

12200 Bermuda Rd.,
Henderson, NV 89044



BERMUDA INDUSTRIAL CENTRE

**CLASS A INDUSTRIAL FACILITY
± 42,621 SF AVAILABLE**



CBRE



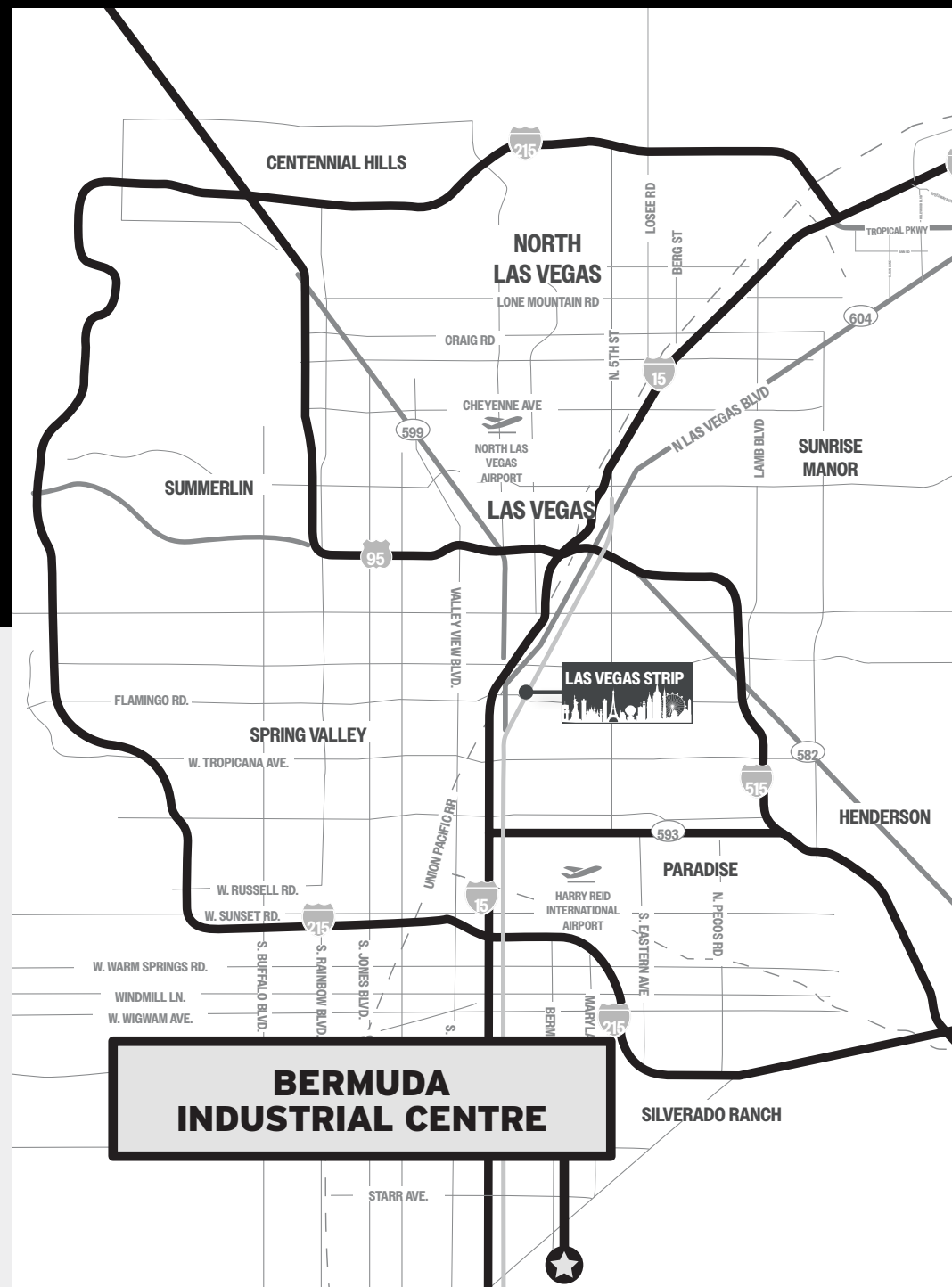
LOCATION HIGHLIGHTS

- + Located in the highly desired Henderson submarket
- + ± 1.0 miles to St. Rose Pkwy.
- + ± 0.5 miles to Volunteer Blvd.
- + ± 1.7 miles to I-15
- + Henderson Jurisdiction
- + Zoning: IP (Industrial Park)



