

# Becknell Galleria

FOR LEASE: ±66,595 SF – ±388,095 SF



Galleria Drive and Pabco Road  
Henderson, NV 89011



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±66,595 SF – ±388,095 SF

A four-building industrial park totaling ±672,223 SF of warehouse distribution space in Henderson.

**FOR LEASE**



## **BUILDING SPECIFICATIONS:**

- Class A warehouse/distribution product
- Four buildings total
- ±672,223 total SF
- Situated on ±45.39 acres
- ESFR fire suppression system
- Dock and Grade loading
- 7" reinforced concrete slab
- ±2.4 Miles to US-93/95
- Warehouse LED lighting
- Trailer parking



CONNECTIVITY

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

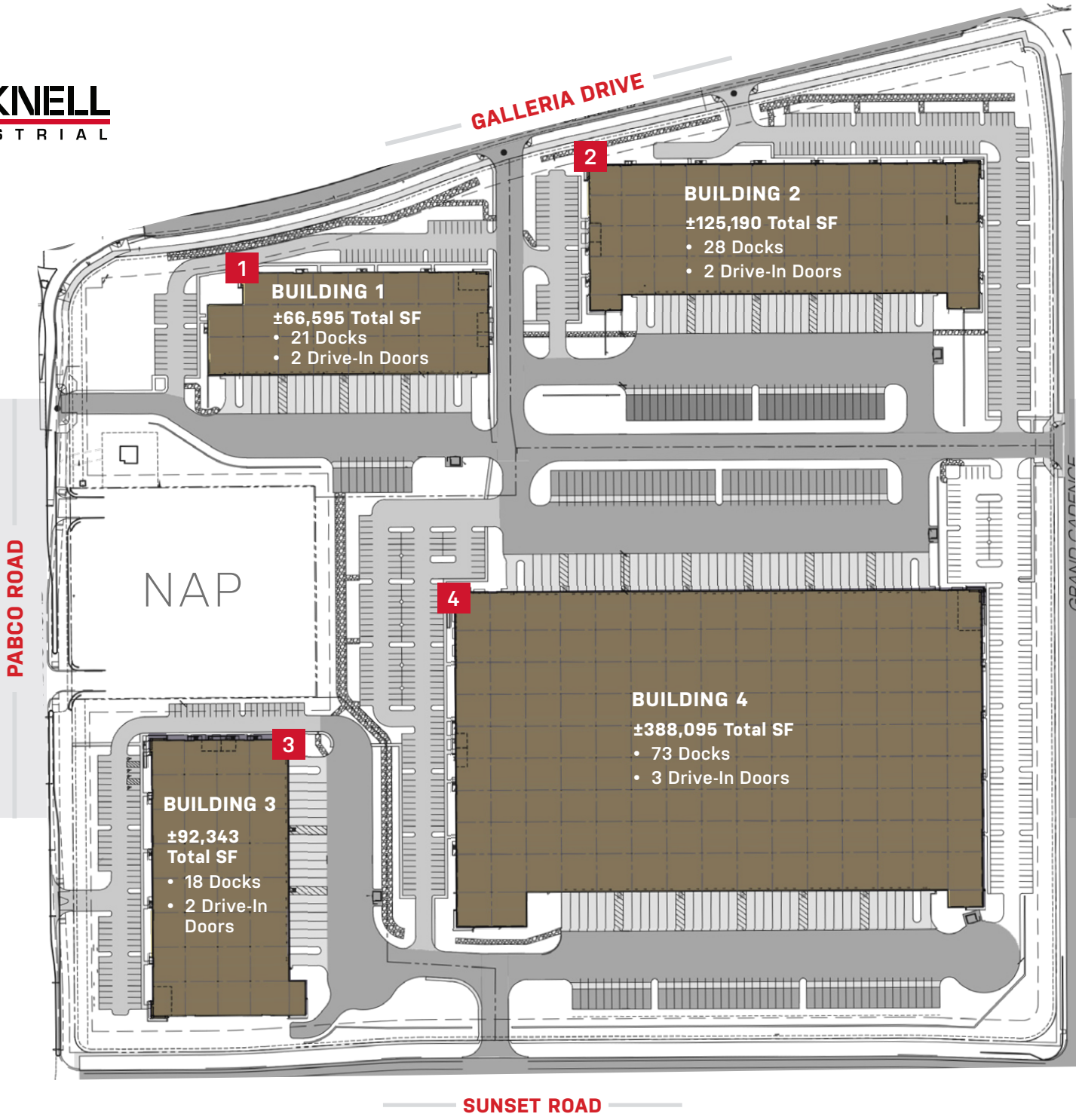


±11 MILES TO THE LAS VEGAS STRIP



For illustration purposes only. Not to scale.





