



BRASS CAP DEVELOPMENT BREAKS GROUND ON LATEST INDUSTRIAL PROJECT NEAR RAIDERS PRACTICE FACILITY

Silver and Black is a Two-Building Industrial Complex in West Henderson Available for Lease or Sale



LAS VEGAS (June 07, 2021) – Brass Cap Development, a leading developer of industrial space in the Las Vegas valley, broke ground on their latest project Silver and Black in West Henderson.

Silver and Black is a two-building industrial complex located near the Raiders Practice Facility at the corner of Dale Avenue and Chaparral Road. Each building is ±75,000 square feet and can be divisible to 7,500 square feet.

Situated on ±9.5 acres in the booming industrial Submarket of West Henderson, Silver and Black features the following:

- ±30-foot clear height
- 20 dock doors measuring nine by 10 feet high with dock bumpers installed at each door per building
- 10 dock doors measuring 12 by 14 feet high per building
- ESFR fire suppression system
- 2,500 Amps, 277/480V, 3-phase power per building

Silver and Black is being constructed near two other Brass Cap Development projects in West Henderson – Bromigo and Executive Airport Crossing. This Submarket is nearby high-profile companies such as the Amazon Distribution Center and the Smiths/Krogers Distribution Center. The area boasts desirable amenities and offers easy access to the valley's major freeways including Interstate 15 and the 215 Beltway.

"We continue to see great success with our projects in West Henderson and so do the buyers and tenants we sell and lease to," said Tim Castello, CCIM, partner at Brass Cap Development.



"The West Henderson Submarket continues to grow at a rapid pace and offers quick and easy interstate access to California, Arizona and more."

LM Construction Co, a Las Vegas-based construction company, is the design-build general contractor for both projects.

Silver and Black is currently available for lease and sale. Colliers Las Vegas brokers Dan Doherty, SIOR, Paul Sweetland, SIOR, Chris Lane, SIOR, CCIM, and Jerry Doty, SIOR are representing Silver and Black in all real estate transactions.

For more information, visit www.brasscap.com.

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 2021. Tim Castello, Mike Chernine, Jason Kuckler and Larry Monkarsh, the principals of the company, are all veterans of real estate development. Brass Cap's specialty consists of site selection, entitlements, site planning 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.

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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