

±14,400 SF AVAILABLE

$1.00 Intro Rate

FOR LEASE

CASSIA
DISTRIBUTION CENTER

150 CASSIA WAY, SUITE 200, HENDERSON, NV 89014

LISTED BY:

Colliers

Dalfen INDUSTRIAL

CASSIA
DISTRIBUTION CENTER

PROPERTY DETAILS

Cassia Distribution Center is conveniently located in the Henderson submarket. 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



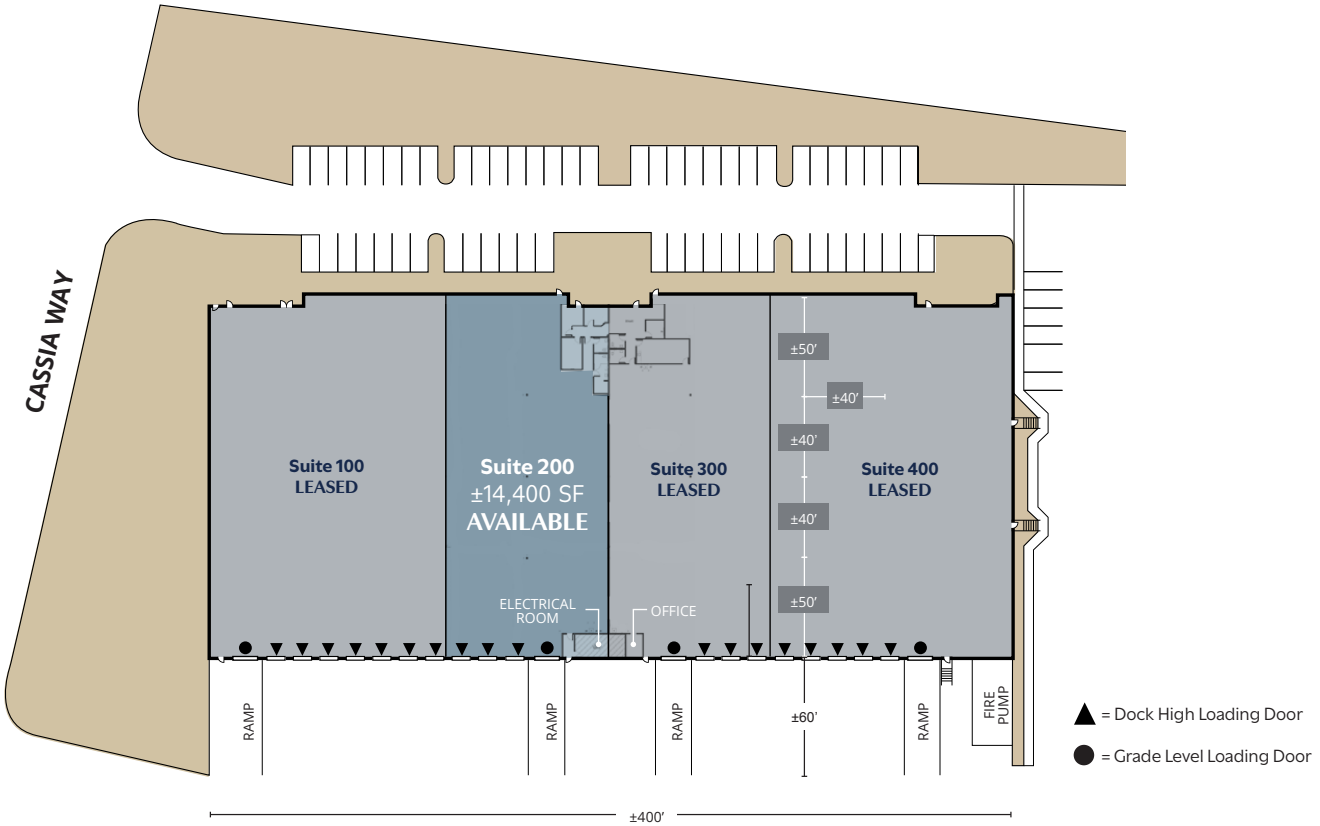
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SITE PLAN

150 CASSIA WAY, SUITE 200, HENDERSON, NV 89014

Not To Scale. For Illustration Purposes Only.



Suite	Total SF	Office SF	Warehouse SF	Dock High Loading	Grade Level 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

