

±14,400 SF Available | For Lease

# Cassia Distribution Center

150 Cassia Way, Suite 200, Henderson, NV 89014

**Jerry Doty, SIOR**

*Vice Chair*

Direct: +1 702 836 3735

[jerry.doty@colliers.com](mailto:jerry.doty@colliers.com)

License # NV-S.0172045

**Morgan Elson**

*Associate*

Direct: +1 702 836 3710

[morgan.elson@colliers.com](mailto:morgan.elson@colliers.com)

License # NV-S.0184877

**Paul Sweetland, SIOR**

*Vice Chair*

Direct: +1 702 836 3750

[paul.sweetland@colliers.com](mailto:paul.sweetland@colliers.com)

License # NV-S.0043604

**Colliers**

±14,400 SF Available | For Lease

# Cassia Distribution Center



150 Cassia Way, Suite 200, Henderson, NV 89014

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',<br>±40' x ±50' Typical Column Spacing |
| Parking           | 0.86:1,000                                                      |
| Truck Court       | ±125' with ±60' Concrete Apron                                  |



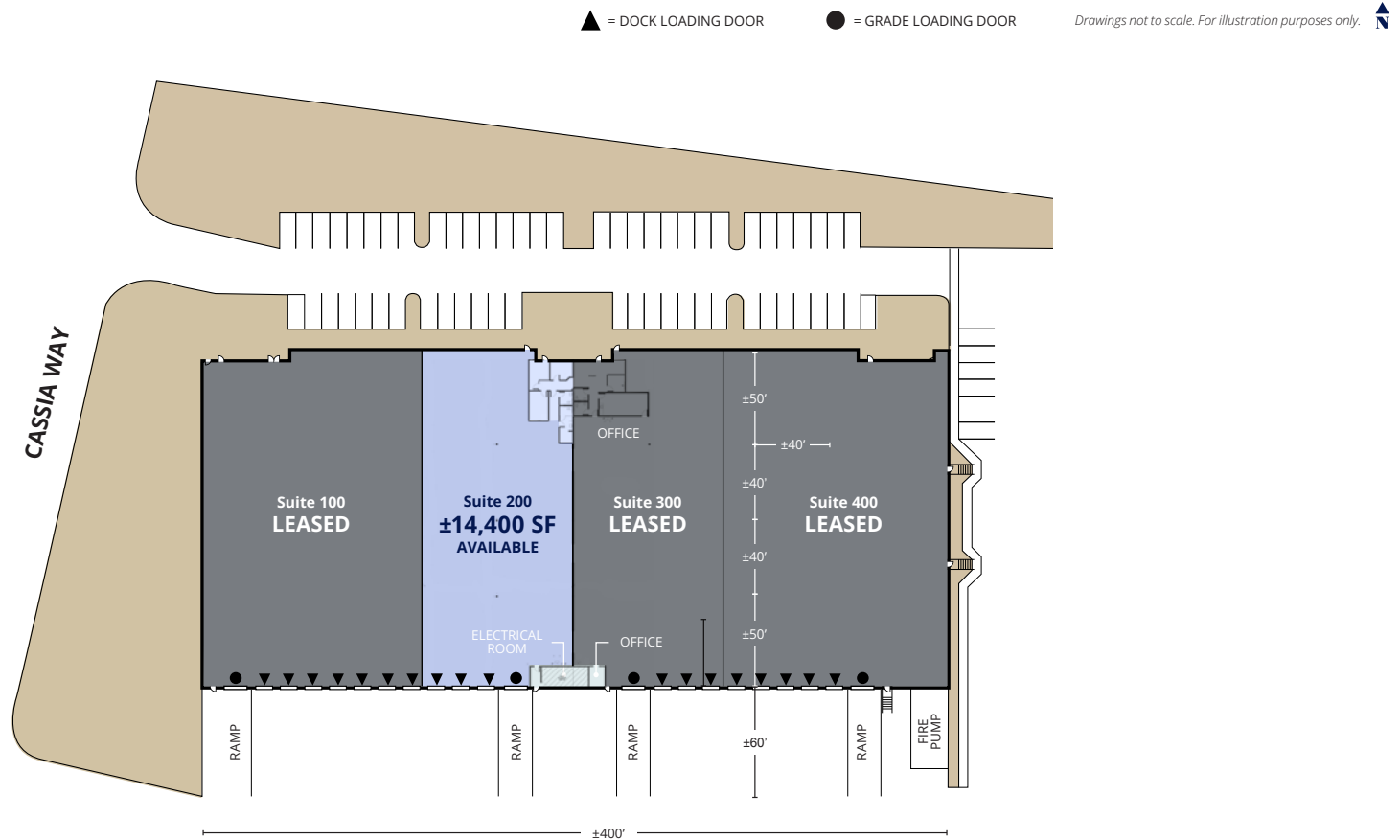
±14,400 SF Available | For Lease

# Cassia Distribution Center



150 Cassia Way, Suite 200, Henderson, NV 89014

## Site Plan



| 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       |

±14,400 SF Available | For Lease

# Cassia Distribution Center



150 Cassia Way, Suite 200, Henderson, NV 89014

## Suite 200

### Property Features

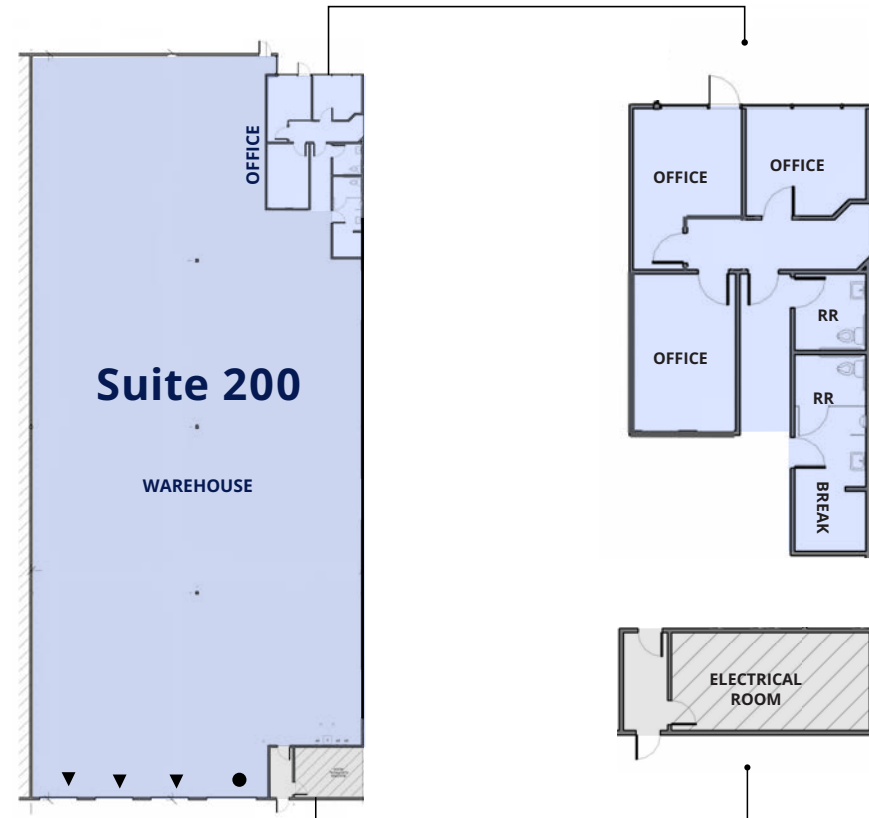
- ±14,400 Total SF
- ±865 SF Office
- ±13,535 SF Warehouse
- Three (3) ±9' x ±10' Dock Loading Doors
- One (1) ±12' x ±14' Grade Level Door
- ±250 amps, 277/480V, 3-Phase Power

**NNN Fees:** \$0.18 PSF  
**Available:** Now

▲ = DOCK LOADING DOOR

● = GRADE LOADING DOOR

Drawings not to scale. For illustration purposes only.



