

LogistiCenterSM at I-15 South New Class A Industrial Development Available for Lease



3541-3591 Volunteer Boulevard | Henderson, NV 89044

LogistiCenterSM at I-15 South is a new development consisting of four free-standing buildings, totaling 1,050,420 SF on ±61.5 acres. This project has convenient access to the I-15 via the St. Rose Parkway and is favorably positioned as a regional southwest e-commerce, distribution and manufacturing site. In conjunction with Nevada's pro business climate, low cost of labor, and beneficial tax structure, this development provides a shift away from the tax and regulatory burdens of California and other states.

- Class-A Construction and Design
- 32'-36' Clear Height
- BTS or 2,500 SF Office Build-outs
- Each Building Features 4,000 Amps "switch gear", 277/480 Volts, 3-Phase Power, 4-Wire Electrical
- ESMR Fire Suppression System
- 52' x 50' Column Spacing
- LED Lighting
- 7" Concrete Slab Floors
- 45 mil White TPO over a Wood Deck Roof with R-30 Insulation; 15 Year No Limit Warranty
- Adjacent to HAAS Automation
- Henderson is the nation's largest city to be ACT[®] Work Ready-Certified, it also lays claim to superior skill and even broader workforce (drawing from a deep labor pool of a population of 2 million within a 30-minute radius).

A Dermody Properties project represented by:

Danielle Steffen, SIOR
Senior Director
Cushman & Wakefield
T + 1-702-688-6944
danielle.steffen@cushwake.com

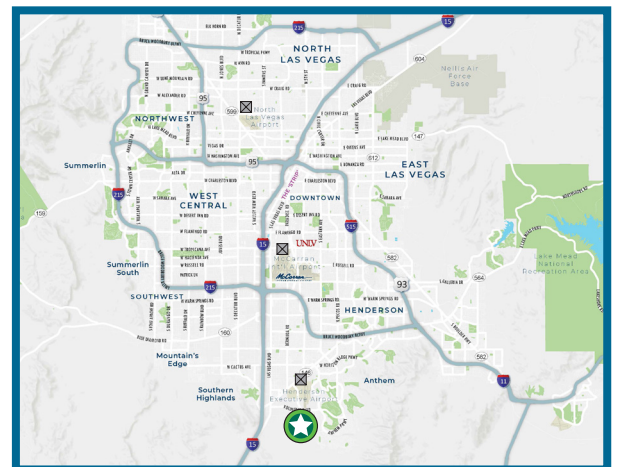
Donna Alderson, SIOR
Executive Managing Director
Cushman & Wakefield
T + 1-702-605-1692
donna.alderson@cushwake.com

Greg Tassi, SIOR
Executive Managing Director
Cushman & Wakefield
T + 1-702-605-1713
greg.tassi@cushwake.com

Nick Abraham
Associate
Cushman & Wakefield
T + 1-702-605-1620
nick.abraham@cushwake.com

 **DERMODY PROPERTIES**
Dermody.com

 **CUSHMAN & WAKEFIELD**
Cushmanwakefield.com



PHASE II - Building 3 & Building 4

Site Plan & Specifications

Bldg. 3 - Available Space - ±124,700 SF (Divisible to ±56,680 SF)

Bldg. 4 - Available Space - ±330,240 SF (Divisible to ±64,000 SF)

BUILDING 3 - POTENTIAL BTS - 3561 VOLUNTEER BOULEVARD

Building Dimensions: 450' x 260'

Dock Doors: (22) 9' x 10' with 35,000 lb. Mechanical Levelers

Drive-In Doors: (2) 14' x 16'

Clear Height: 32'

Column Spacing: 50' x 50'

Parking: 132 Car Stalls

BUILDING 4 - 3541 VOLUNTEER BOULEVARD

Building Dimensions: 320' x 1,000'

