

±29,454 SF – ±66,700 SF
Available Now

FOR LEASE

CASSIA
DISTRIBUTION CENTER

140 CASSIA WAY, SUITE 300 & 400, HENDERSON, NV 89014

LISTED BY:

Colliers

Dalfen INDUSTRIAL

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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	±133,378 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	±3,000 Amps, 277/480 Volt, 3-Phase Power
Sprinklers	ESFR
Column Spacing	±40′ x ±40′ Typical Column Spacing
Parking	156 Spaces
Truck Court	±123′ with ±60′ Concrete Apron



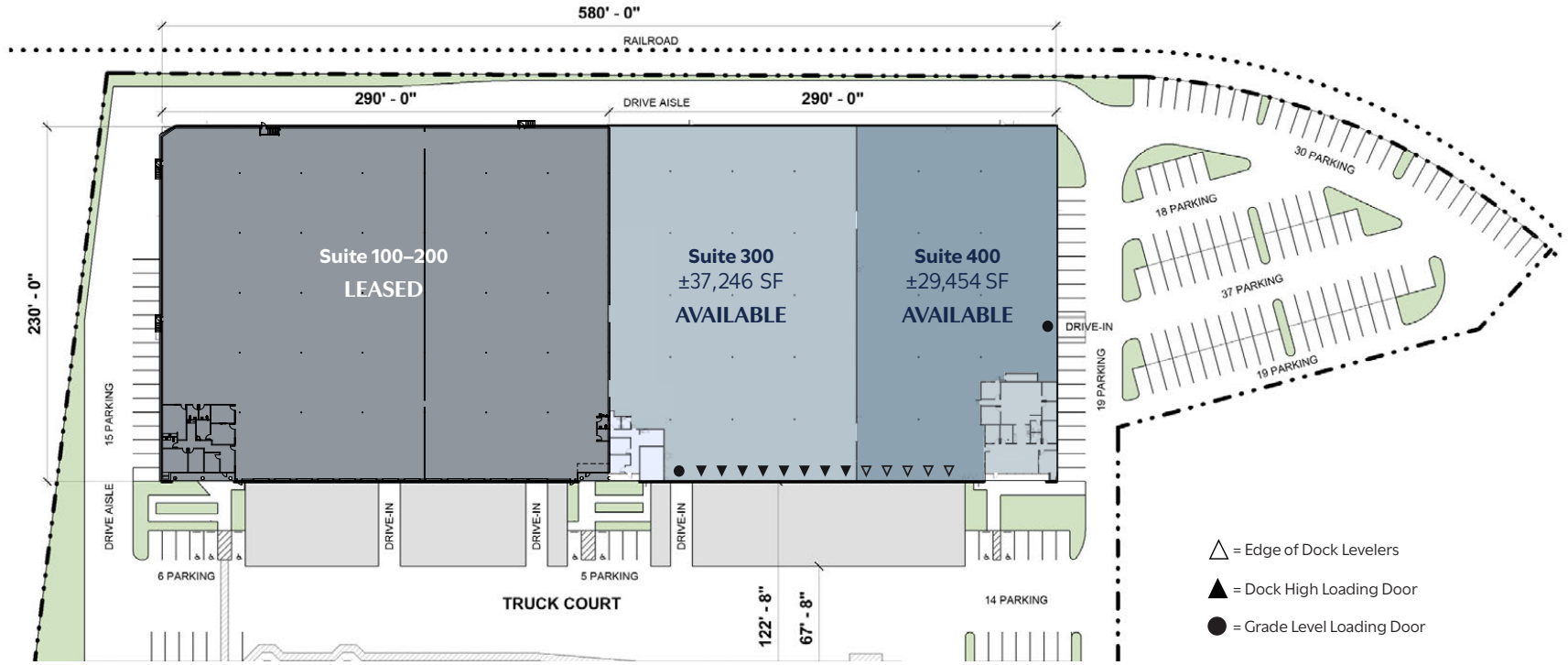
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SITE PLAN