SUNSET ROAD

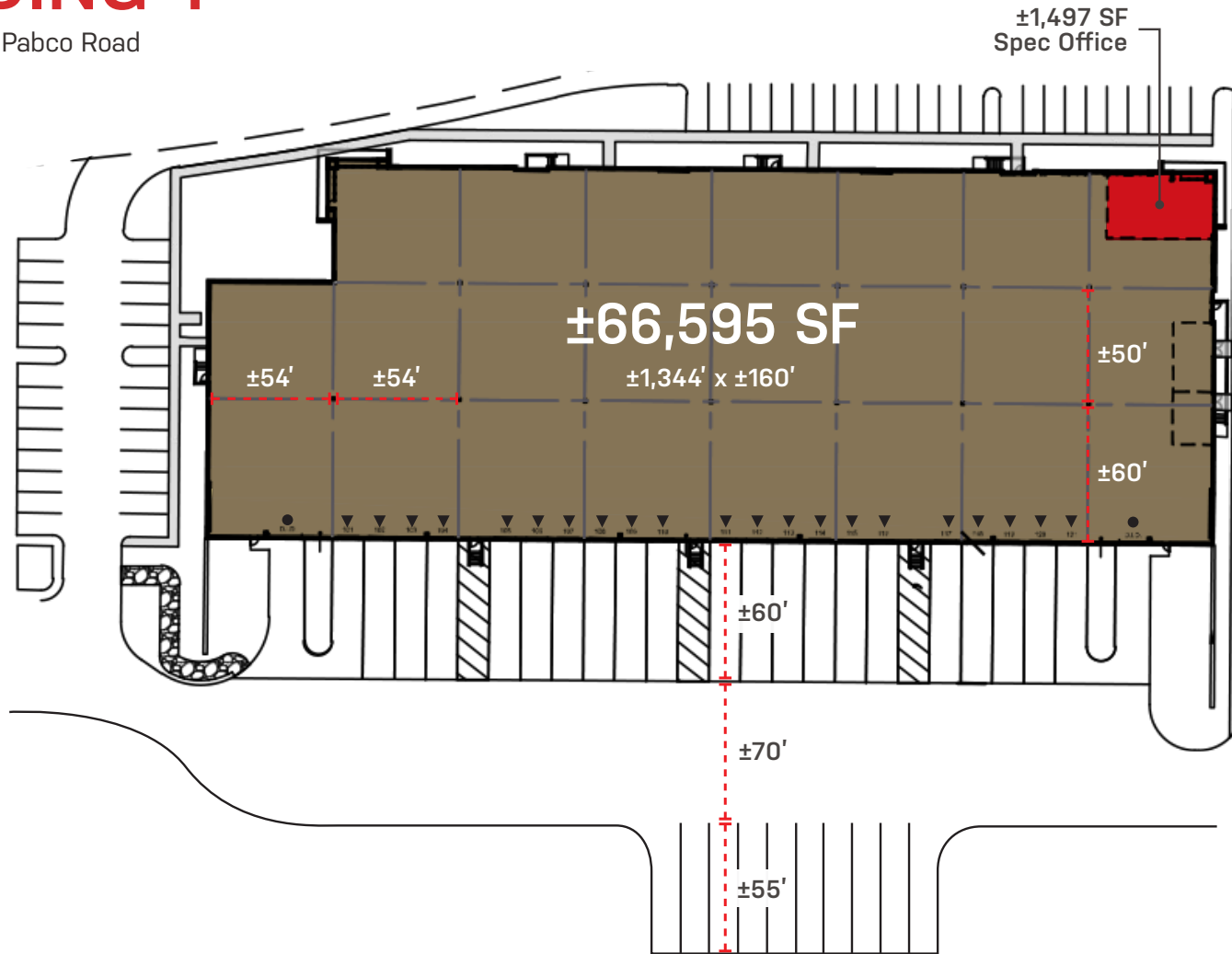


# BUILDING 1


Galleria Drive & Pabco Road



HENDERSON, NV



- ±66,595 Total SF
- 21 Docks
- 2 Drive-In Doors
- ±32' Clear Height
- 58 Car Parks
- 10 Trailer Parks 54' x 50' Typical Column Spacing with 60' Loading Bay
