



## BRASS CAP DEVELOPMENT CLOSES ON THREE NEW VALLEY PROPERTIES

*Leading Industrial Development Firm Begins Three New Industrial Projects in the Southwest and West Henderson Submarkets*



*For high resolution photos, [click here](#)*

**LAS VEGAS** (Jan. 11, 2021) – [Brass Cap Development](#), a local premiere industrial development firm, recently closed on three industrial properties in the valley for \$12.5 million – Silver and Black Industrial Plaza, SW Premiere Industrial Center and Edmond Russell Triangle.

Silver and Black Industrial Plaza, available for sale or lease, features two +/-75,000 square foot buildings located in the highly sought-after West Henderson Submarket. Each building can be divided into multiple spaces and is situated near the Las Vegas Raiders practice facility on nine acres of land near at the northeast corner of Chaparral and Dale.

SW Premiere Industrial Center includes two free-standing buildings located in the southwest area of Las Vegas, just two miles west of the Las Vegas Strip and the new Allegiant Stadium. The property features one 89,000 square foot building and one 70,000 square foot building – both with the ability to be divided for multiple tenants. Situated at Edmond and Oquendo Road, SW Premiere Industrial Center provides easy access to the valley’s main freeways. This project is expected to break ground early in Q2 of 2021.

Edmond Russell Triangle, a build to suit +/-50,000 square foot industrial building, is located at Russell Road and Edmond Street. This property is one of many Brass Cap Development projects located in the Southwest Submarket as the area is a popular and successful location for industrial buyers and tenants.

“Industrial appears to have been a resilient and desirable asset class through the pandemic, so we have been fortunate to experience a high level of interest from institutional capital seeking to invest in and acquire e-commerce, manufacturing and storage facilities,” said Mike Chernine,



partner at Brass Cap Development. “Las Vegas provides efficient logistics and operations for companies in need of easy access to the expansive desert Southwest region.”

LM Construction Company will be providing pre-construction design services for all three projects.

The Doherty Industrial Team at Colliers Las Vegas has been brought on to handle all sale and leasing opportunities for Silver and Black Industrial Plaza while Greg Tassi and Donna Alderson from Cushman and Wakefield will handle all leasing opportunities for SW Premiere Industrial Center.

#### **ABOUT BRASS CAP DEVELOPMENT**

Brass Cap Development, founded in 2015, specializes in industrial investment, development, consulting, and management services in Southern Nevada as well as other Western states. Brass Cap Development has now developed nearly a million square feet of industrial space across multiple states with another half million in the development pipeline for 2020. Tim Castello, Mike Chernine, Jason Kuckler and Larry Monkarsh, the principals of the company, are all veterans of real estate development. Brass Cap’s bailiwick consists of site selection, entitlements, site plans and design, schedules, budgets, and full development services. Brass Cap Development is focused on speculative development, build to suits and fee development projects. For more information, visit [brasscap.com](http://brasscap.com).

#### **ABOUT LM CONSTRUCTION COMPANY**

LM Construction Company, founded in 1996 by Larry Monkarsh, is a premier full-service commercial builder in Las Vegas, NV that also provides services in Utah, Idaho and Arizona. LM offers a complete array of design and contracting services under one roof, suitable for all commercial, industrial, manufacturing and retail building needs. Having completed more than seven million square feet of commercial building and real estate development in Las Vegas, LM Construction is leading the way for the future of Las Vegas development. LM Construction employs a dedicated staff and coordinates your job with our entire production team, from the owners and tenants to the architects and engineers. For more information, visit <https://www.lmconstructionco.com/>.

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