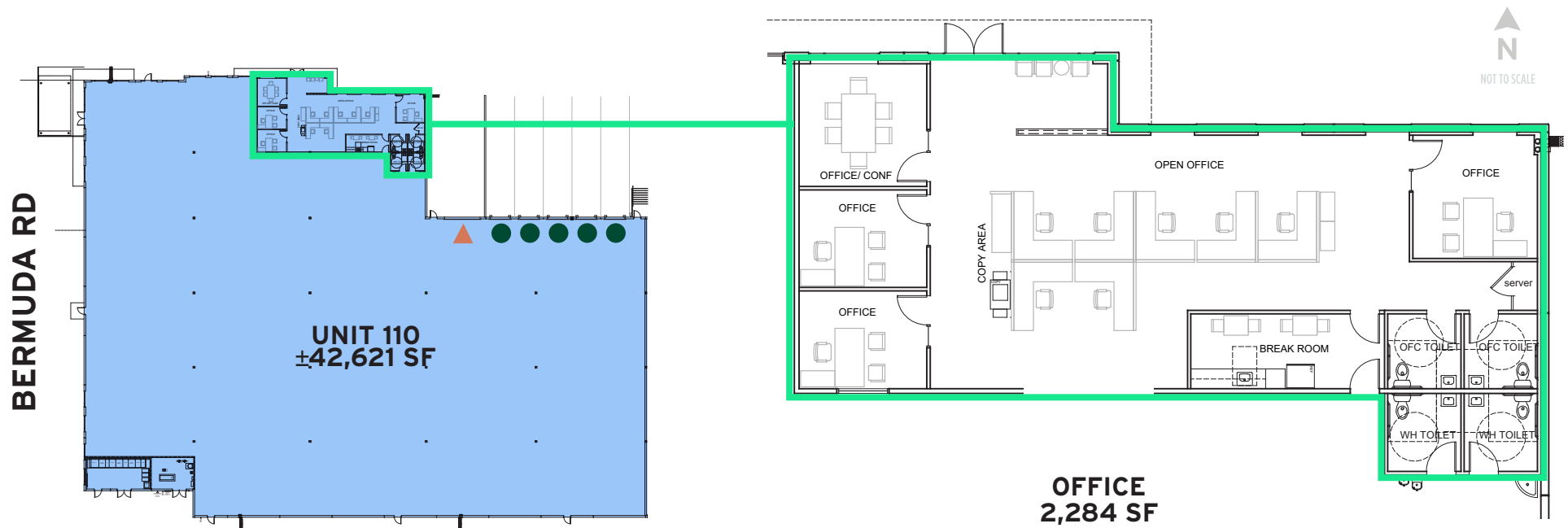
PROPERTY HIGHLIGHTS

- + State-of-the-art industrial facility totaling 85,947 SF
- + $\pm 42,621$ SF available
- + Front loading configuration
- + 32' minimum clear height
- + ESFR sprinkler systems
- + LED lighting and evaporative cooling system within warehouse
- + HVLS fans
- + Mechanical pit levelers
- + Edge-of-dock levelers