- ±1,497SF Spec Office
- 7" Reinforced Concrete Slab
- ESFR Sprinklers
- 1,200 Amps, 277/480 Volts, 3-Phase
- Warehouse LED Lighting

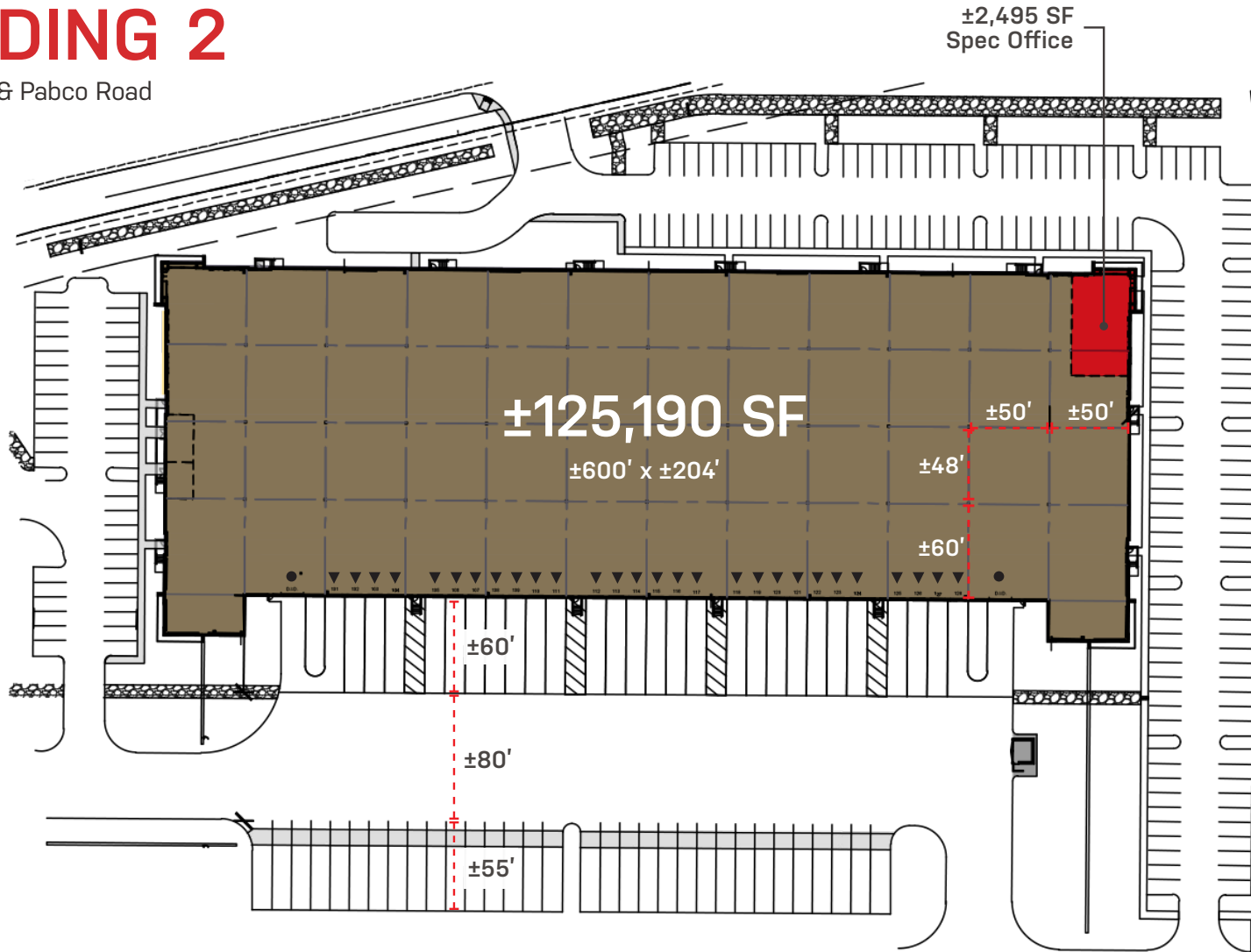
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FOR LEASE