140 CASSIA WAY, SUITE 300 & 400, 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)
300	±37,246 SF	±992 SF	±36,254 SF	Eight (8) ±9′ x ±10′	One (1) ±12′ x ±14′	$0.18 PSF
400	±29,454 SF	±3,221 SF	±26,233 SF	Five (5) ±9′ x ±10′	One (1) ±12′ x ±12′	$0.18 PSF
300–400	±66,700 SF	±4,213 SF	±62,487 SF	Thirteen (13) ±9′ x ±10′	Two (2)	$0.18 PSF

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FLOOR PLAN

SUITE 300 & 400

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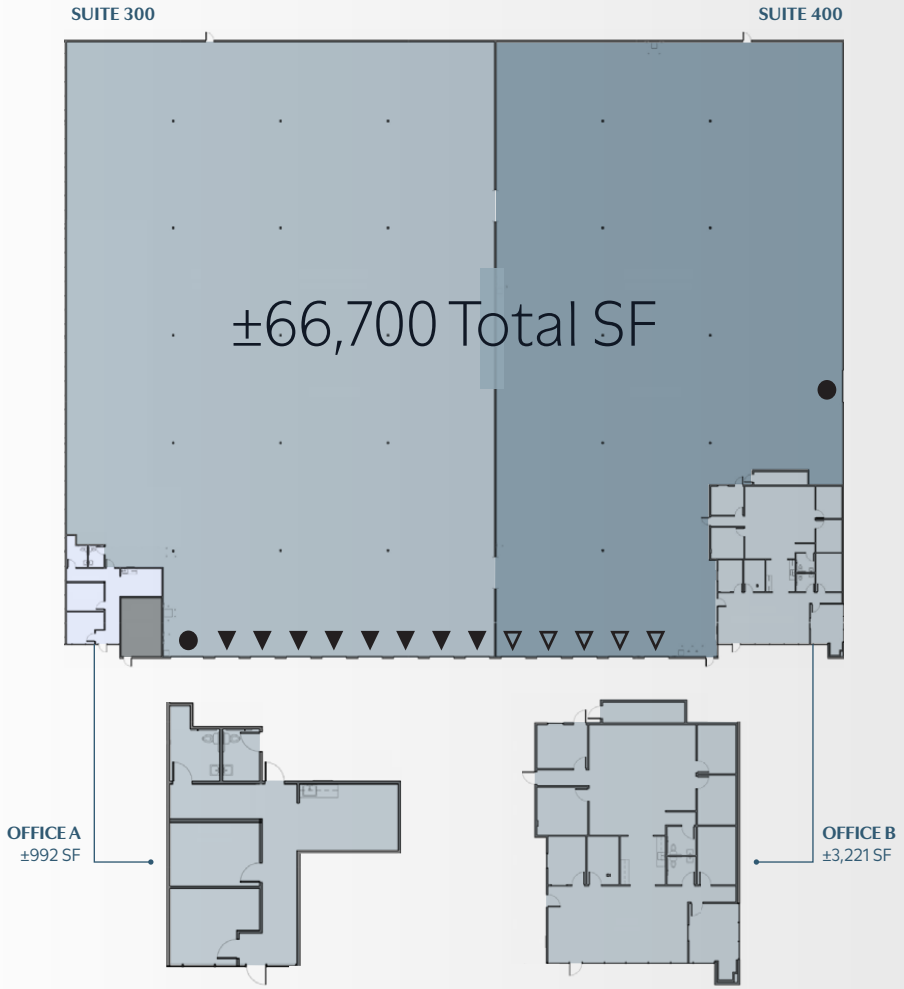
Property Features

- ±66,700 Total SF
- ±4,213 SF Office
- ±62,487 SF Warehouse
- Thirteen (13) ±9′ x ±10′ Dock High Loading Doors
- ±12′ x ±14′ and ±12 ′x ±12′ Grade Level Level Doors
- 277/480V, 3-Phase Power

NNN Fees (PSF)