### 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

### Colliers Las Vegas

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)

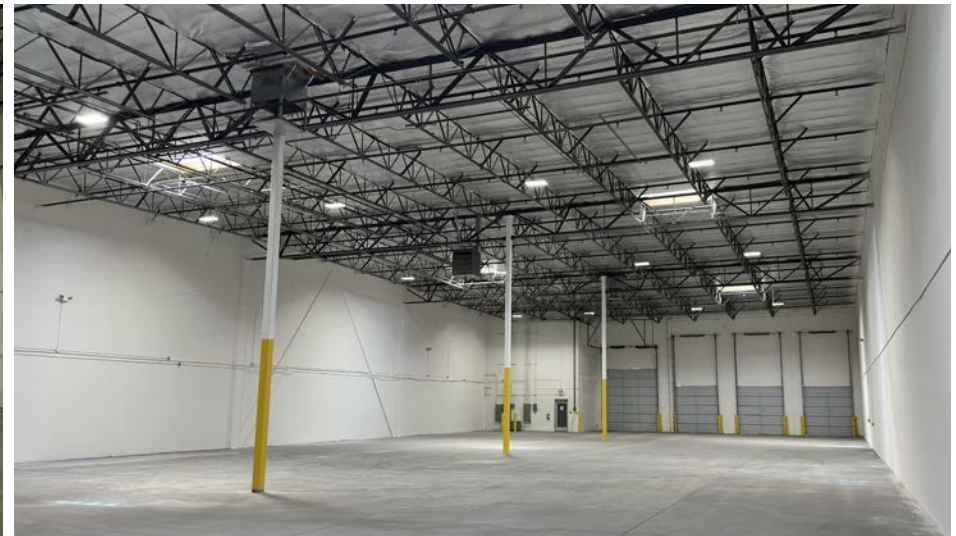
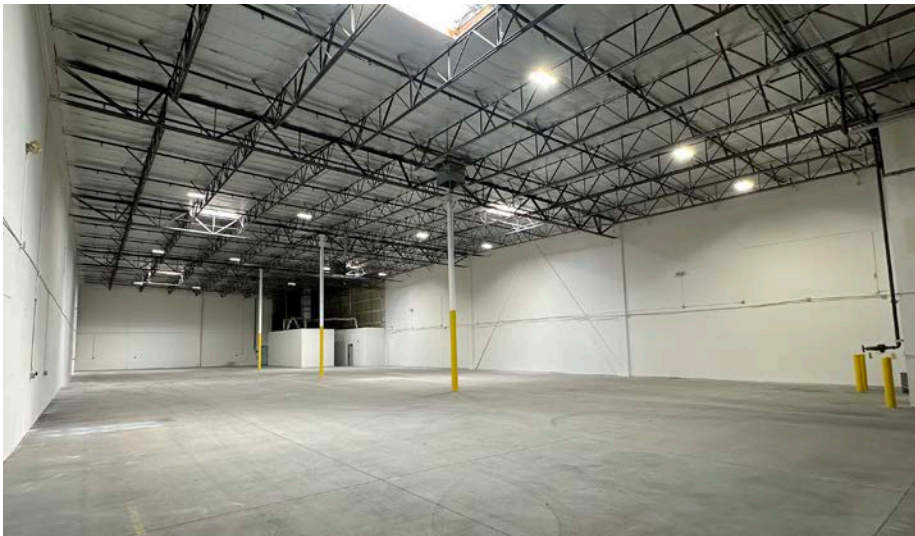
±14,400 SF Available | For Lease

# Cassia Distribution Center



150 Cassia Way, Suite 200, Henderson, NV 89014

Interior Images



±14,400 SF Available | For Lease

# Cassia Distribution Center

Colliers

150 Cassia Way, Suite 200, Henderson, NV 89014

Aerial Map ◀





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.

---

\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

---

Exclusive Listing Agents:

**Jerry Doty, SIOR**

*Vice Chair*

Direct: +1 702 836 3735

[jerry.doty@colliers.com](mailto:jerry.doty@colliers.com)

License # NV-S.0172045

**Morgan Elson**

*Associate*

Direct: +1 702 836 3710

[morgan.elson@colliers.com](mailto:morgan.elson@colliers.com)

License # NV-S.0184877

**Paul Sweetland, SIOR**

*Vice Chair*

Direct: +1 702 836 3750

[paul.sweetland@colliers.com](mailto:paul.sweetland@colliers.com)

License # NV-S.0043604

LEASING BY:



A PROJECT BY:



## About Colliers

Colliers is a global diversified professional services and investment management company operating through three industry leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at [corporate.colliers.com](http://corporate.colliers.com).

©2026 Colliers International. 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.