



Galleria Industrial

120 E. Galleria Drive, 2020 Pabco Road, & 725 Cadence Drive, Henderson, NV 89015



±92,343 SF – ±388,095 SF
Available Space



±32' – ±36'
Clear Height



Dock & Grade Loading



ESFR



Leasing By:



Galleria Industrial



Leasing By:



Best-in-Class Space for Best-in-Class Businesses

Galleria Industrial is a class “A” four-building industrial park totaling $\pm 672,223$ SF that is 100% HVAC. The project consists of warehouse/distribution buildings ranging from $\pm 66,595$ SF to $\pm 388,095$ SF, with each building featuring $\pm 32'$ – $\pm 36'$ clear height, dock, and grade loading, $\pm 60'$ speed bays, LED warehouse lighting, and spec office. Select buildings will feature dedicated trailer parking.

The project is conveniently located in Henderson and is less than ± 2.4 miles to the I-515/US-93 via Galleria Drive, ± 8 miles to Harry Reid International Airport, and ± 11 miles to the Las Vegas Strip. Galleria Industrial is also located less than ± 25 miles to the Arizona border and less than ± 43 miles to the California border providing excellent turn-around times for truck drivers.



Points of Interest

Conveniently located in the Henderson Submarket, this project provides excellent connectivity to US-93 via Galleria Drive and is less than ± 43 miles to the California border.