NOT TO SCALE





SUITE 110

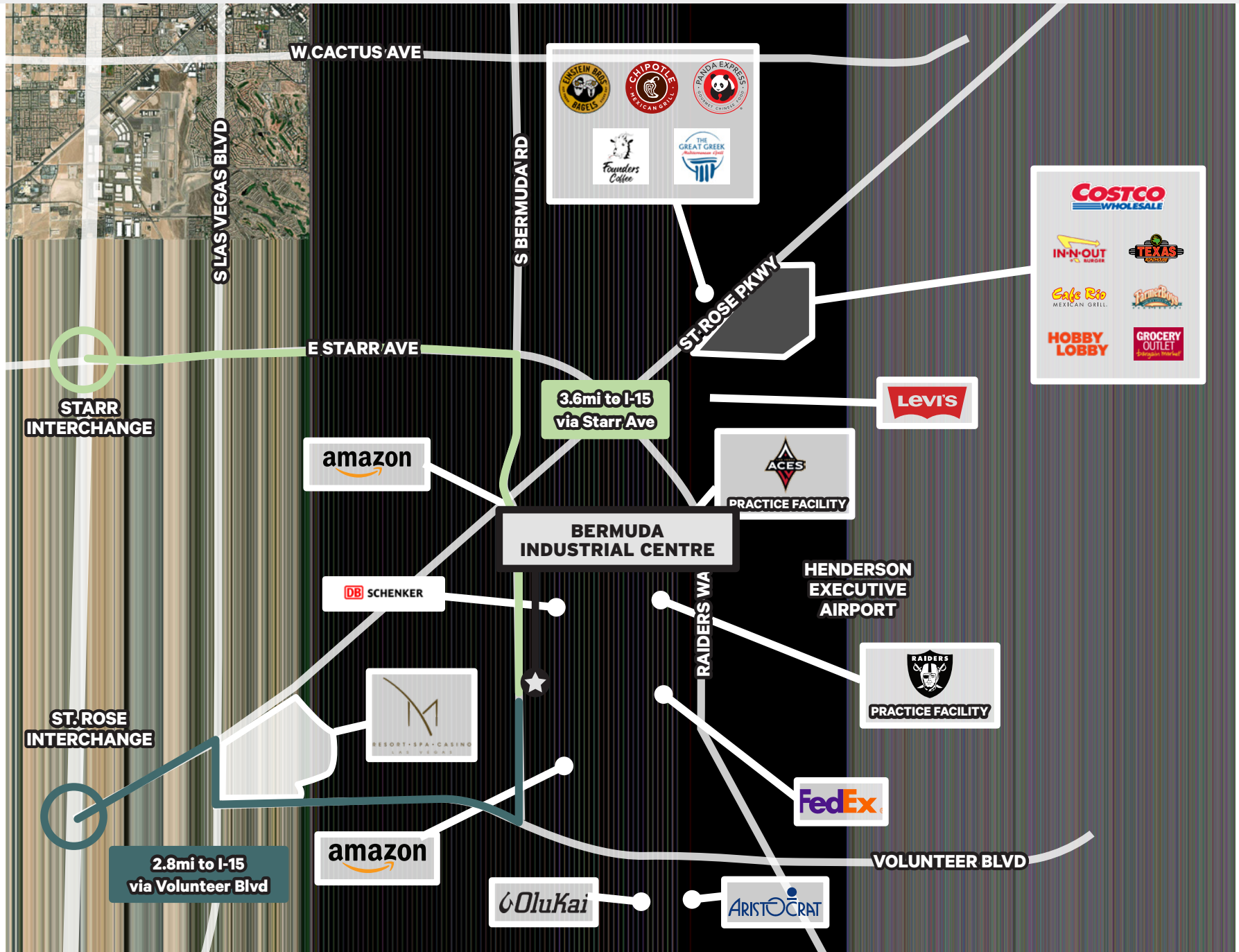
42,621 SF

- + Office SF: 2,284
- + Dock Doors: 5 (9' x 14')
- + Dock Packages:
 - Two (2) mechanical pit-levelers
 - Three (3) edge-of-dock levelers
- + Grade Doors: 1 (12' x 14')

▲ GRADE DOOR ● DOCK DOOR * NOT TO SCALE

- + Power: 1,500 Amps, 277/480 V, 3-Phase
- + Cooling: Evaporative cooling
- + Fans: Two (2) HVLS Fans
- + Sprinklers: ESFR

