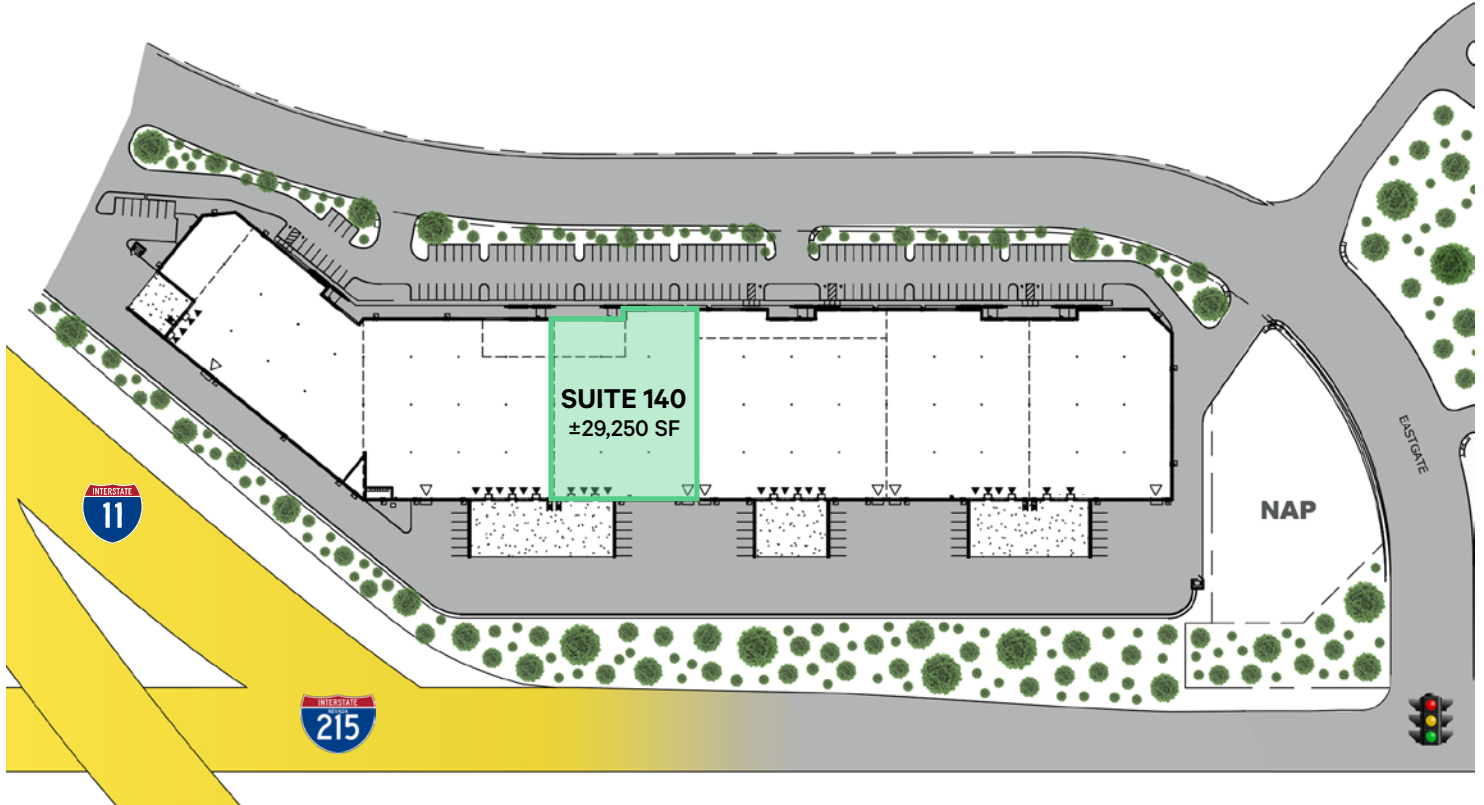
CBRE
Kelsey Higgins
First Vice President
kelsey.higgins@cbre.com
1 702 369 4812
NV LIC. #S.0192524

Prologis
Johana Gonzalez
Leasing Associate
jgonzalez2@prologis.com
1 702 891 9510
NV LIC. #S.0202094

All rights reserved. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.



Unlock the full potential of your
warehouse with one strategic,
single-source partner.



CBRE

CBRE
Jake Higgins, SIOR
Executive Vice President
jake.higgins@cbre.com
1 702 369 4844
NV LIC. #S.0176473

CBRE
Kelsey Higgins
First Vice President
kelsey.higgins@cbre.com
1 702 369 4812
NV LIC. #S.0192524

Prologis
Johana Gonzalez
Leasing Associate
jgonzalez2@prologis.com
1 702 891 9510
NV LIC. #S.0202094

All rights reserved. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.