

HENDERSON COMMERCE CENTER COMMERCIAL WAY



7355, 7365 & 7375 Commercial Way
Corner of Warm Spring Road and Commercial Way
Henderson, Nevada 89011



±186,569 SF MULTI-TENANT PROJECT ON ±13.620 ACRES



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Offered by:

Jarrad Katz, SIOR, CCIM
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Galit Kimerling
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gkimerling@mdlgroup.com



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FOR LEASE

±186,569 SF MULTI-TENANT PROJECT ON ±13.620 ACRES



PROPERTY HIGHLIGHTS:

- ±186,569 SF Multi-Tenant project on ±13.620 Acres
- Unit available ±4,972 - ±7,248 SF
- Lease Rate: \$0.86 SF/M
- CAM's: \$0.26 SF/M
- Showroom space
- Freeway visibility
- 24' - 26' Clear height
- 277/480v 3-phase power - 200 amps
- Dock high doors
- Grade level doors
- Pit leveler capacity 30,000 lb.
- Edge of dock levelers capacity 20,000 lb.
- Warm Springs frontage
- Skylights in warehouse
- ESFR fire sprinklers system
- Built in 2018
- Zoned I-G (General Industrial)
- Parking ratio: 2.5:1,000
- CAM's include HVAC & swamp cooler maintenance, trash & recycling



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AREA HIGHLIGHTS:

- Easy access to restaurants & amenities
- Convenient access to highways US-95 & I-215
- Freeway frontage

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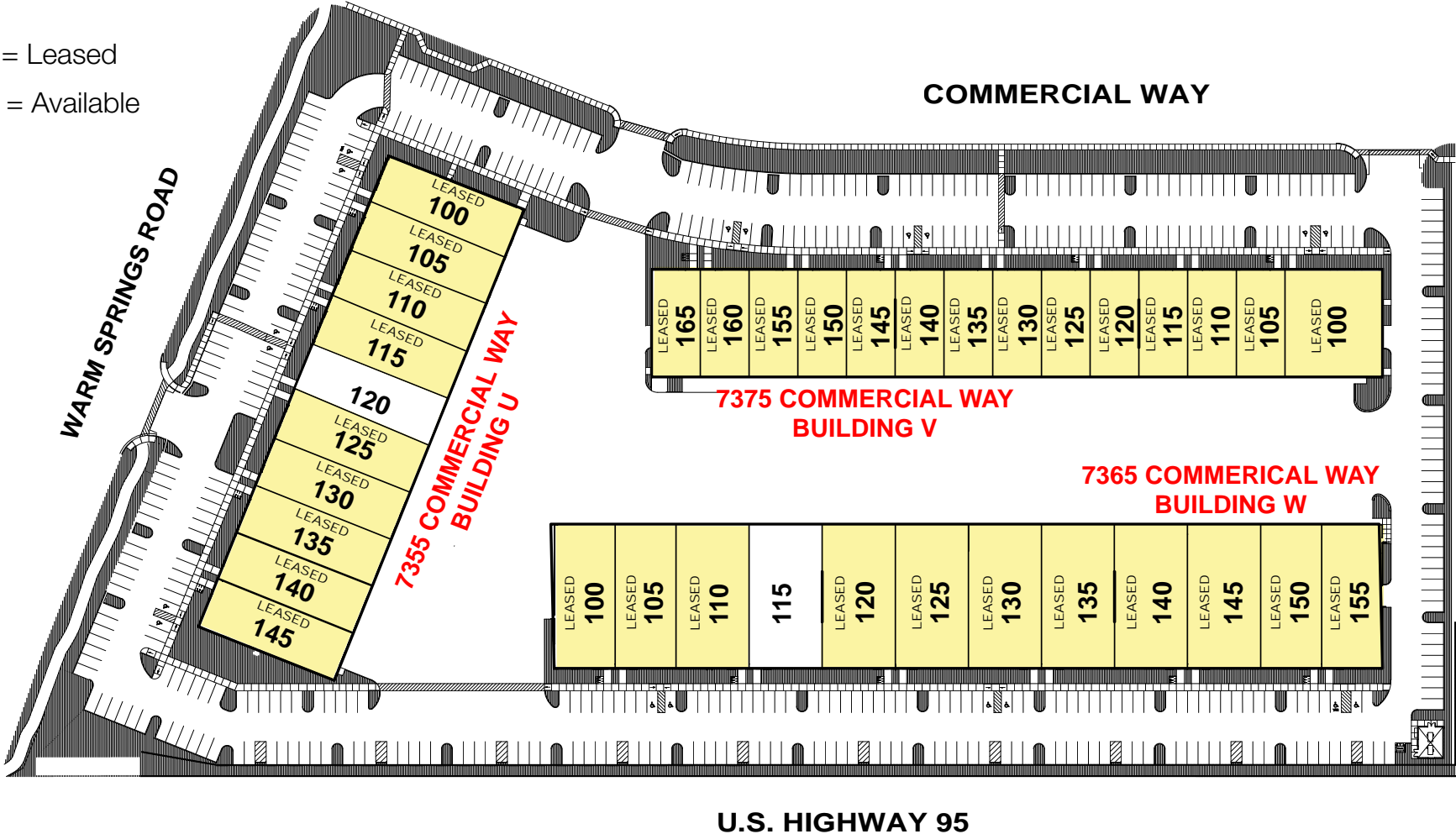