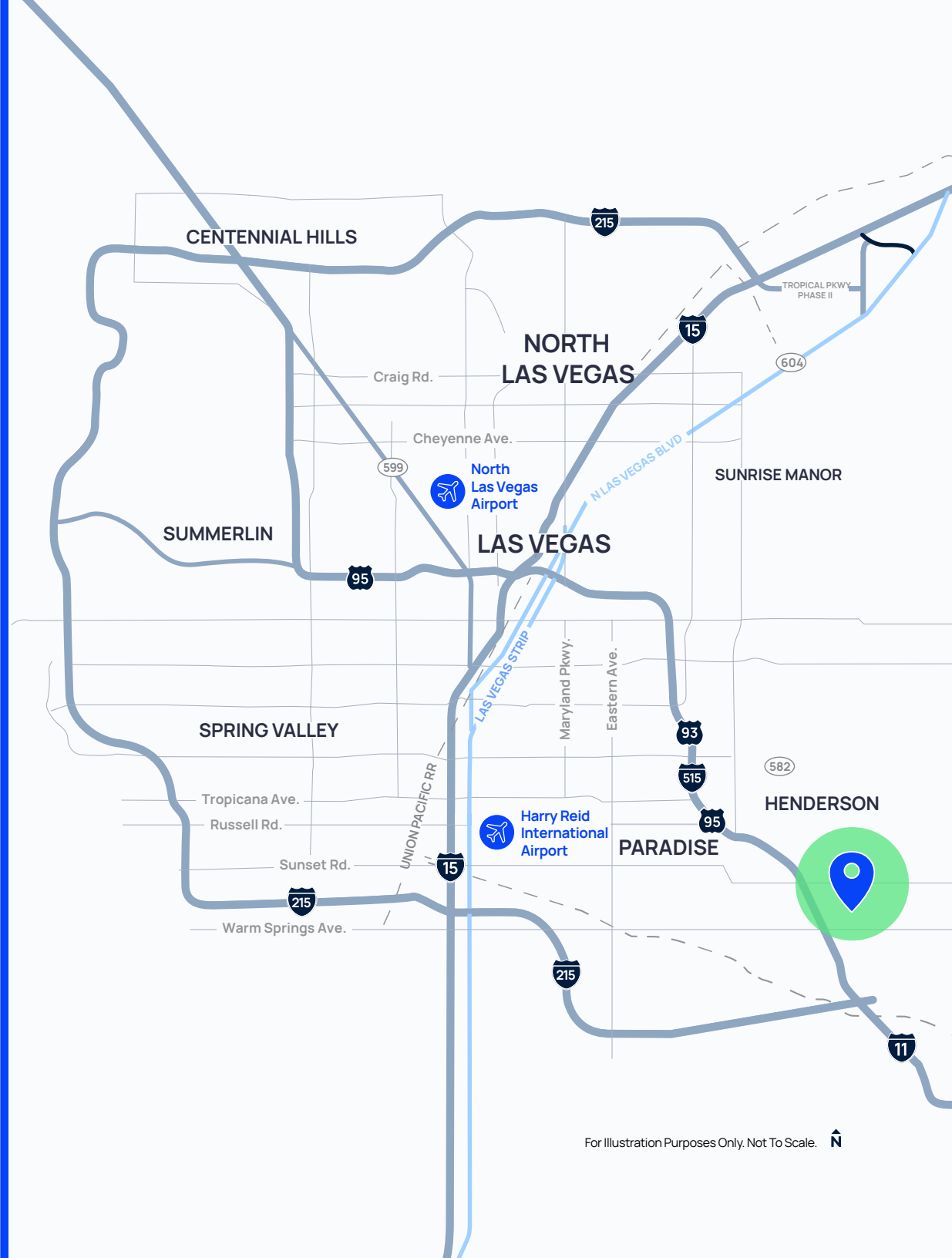
± 2.4 Miles to the US-93 Freeway



± 8 Miles to The Harry Reid International Airport

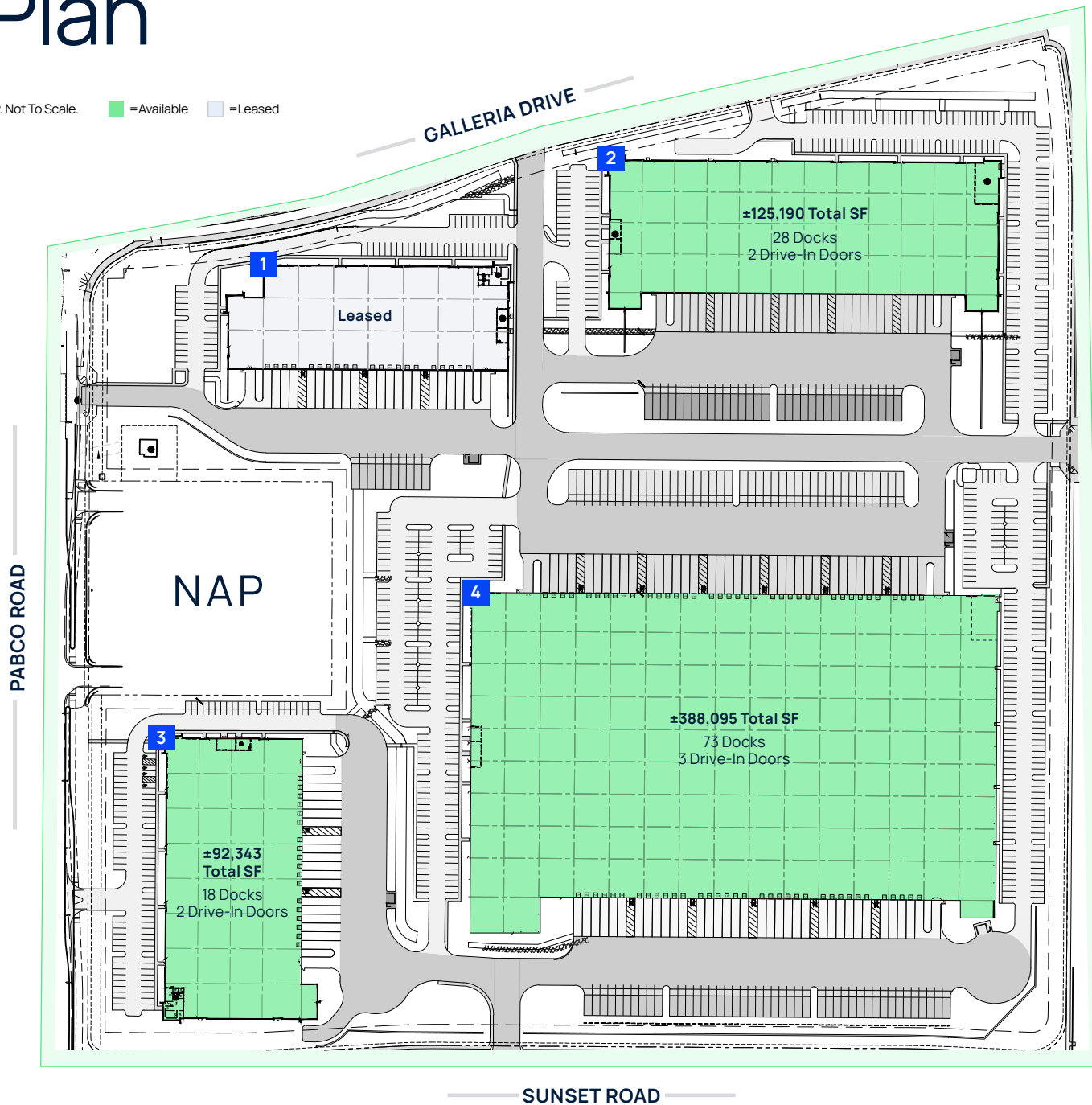


± 11 Miles to the Las Vegas Strip



Site Plan

⬆ N For Illustration Purposes Only. Not To Scale. ■ = Available ■ = Leased



Floor Plan

120 East Galleria Drive, Henderson, NV 89015



For Illustration Purposes Only. Not To Scale.