$0.18 PSF

▲ = Dock High Loading Door △ = Edge of Dock Levelers ● = Grade Level Loading Door *Not To Scale. For Illustration Purposes Only.* N



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FLOOR PLAN

SUITE 300

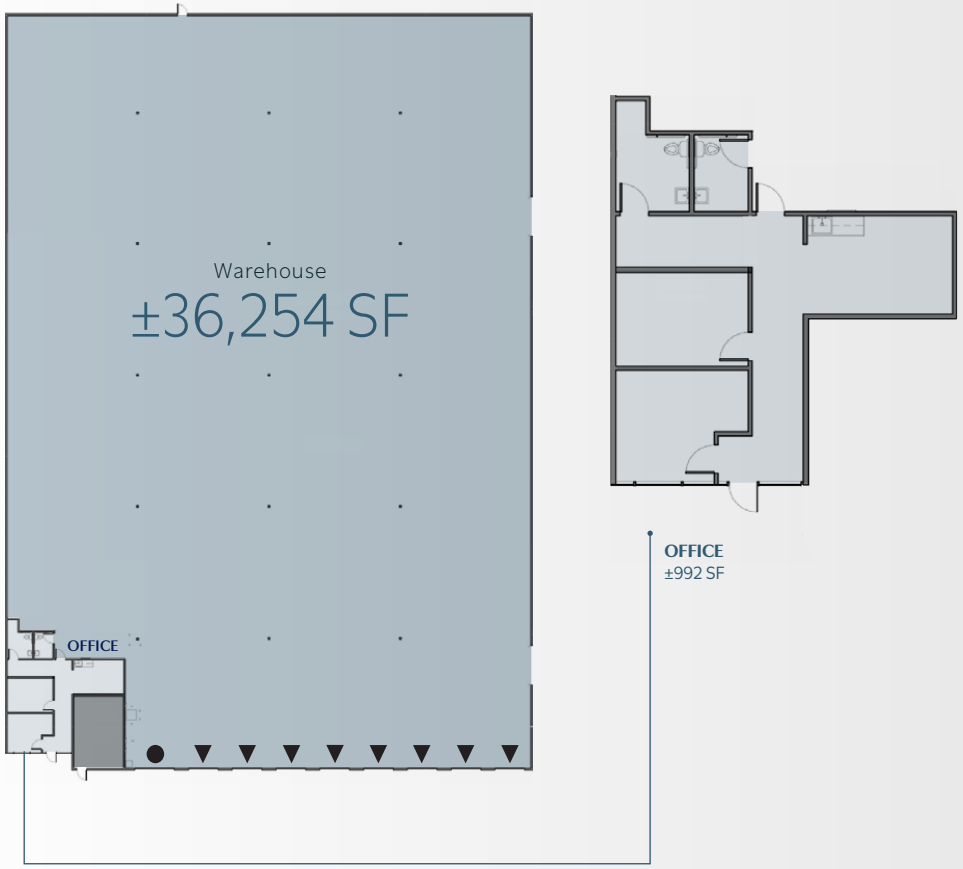
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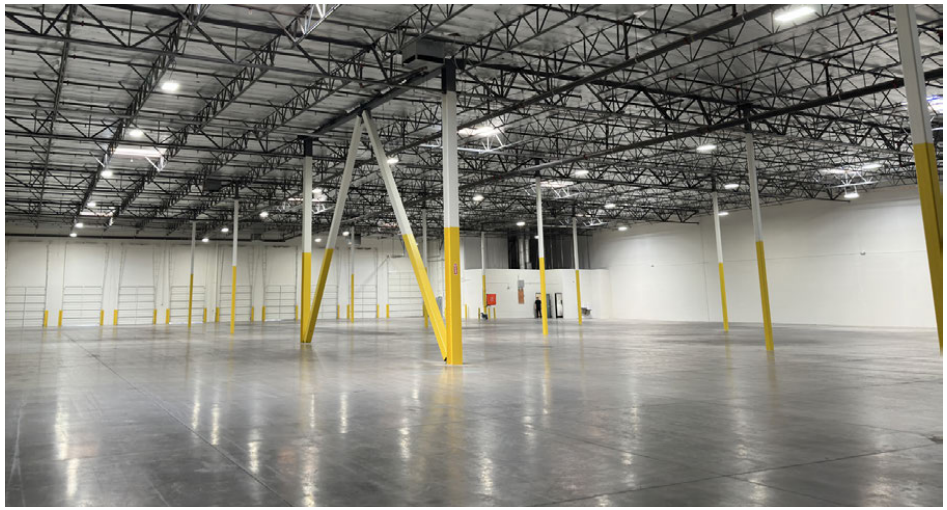
SUITE 300 - INTERIOR IMAGES