# Galleria


# BUILDING 2

Galleria Drive & Pabco Road



HENDERSON, NV

- ±125,190 Total SF
- 28 Docks
- 2 Drive-In Doors
- ±32' Clear Height
- 192 Car Parks
- 32 Trailer Parks 50' x 48' Typical Column Spacing with 60' Loading Bay
- ±2,495 SF Spec Office
- 7" Reinforced Concrete Slab
- ESFR Sprinklers
- 2,000 Amps, 277/480 Volts, 3-Phase
- Warehouse LED Lighting

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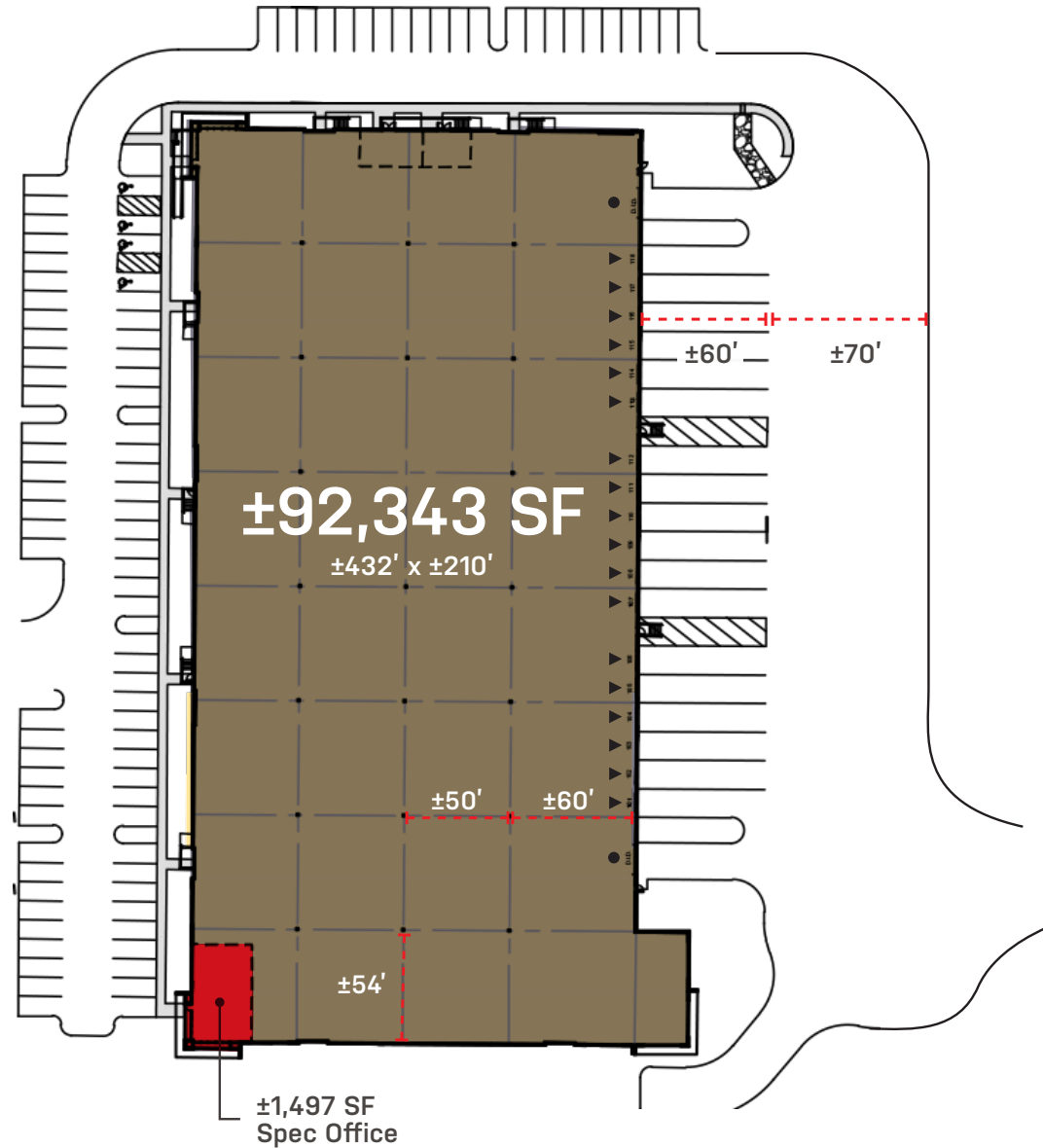
FOR LEASE