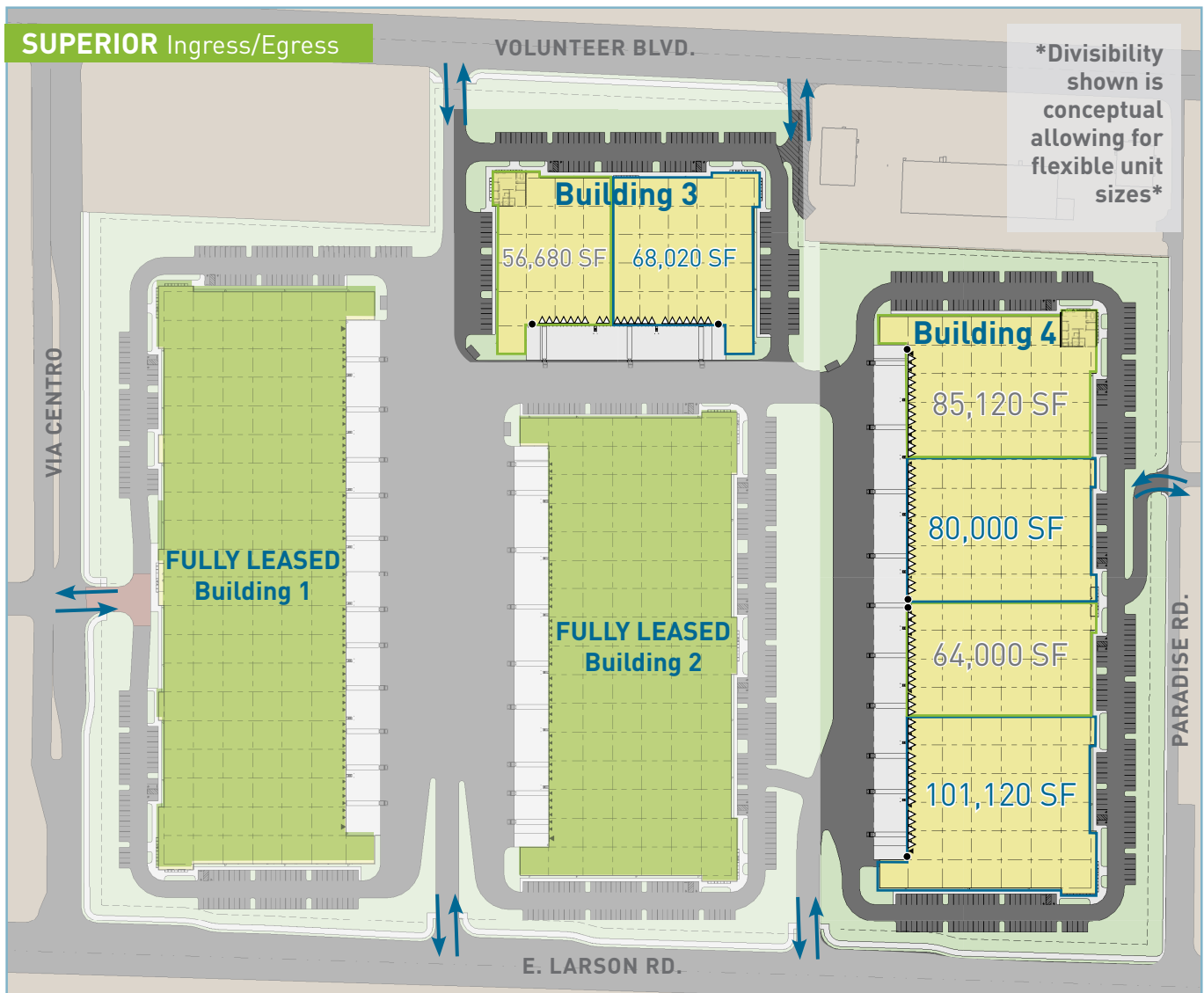
Dock Doors: (56) 9' x 10' with 35,000 lb. Mechanical Levelers

Drive-In Doors: (4) 14' x 16'

Clear Height: 36'

Column Spacing: 52' x 50'

