



CLARION PARTNERS

For Lease

South 95 Logistics  
630 W. Lake Mead Pkwy.  
Henderson, NV 89015



±38,293 SF Available

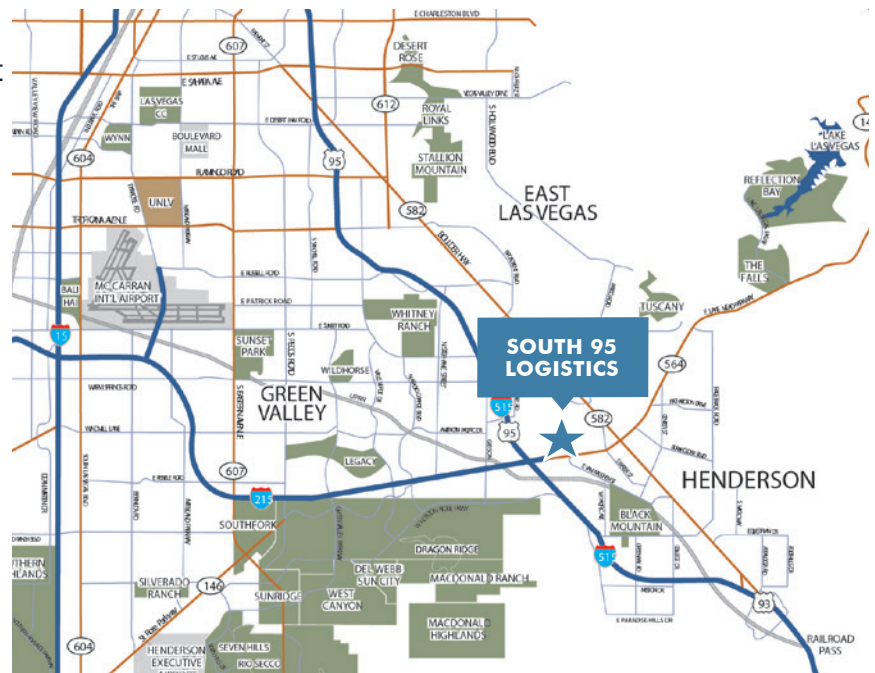


**LOCATION HIGHLIGHTS**

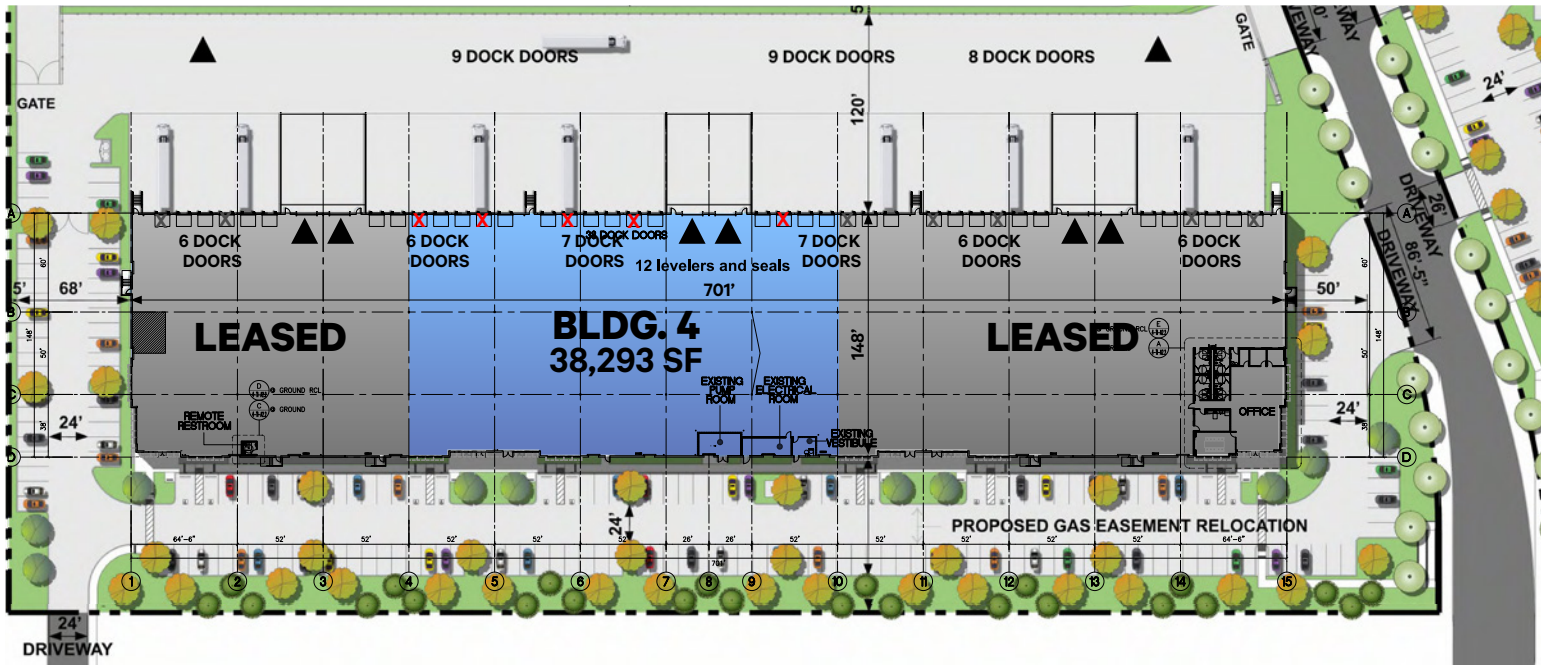
- Located in the East Henderson submarket
- Excellent connectivity to US-95 and the I-215 via Lake Mead Pkwy.
- City of Henderson Jurisdiction.
- Zoning: IG (General Industrial)

**BUILDING HIGHLIGHTS**

- Four (4) state-of-the-art logistics facilities totaling ±405,344 SF
- Rear loading configurations
- 32' minimum clear height
- ESFR Sprinkler System
- LEED Certified



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



### 630 W. Lake Mead Pkwy.

- ±38,293 SF available
- 32' clear height
- 14 dock doors
- (5) 35k mechanical dock levelers
- 2 grade level doors
- 2,000 A, 277/480V, 3-phase power
- 60' x 50' typ. bay column spacing
- 60' x 52' speed bay column spacing
- 120' truck court
- ESFR Fire sprinklers
- TPO 60 Mil roofing
- R-19 under roof dock insulation
- 71 auto parking stalls
- LED high bay lighting in warehouse
- 7" reinforced concrete floor slab



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[www.clarionpartners.com](http://www.clarionpartners.com)

A Franklin Templeton Company



For more information on this opportunity, please contact:

Jake Higgins, SIOR  
 Executive Vice President  
 +1 702 369 4944  
[jake.higgins@cbre.com](mailto:jake.higgins@cbre.com)  
 Lic. S.0176473

Kelsey Higgins  
 Senior Associate  
 +1 702 369 4812  
[kelsey.higgins@cbre.com](mailto:kelsey.higgins@cbre.com)  
 Lic. S.0192524

Garrett Toft, SIOR  
 Vice Chairman  
 +1 702 369 4868  
[garrett.toft@cbre.com](mailto:garrett.toft@cbre.com)  
 Lic. BS.0061824