



±14,400 SF Available | For Lease

# Black Mountain Industrial Park

150 Cassia Way, Suite 200, Henderson, NV 89014

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LEASING BY:



Accelerating success.

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Black Mountain Industrial Park is conveniently located in the Henderson Sub-market. This project provides excellent connectivity to US-95 and the I-215.

## HIGHLIGHTS

Total Building SF	±72,000 SF
Zoning	IG (Clark County)
APN	178-14-111-031
Year Built	1997
Clear Height	±24'
Construction	Tilt-Up Concrete Construction
Cooling	Evaporative Cooled
Power	277/480 Volt, 3-Phase Power
Sprinklers	ESFR
Column Spacing	±50' x ±40', ±40' x ±40', ±40' x ±50' Typical Column Spacing
Parking	0.86:1,000
Truck Court	±125' with ±60' Concrete Apron



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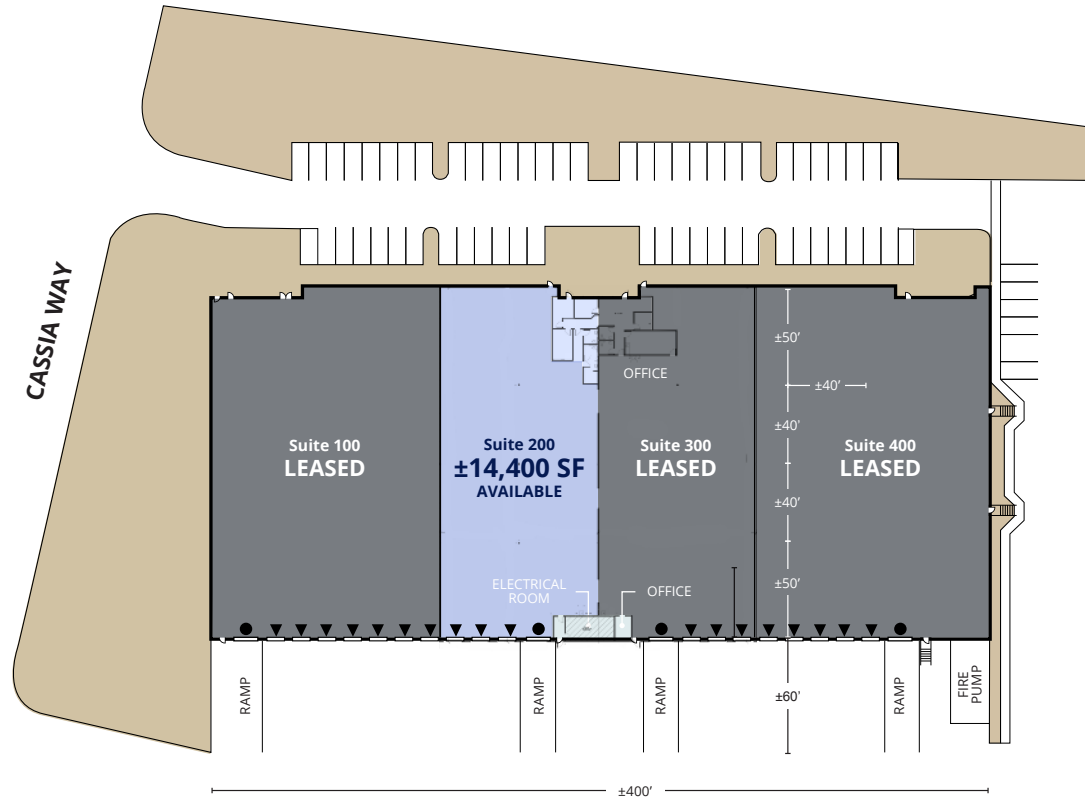
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## Site Plan

Drawings not to scale. For illustration purposes only.



Suite	Total SF	Office SF	Warehouse SF	Dock Loading	Grade Loading	NNN Fees (PSF)	Available
200	±14,400 SF	±865 SF	±13,535 SF	Three (3) ±9' x ±10'	One (1) ±12' x ±14'	\$0.18 PSF	Now

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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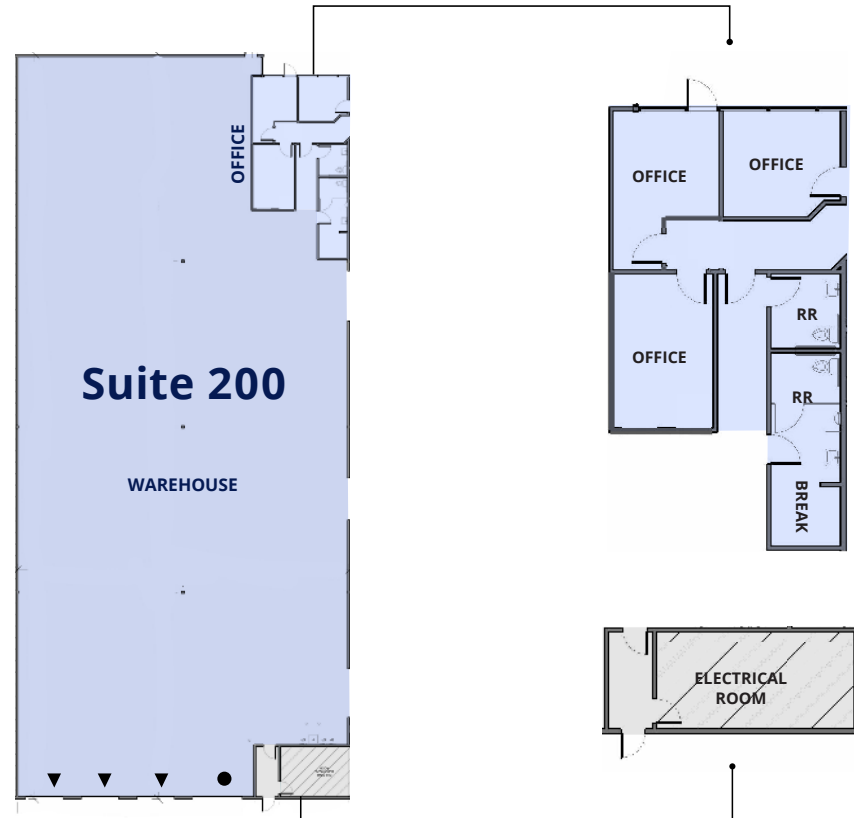
## Suite 200

### Property Features

- ±14,400 Total SF
- ±865 SF Office
- ±13,535 SF Warehouse
- Three (3) ±9' x ±10' Dock Loading
- One (1) ±12' x ±14' Grade Level Door
- ±250 amps, 277/480V, 3-Phase Power

**NNN Fees:** \$0.18 PSF

**Available:** Now



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Aerial Map ◀



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\$4.5B+ Annual revenue  
70 Countries we operate in  
2B Square feet managed  
46,000 Lease/Sale transactions  
\$99B Assets under management  
22,000 Professionals

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Exclusive Listing Agents:

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