# Galleria

# BUILDING 3

Galleria Drive & Pabco Road

- ±92,343 Total SF
- 18 Docks
- 2 Drive-In Doors
- ±32' Clear Height
- 95 Car Parks
- 0 Trailer Parks
- 54' x 50' Typical Column Spacing with 60' Loading Bay
- ±1,497SF Spec Office
- 7" Reinforced Concrete Slab
- ESFR Sprinklers
- 1,600 Amps, 277/480 Volts, 3-Phase
- Warehouse LED Lighting



For illustration purposes only. Not to scale.

● = Grade Level Loading Doors

▲ = Dock High Loading Doors

FOR LEASE

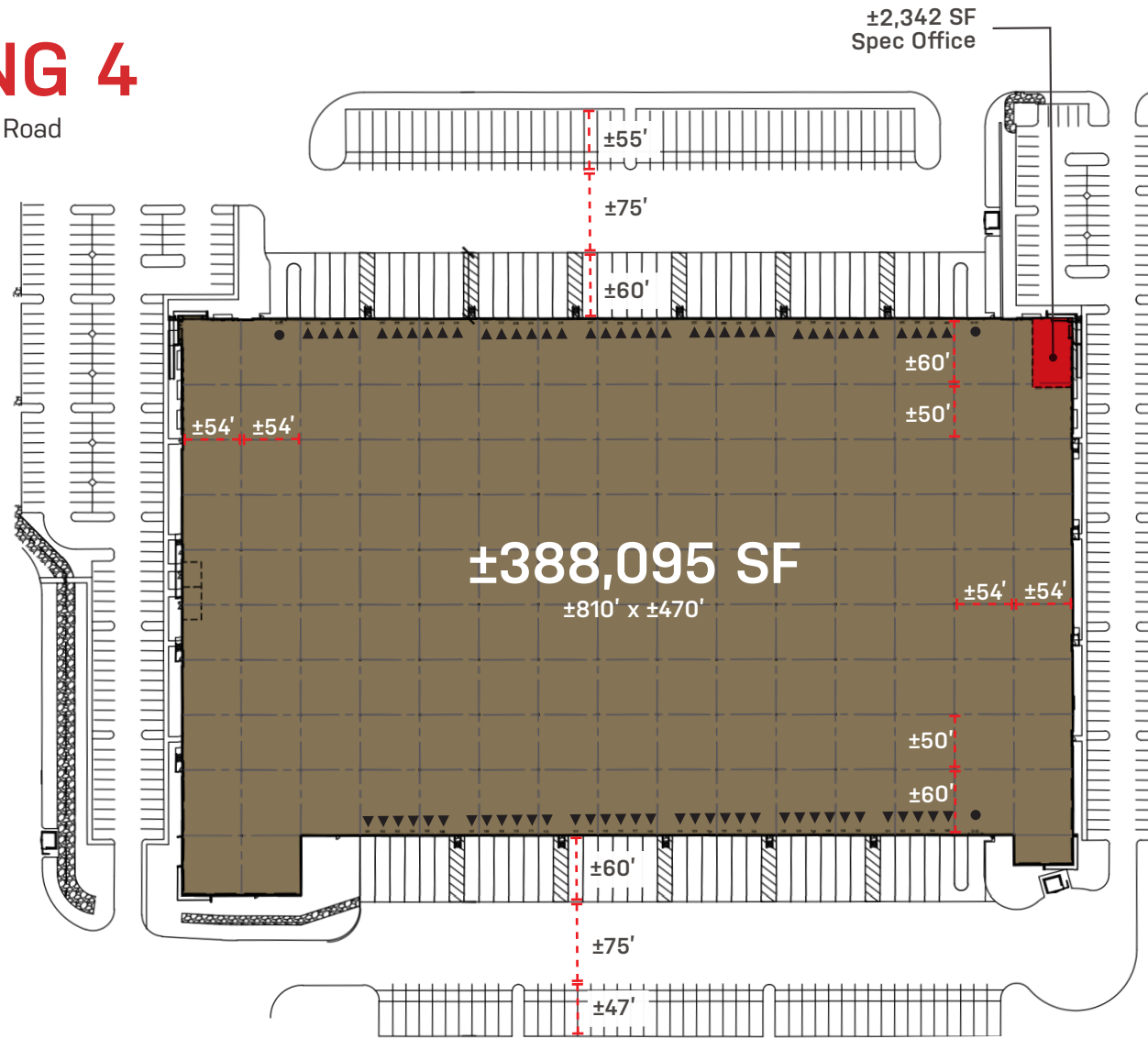
Galleria



HENDERSON, NV

# BUILDING 4

Galleria Drive & Pabco Road



- ±388,095 Total SF
- 73 Docks
- 3 Drive-In Doors
- ±36' Clear Height

- 331 Car Parks
- 87 Trailer Parks
- 54' x 50' Typical Column Spacing with 60' Loading Bay

- ±2,495 SF Spec Office
- 7" Reinforced Concrete Slab
- ESFR Sprinklers
- 3,000 Amps, 277/480 Volts, 3-Phase
- Warehouse LED Lighting

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Henderson Submarket

±2.4 Miles to I-515 via Galleria Drive



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## POPULATION

### Why Henderson?

Roughly 310,000 people, 14% of Southern Nevada's population of 2.1 million live in Henderson. Exceptional Quality of Life - known for its master-planned communities and high-quality of living, Henderson leads Nevada cities in the per-capita income and education levels of its residents. Henderson has been ranked a top place to live by several national publications, including Fortune Small Business, Bloomberg and Businessweek, which utilize ranking indicators such as cost of living, housing affordability, school quality, medical care and crime rates. It was also named one of America's safest cities.



## HENDERSON IS PRO-BUSINESS

Henderson's pro-business environment has attracted internationally recognized companies such as Ocean Spray, Graham Packaging, Berry Plastics, Poly-West, Barclay's Services, Dignity Health, Core Mark, Levi Strauss & Company, FedEx Ground, Unilever Manufacturing, Goodman Distribution, Titanium Metals, Cashman Equipment and many others.

While Nevada is recognized as one of the top states in the nation in which to do business, Henderson offers many additional benefits.