Parking: 248 Car Stalls





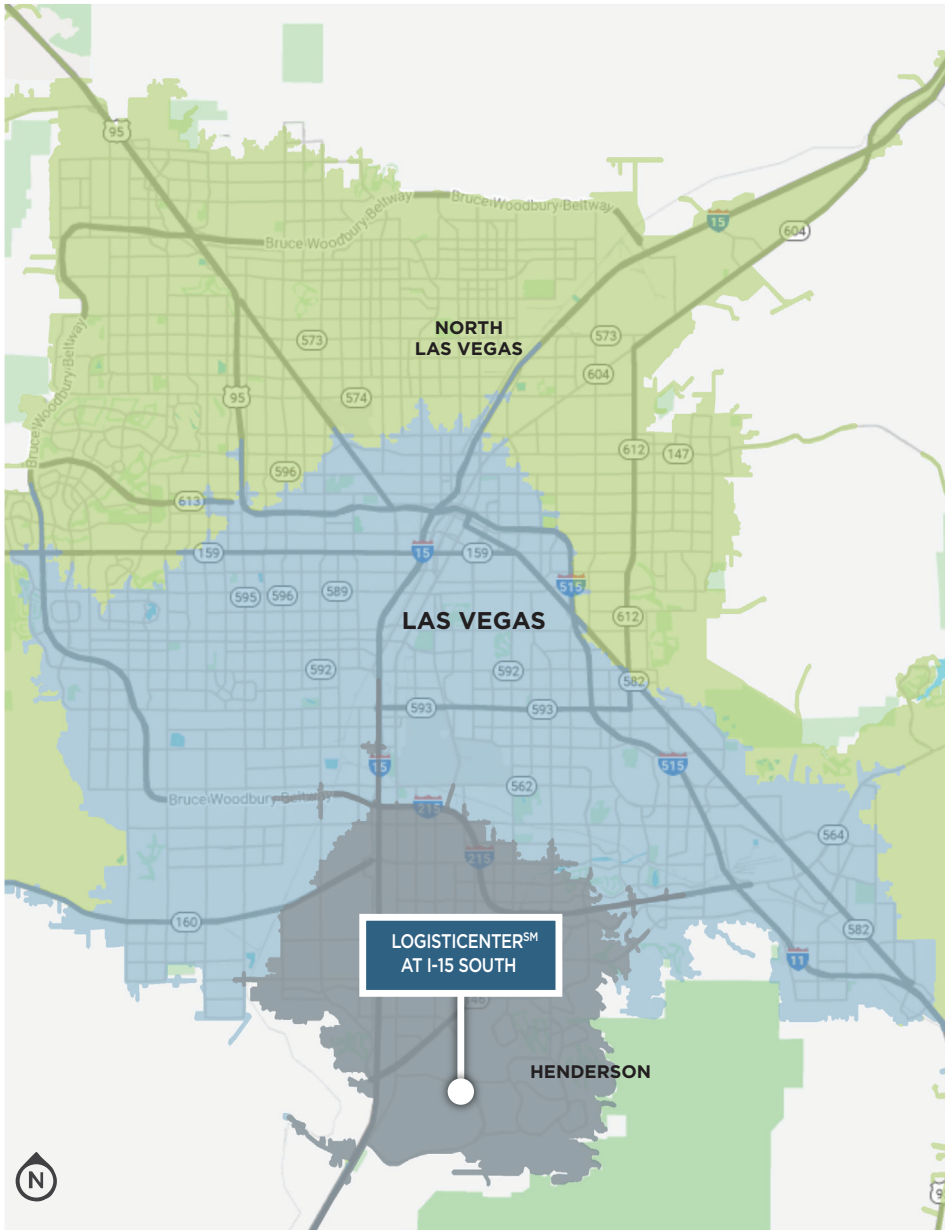
Demographics

#5 LOWEST-COST STATE FOR DOING BUSINESS

#7 BEST OVERALL STATE TAX CLIMATE RANK

2nd LARGEST CITY IN NEVADA

1 DAY TURNAROUND DELIVERY TO LOS ANGELES PORTS



DEMOGRAPHICS WITHIN A 45-MINUTE DRIVE

	30-MIN DRIVE	45-MIN DRIVE
TOTAL POPULATION	861,536	1,339,259
TOTAL HOUSEHOLDS	329,396	499,471
MILLENNIAL POPULATION % (AGE 25-39)	21%	21%
GEN X POPULATION % (AGE 40-55)	27%	27%
MEDIAN HOUSEHOLD INCOME	\$56,294	\$57,887
AVG. CONSUMER EXPENDING PER HOUSEHOLD ON GOODS	\$69,883	\$70,346
HOUSEHOLD INCOME > \$100,000	133,674	212,956
MANUFACTURING WORKERS	22,369	35,251
WAREHOUSE/DISTRIBUTION WORKERS	34,954	53,085

● 15-MIN DRIVE
 ● 30-MIN DRIVE
 ● 45-MIN DRIVE

Proximity to Distribution Hubs & Transportation



- FedEx Ground - 1.5 Miles
- FedEx Freight - 12.8 Miles
- FedEx Ship Center - 13.6 Miles
- FedEx Air Cargo - 9.9 Miles
- UPS Freight Service Center - 18 Miles
- UPS Customer Center - 7.9 Miles
- UPS Air Cargo - 9.9 Miles
- US Post Office - 12.1 Miles

