

FOR LEASE

±12,000 TOTAL SF AVAILABLE



SUNCREST
COMMERCE CENTER

1051 MARY CREST ROAD, HENDERSON, NV 89074

LISTED BY:



Dalfen
INDUSTRIAL

Suncrust Commerce Center is ideally located in the Henderson submarket immediate off Gibson Road with access to both the I-215 South freeway and I-515 freeway providing for convenient servicing of the entire Las Vegas Valley via alternate routes for employees and visitors.

- High Image Concrete Tilt Construction
- 2 Dock High Doors ($\pm 10'$ x $\pm 10'$) (per bay)
- 1 Grade Level Door ($\pm 12'$ x $\pm 14'$) (per bay)
- $\pm 24'$ Clear Height (avg.)
- ESFR Fire Sprinkler System
- 277/480 Volt, 3 Phase Main Power Panel
- Skylights in Warehouse
- Front Loaded Distribution Unit with Glass Storefront Entry
- I-G Zoning (City of Henderson)
- Within $\pm 156,514$ SF Multi-Tenant Industrial Distribution Building
- Situated on ± 7.29 Acres



SITE PLAN

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Not To Scale. For Illustration Purposes Only.



±12,000 TOTAL SF



SUITE M FLOOR PLAN

- ±12,000 SF Total
- ±1,200 SF Office
- ±10,800 SF Warehouse
- 4 Private Offices
- One (1) ±12' x ±14' Grade Level Door
- Two (2) ±10' x ±10' Dock High Loading Doors
- ±24' Clear Height
- Column Spacing 40'x50'
- ESFR Sprinklers
- One (1) ADA Restroom
- ±225 amps, 277/480 volts, 3-Phase Power
- I-G Zoning (Henderson General Industrial)

Available Now

Monthly asking rate: **\$1.35 PSF NNN**

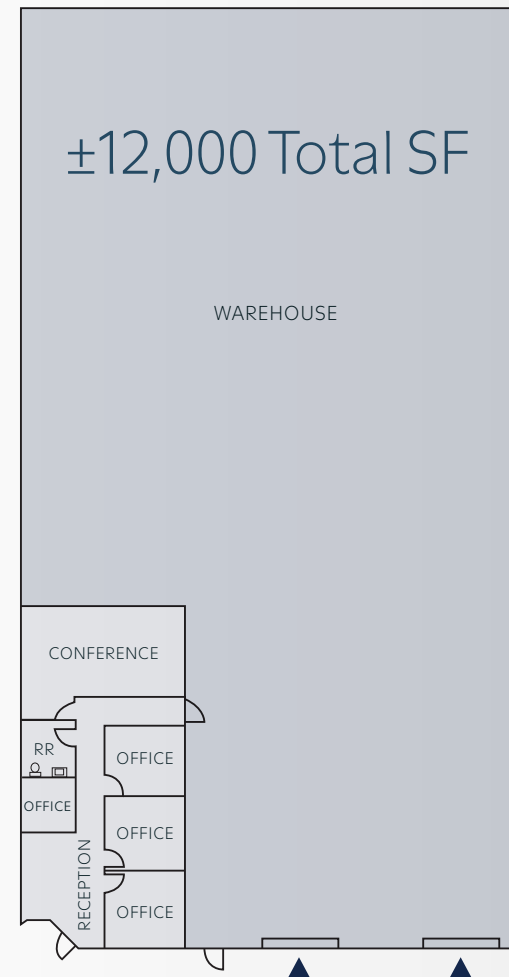
Monthly NNN fees: **\$0.1883**

Total monthly rent: **\$18,460.00**

● = Grade Level Doors

▲ = Dock High Doors

Not To Scale. For Illustration Purposes Only. ◀(N)





AERIAL IMAGES

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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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COMMERCE CENTER



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