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FLOOR PLAN

SUITE 400

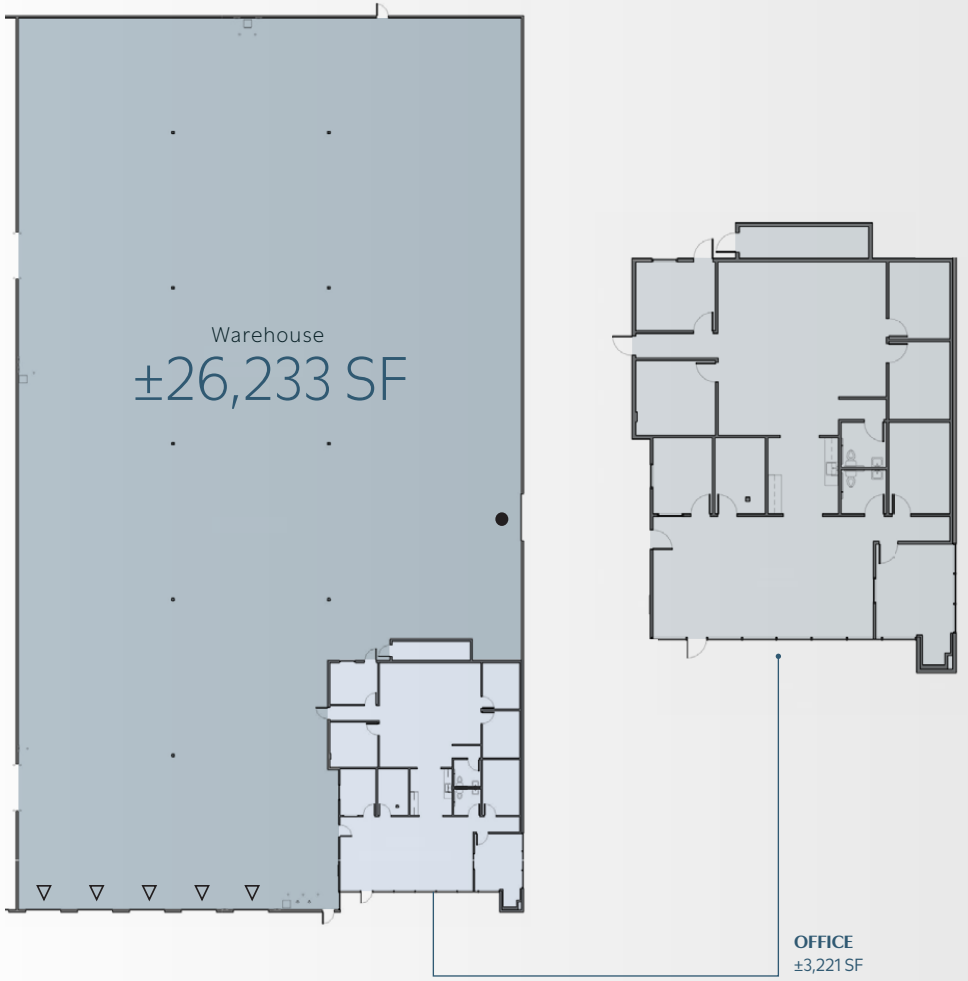
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SUITE 400 - INTERIOR IMAGES











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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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