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FLOOR PLAN

SUITE 200

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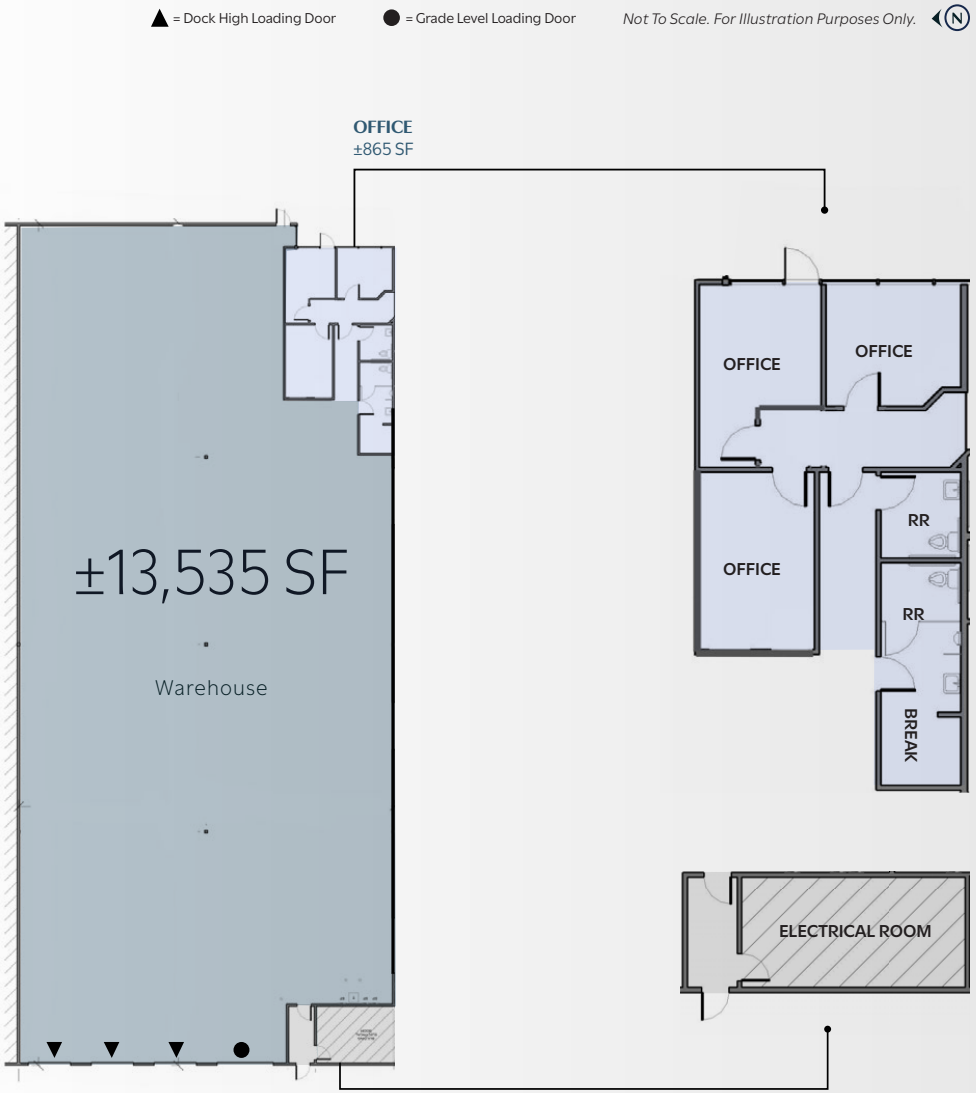
Property Features

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

NNN Fees (PSF)

$0.18 PSF

Available Now



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INTERIOR IMAGES











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TRADE AREA MAP



Dalfen INDUSTRIAL

Dalfen Industrial is one of the nation's largest buyers of industrial real estate and is a leader in the last-mile property sector. Dalfen's strategy places a special emphasis on last-mile facilities critical to e-commerce fulfillment. As hands-on operators, Dalfen's experienced team of real estate experts acquires, develops and manages millions of square feet of premier commercial properties out of their nine offices.

SINGULAR FOCUS

Dalfen Industrial is one of the few real estate investment firms with a sole focus on industrial real estate. This specialization allows them to identify the properties that uniquely meet the needs of today's industrial tenants and the modern logistics supply chain.

MULTIDISCIPLINARY EXPERTISE

Dalfen offers a vertically integrated platform that includes development, acquisitions, asset management, property management, construction, legal and capital markets. The result is a robust and durable portfolio of in-demand assets, increased investor value and industry-leading tenant satisfaction.

SINGULAR FOCUS

Whether it be developing top tier properties in underserved submarkets or acquiring high quality assets that are undermanaged and/or distressed, Dalfen Industrial leverages the expertise of its asset management professionals to execute implement strategies that tailor its buildings to the demands of the market and cater to tenant needs.

QUALITY

The acquisition and development of institutional-quality assets is fundamental to Dalfen Industrial's real estate investment strategy. Experience has shown them that quality assets in metropolitan markets will weather the storm in difficult markets and outperform in strong economic times.

DISCIPLINE

Patience and prudence are paramount in Dalfen Industrial's investment strategy. We adhere to stringent underwriting procedures and in-depth understanding of every market in which they invest.

INTEGRITY

Dalfen holds themselves to the highest ethical standards in all of their dealings.



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JERRY DOTY, SIOR
Vice Chair
Direct: +1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

MORGAN ELSON
Associate
Direct: +1 702 836 3710
morgan.elson@colliers.com
License # NV-S.0184877

PAUL SWEETLAND, SIOR
Vice Chair
Direct: +1 702 836 3750
paul.sweetland@colliers.com
License # NV-S.0043604

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