ACCESS TO MARKETS

PORTS

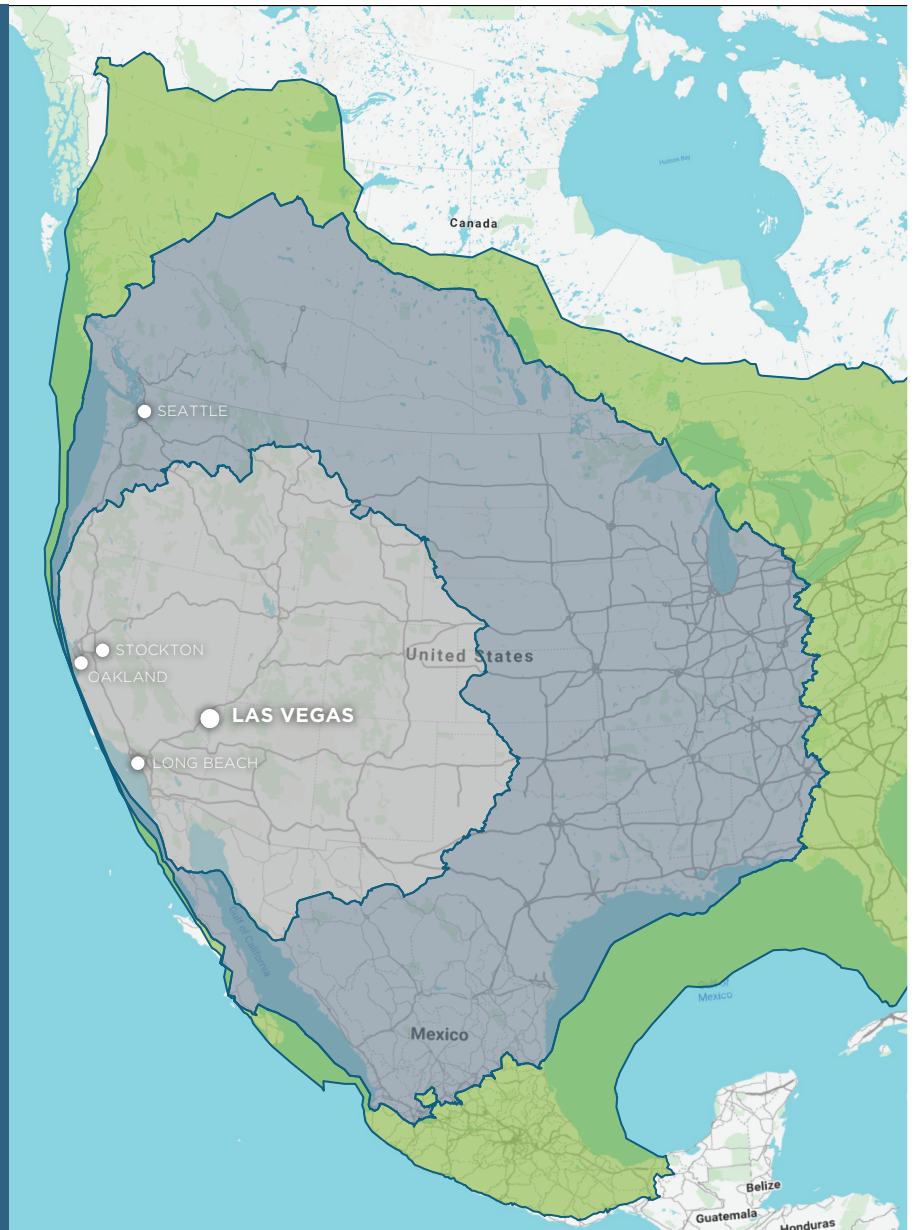
STOCKTON	520 MI
OAKLAND	557 MI
LONG BEACH	283 MI
SEATTLE	1,114 MI

AIRPORTS

HENDERSON	2.5 MI
MCCARRAN	12.2 MI
NORTH LAS VEGAS	21.2 MI

DELIVERY TIME / POPULATION

SAME DAY ●	6,821,4611
NEXT DAY ●	204,819,823
TWO DAY ●	331,428,445



Henderson, NV

The current West Henderson inventory is approximately 3.3 MSF with 1.2 MSF under construction (not including the Haas facility), and another 2.0 MSF planned. The majority of the properties are institutionally owned and leased to a variety of e-commerce, distribution, warehouse, and assembly companies. It's an environment where your enterprise can also reach new heights of productivity and profitability. Unlike other industrial submarkets, West Henderson allows for drivers to deliver to NV from Southern CA and the Los Angeles ports and return in the same day without meeting daily driving limit restrictions. The Las Vegas Raiders of the NFL and the Henderson Silver Knights of the AHL train here to win, while industry leaders like Google, Haas Automation and Amazon come here to maintain peak global competitiveness in a rewarding, pro-business, pro-growth environment.



About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 89 million square feet of industrial space. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information visit www.Dermody.com.

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.



Dermody.com | 775-858-8080



©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.