



±6,000 SF TOTAL W/ SECURED YARD | FOR SALE

3744 E. DALE AVENUE, HENDERSON, NV 89044

SECURABLE
YARD AREA

MIKE DE LEW,  SIOB

(702) 469-6496

MDelew@rcadv.com

NV-RE License: S.25952

PAUL HOYT,  SIOB

(702) 782-3306

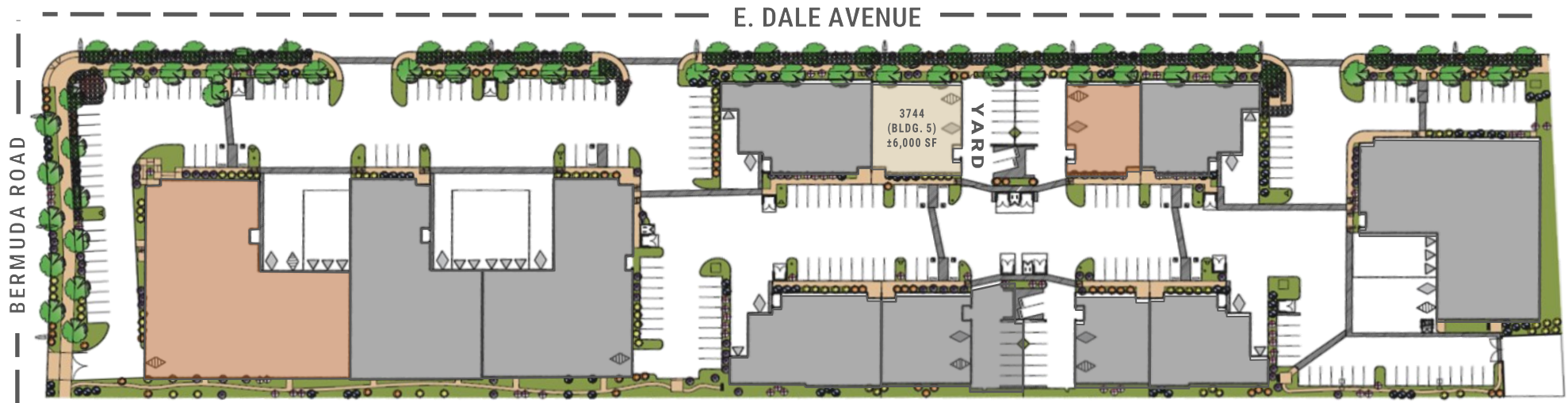
PHoyt@rcadv.com

NV-RE License: BS.144760

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FOR SALE

 = SUBJECT PROPERTY  = IN ESCROW / SOLD  = LEASED



DIAMOND BERMUDA INDUSTRIAL CENTER

is a Twelve (12) Building Institutional Quality, Concrete Tilt-Up Industrial Project Totaling ±128,680 Square Feet. Situated in the Heart of West Henderson, Diamond Bermuda Industrial Center is Located at the Southeast Corner of Dale Avenue & Bermuda Road, just North of Volunteer Boulevard & West of Raiders Way. The St. Rose & I-15 Freeway Interchange is Located within 1.6 Miles, and the Location Offers Close Proximity to an Abundance of Amenities & Services.



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REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

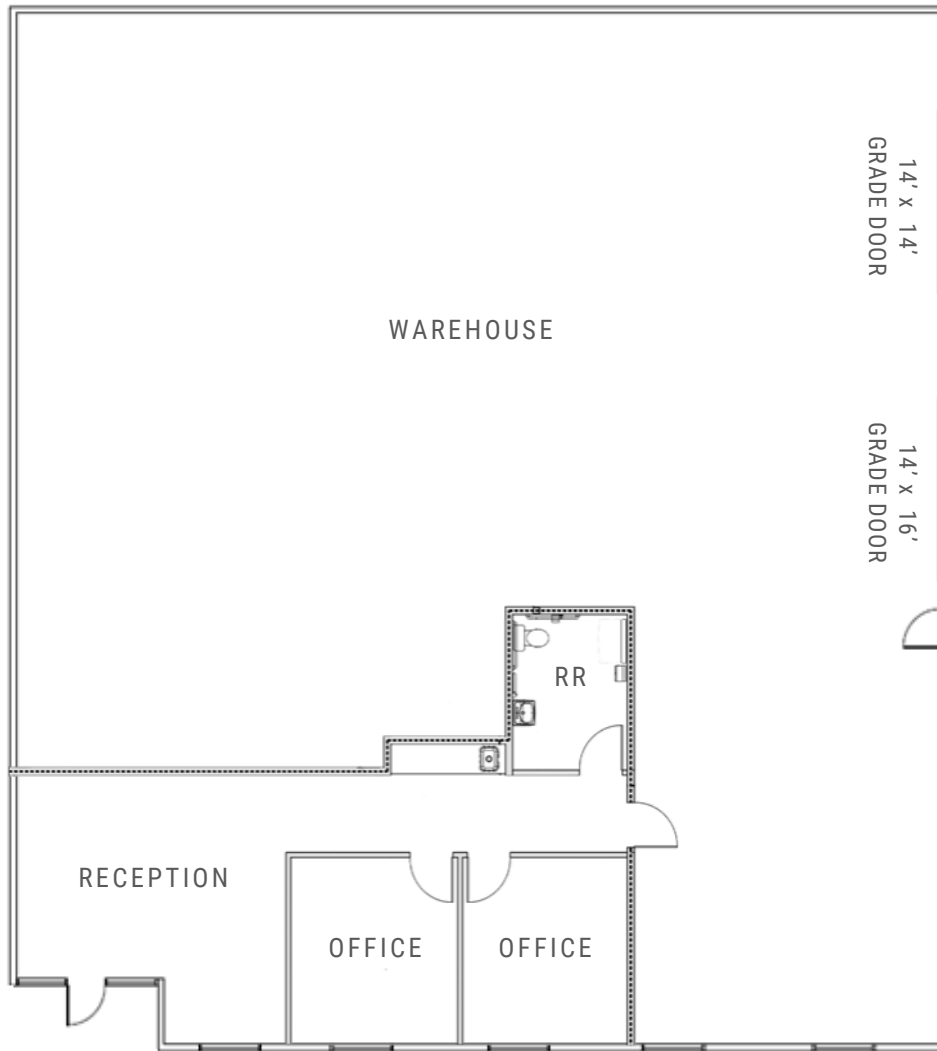
(702) 515-1010

www.rcadvs.com



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FOR SALE



±6,000 SF BUILDING

- ±960 SF Office
(Reception, Coffee Bar w/ Sink Two (2) Private Office & Restroom)
- ±5,040 SF Warehouse w/ LED Lighting
- Securable Yard Area
- One (1) - 14' x 16' Grade Level Loading Door
- One (1) - 14' x 14 Grade Level Loading Door
- 600 Amps, 277/480 Volt, 3-Phase Power
- ±22' - ±24' Clear Height
- ESFR Fire Sprinkler System
- ±70' Concrete Truck Aprong
- Situated on ±0.38 Acres (APN: 191-10-311-024)

SALE PRICE: \$2,130,000 (\$355/SF)

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Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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