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 = Leased
 = Available



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| BUILDING U | TOTAL SF | OFFICE SF | WAREHOUSE SF | LEASE RATE SF/M | CAM'S SF/M | TOTAL RENT PER MONTH | AVAILABILITY |
|--------------------------------|----------|-----------|--------------|-----------------|-------------|----------------------|--------------|
| 7355 Commercial Way, Suite 120 | ±4,972 | ±1,285 | ±3,687 | \$0.86 SF/M | \$0.26 SF/M | \$5,569.00/M | Immediately |
| BUILDING W | TOTAL SF | OFFICE SF | WAREHOUSE SF | LEASE RATE SF/M | CAM'S SF/M | TOTAL RENT PER MONTH | AVAILABILITY |
| 7365 Commercial Way, Suite 115 | ±7,248 | ±1,786 | ±5,462 | \$0.85 SF/M | \$0.26 SF/M | \$8,045.28/M | Immediately |

Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.



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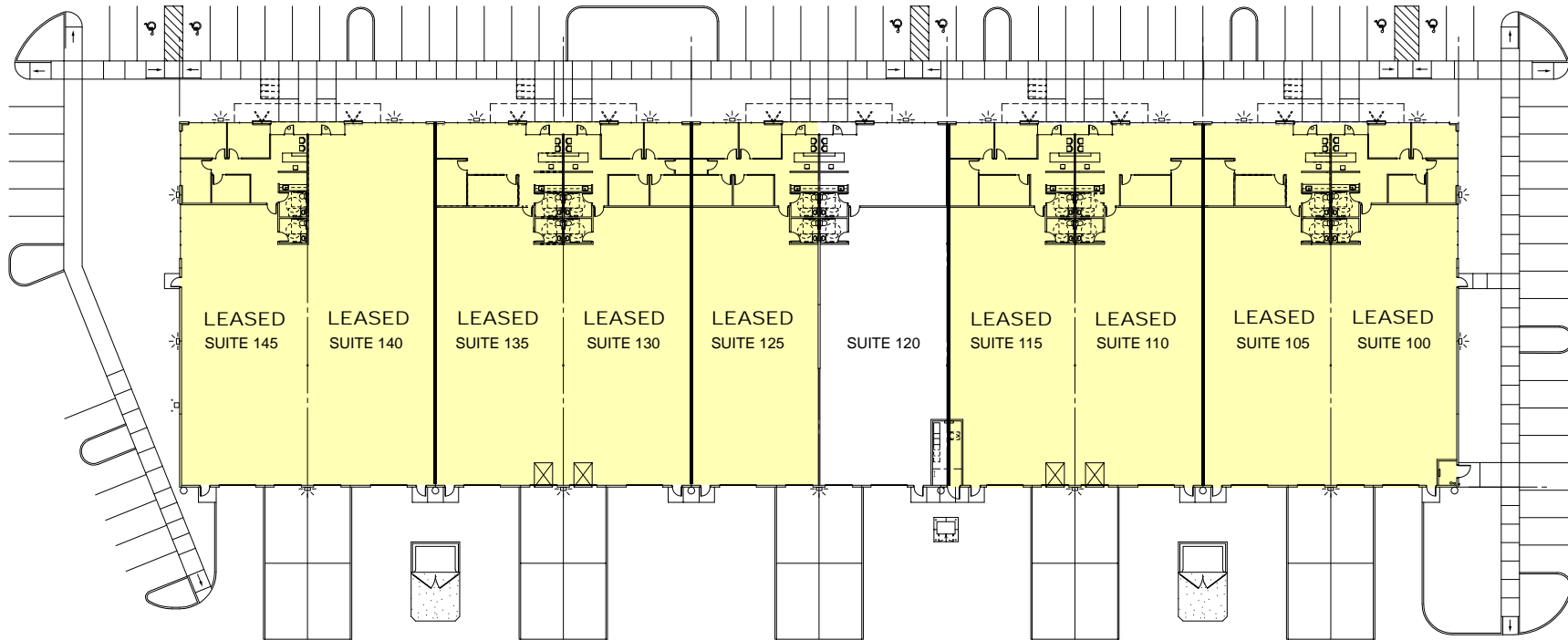