● = Grade Loading ▲ = Dock Loading ■ = Warehouse ■ = Spec Office

Building 2



±125,190 SF
Available Space



32
Trailer Parking Spaces



±2,4950 SF
Spec Office



194
Car Parking Spaces



2
Electric
Drive-In Doors



7"
Reinforced
Concrete Slab



28
Docks



ESFR
Sprinklers



±32'
Clear Height



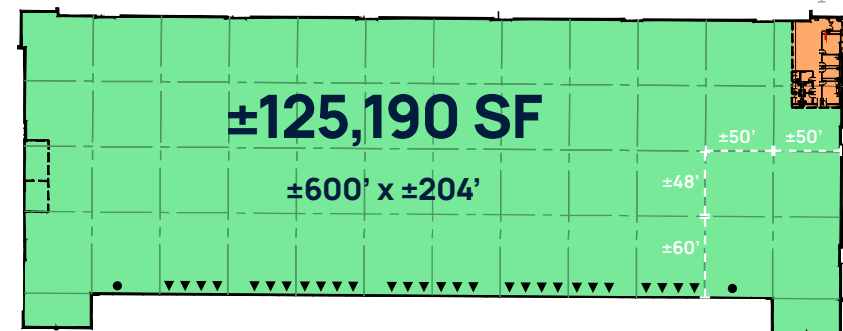
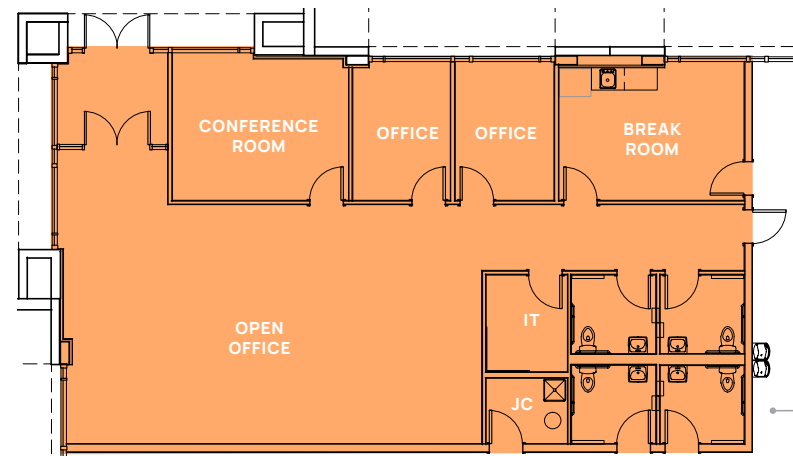
100%
HVAC



**±2,000 Amps, 277/
480 Volts, 3-Phase**
Power



±50' x ±48'
Typical Column Spacing
with 60' Loading Bay



Floor Plan

2020 Pabco Road, Henderson, NV 89015



Leasing By:



For Illustration Purposes Only. Not To Scale.

● = Grade Loading ▲ = Dock Loading ■ = Warehouse ■ = Spec Office

Building 3



±92,343 SF
Available Space



93
Car Parking Spaces



±1,497 SF
Spec Office



7"
Reinforced
Concrete Slab



2
Electric
Drive-In Doors



ESFR
Sprinklers



18
Docks



100%
HVAC



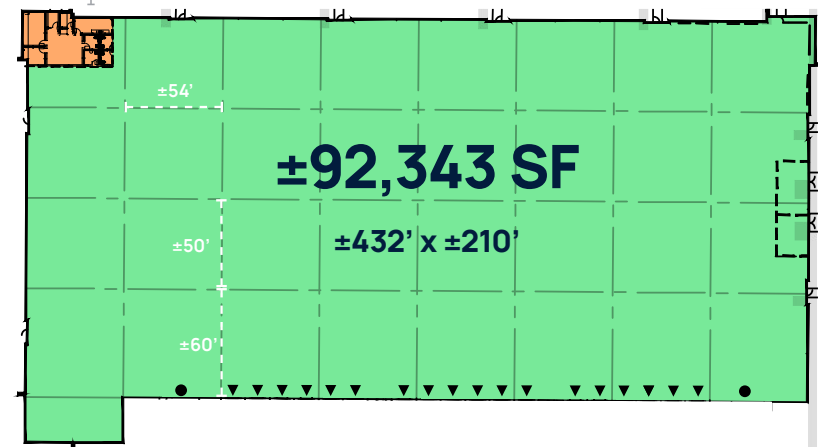
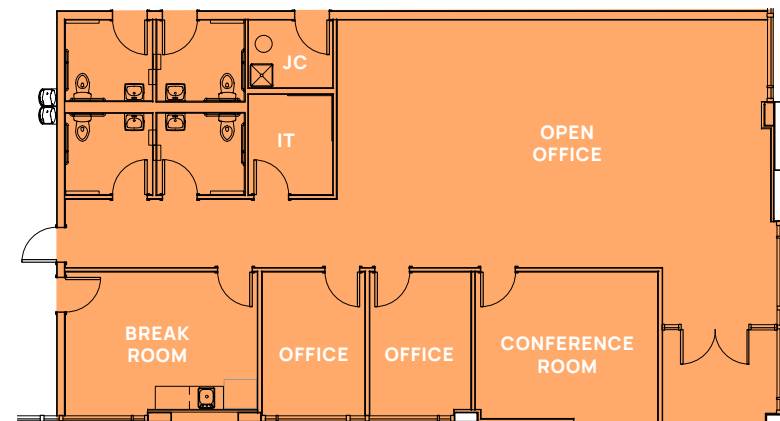
±32'
Clear Height