AMENITY MAP

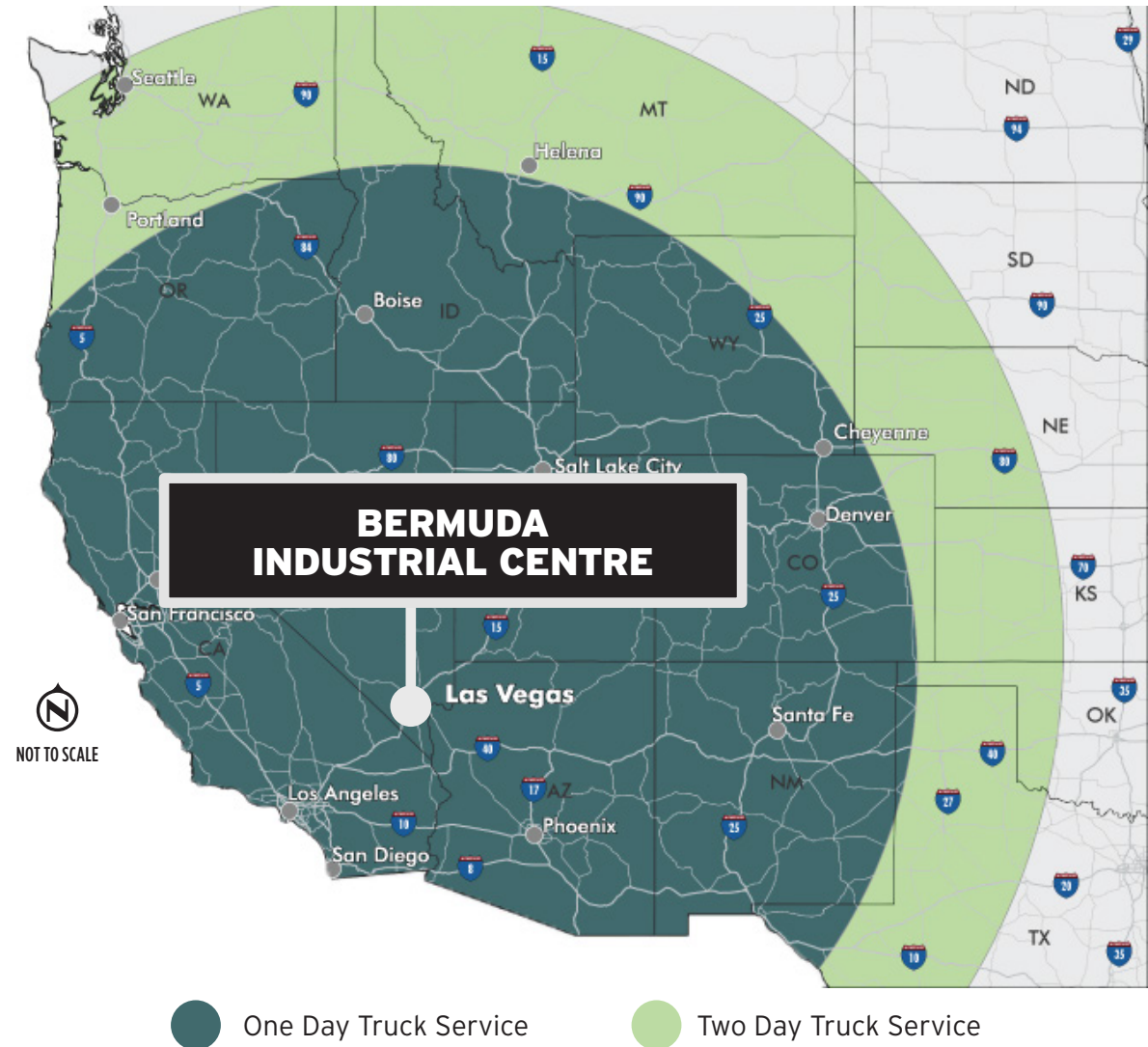


LOCATION & TRANSPORTATION

- + I-15 interchange is ± 1.7 miles from subject property
- + I-215 interchange is ± 5.0 miles from subject property
- + US-95 interchange is ± 10.0 miles from subject property
- + McCarran Airport is ± 12.0 miles from subject property
- + The Las Vegas Strip is ± 12.0 miles from subject property

SHIPPING & MAILING SERVICES

- + FedEx Freight - ± 9.4 Miles
- + FedEx Ship Center - ± 4.5 Miles
- + FedEx Air Cargo - ± 9.4 Miles
- + FedEx Ground - ± 1.0 Miles
- + UPS Freight Service Center - ± 9.4 Miles
- + UPS Customer Center - ± 6.6 Miles
- + UPS Air Cargo - ± 10.0 Miles
- + US Post Office - ± 3.0 Miles



TRANSIT ANALYSIS FROM LAS VEGAS, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	327	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 20 min	Portland, OR	982	15 hrs, 44 min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min

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