\*Henderson's Development Service Center is rated among the best in the nation for permitting efficiency, service and reliability.\* Companies may also qualify for Henderson's Utility Franchise fee abatement incentive, providing additional savings.



[cityofhenderson.com/economic-development-and-tourism/incentives](http://cityofhenderson.com/economic-development-and-tourism/incentives)

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## IDEAL SOUTHWEST DISTRIBUTION HUB

Conveniently located within a one day truck drive to five major markets (Los Angeles, Phoenix, Salt Lake, San Diego and San Francisco), as well as international ports

## TRANSIT ANALYSIS

from Henderson, NV

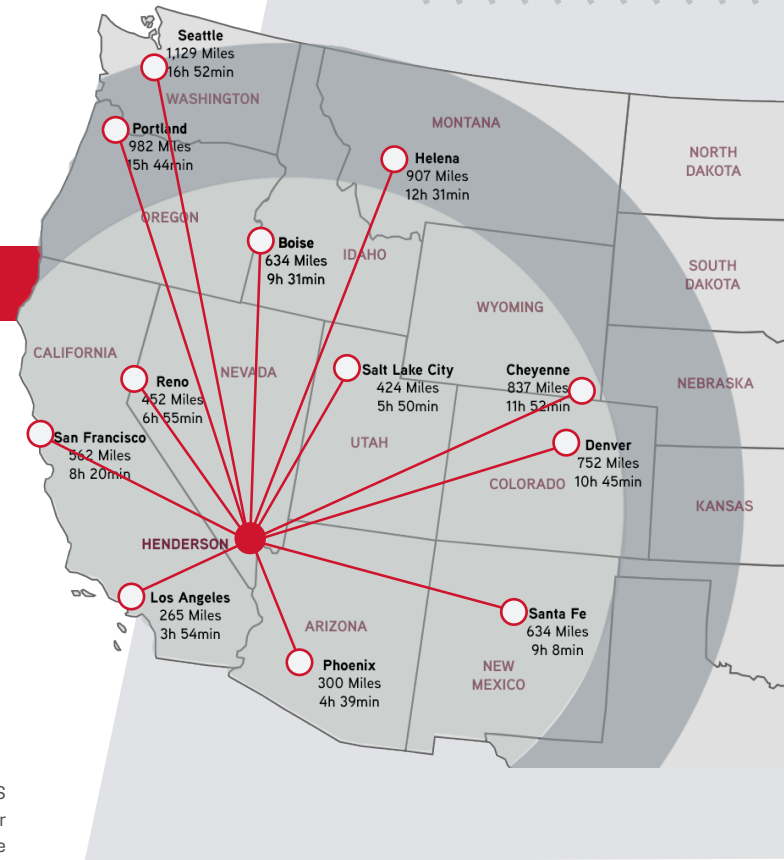
Becknell Galleria is located ±43 miles from the California border.

-  ONE DAY TRUCK SERVICE  
61,049,148 People (19.4% of US Population)
-  TWO DAY TRUCK SERVICE  
73,462,494 People (23.3% of US Population)

## EXTENSIVE GROUND & RAIL NETWORK - NATIONAL CONNECTIVITY

\*Las Vegas is at the hub of an extensive Western US ground transportation network comprised of three major highways: US 95, US I-15, and US 93, as well as the future Interstate 11. Next-day freight service is available to 80% of the 11-state western region and nearly every western city is within a two-day delivery time frame, meaning that shipments can quickly reach a market of more than 50 million people.

\*Rail service to Southern Nevada is provided via Union Pacific Railroad which runs northeast-southwest through the Las Vegas-Paradise MSA. These rail lines provide daily service to industrial sites throughout the Las Vegas valley as well as a high capacity trans-loading facility.



## TAX FRIENDLY BUSINESS ENVIRONMENT

Nevada is at the forefront of the nation with one of the most favorable tax climates for businesses and employees.

- No personal income tax
- No corporate income tax
- No franchise tax
- No unitary tax
- No inventory tax
- No inheritance tax
- No estate tax

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