±54' x ±50'
Typical Column Spacing
with 60' Loading Bay



**±1,600 Amps, 277/
480 Volts, 3-Phase**
Power



Floor Plan

725 Grand Cadence Drive Henderson, NV 89015



Leasing By:



For Illustration Purposes Only. Not To Scale.

● = Grade Loading ▲ = Dock Loading ■ = Warehouse ■ = Spec Office

Building 4



±388,095 SF
Available Space



87
Trailer Parking Spaces



±2,342 SF
Spec Office



333
Car Parking Spaces



3
Electric
Drive-In Doors



7"
Reinforced
Concrete Slab



73
Docks



ESFR
Sprinklers



±36'
Clear Height



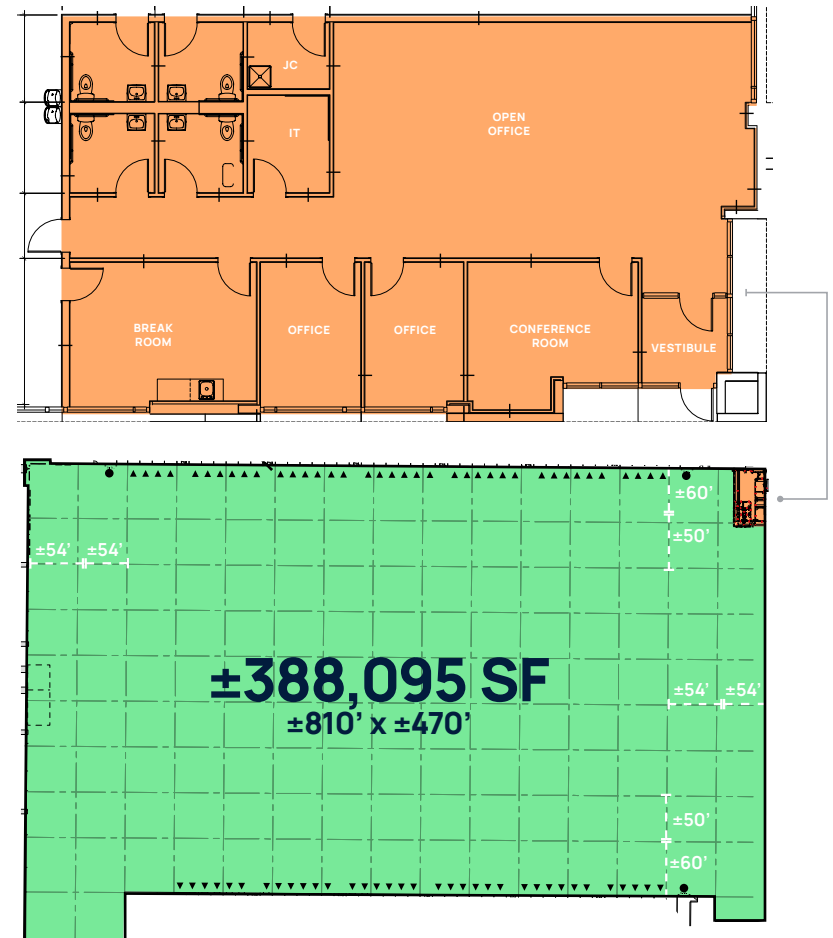
100%
HVAC



**±3,000 Amps, 277/
480 Volts, 3-Phase**
Power



±54' x ±50'
Typical Column Spacing
with 60' Loading Bay



Location Map



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Proven track record

of Marq Logistics



Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com.



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