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BUILDING U:



BUILDING V DETAILS:

- Pit levelers capacity 30,000 lb.
- Edge levelers capacity 20,000 lb.
- Clear Height: 26'
- Power: 277/480 Volt 3-Phase Power/ 200 Amps
- Grade level doors
- Dock High level door



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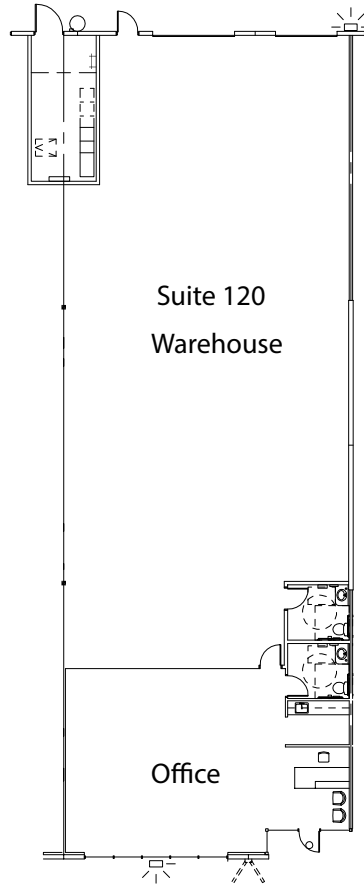
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Building U:

| | |
|-----------------------|---------------------|
| Address: | 7355 Commercial Way |
| Suite #: | 120 |
| Total Sq. Ft.: | ±4,972 |
| Office Sq. Ft.: | ±1,285 |
| Warehouse Sq. Ft.: | ±3,687 |
| Clear Height: | 26' |
| Dock level door: | (1) One |
| Grade level door: | (1) One |
| Lease Rate: | \$0.86 SF/M |
| CAM's: | \$0.26 SF/M |
| Total Monthly Rent: | \$5,569.00/M |

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



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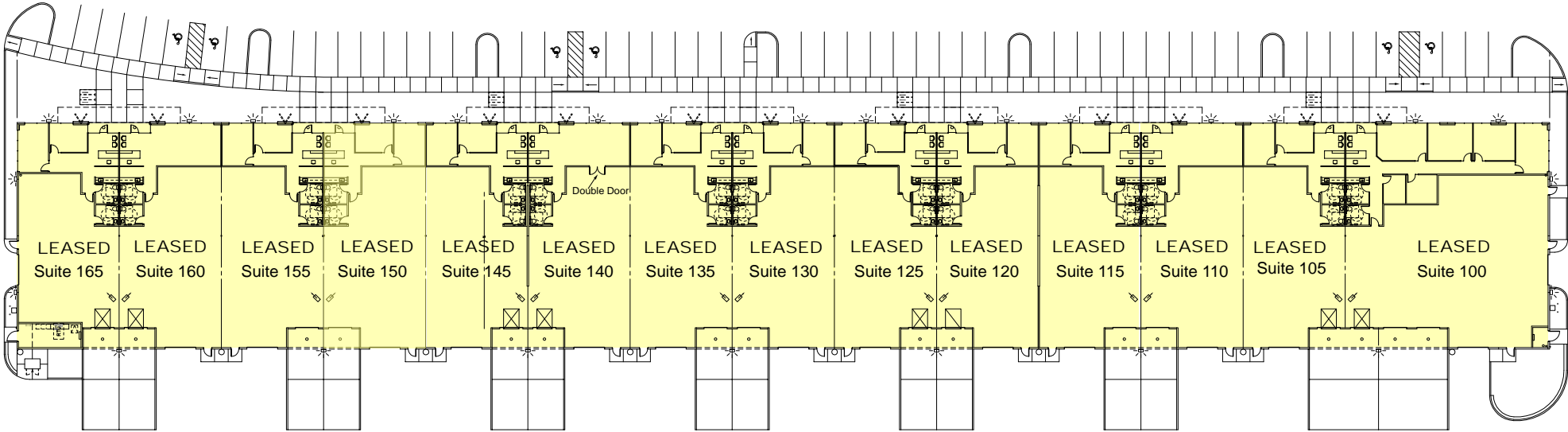


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BUILDING V:



BUILDING V DETAILS:

- Pit levelers capacity 30,000 lb.
- Edge levelers capacity 20,000 lb.
- Clear Height: 24'
- Power: 277/480 Volt 3-Phase Power/ 200 Amps
- Grade level doors
- Dock High level door



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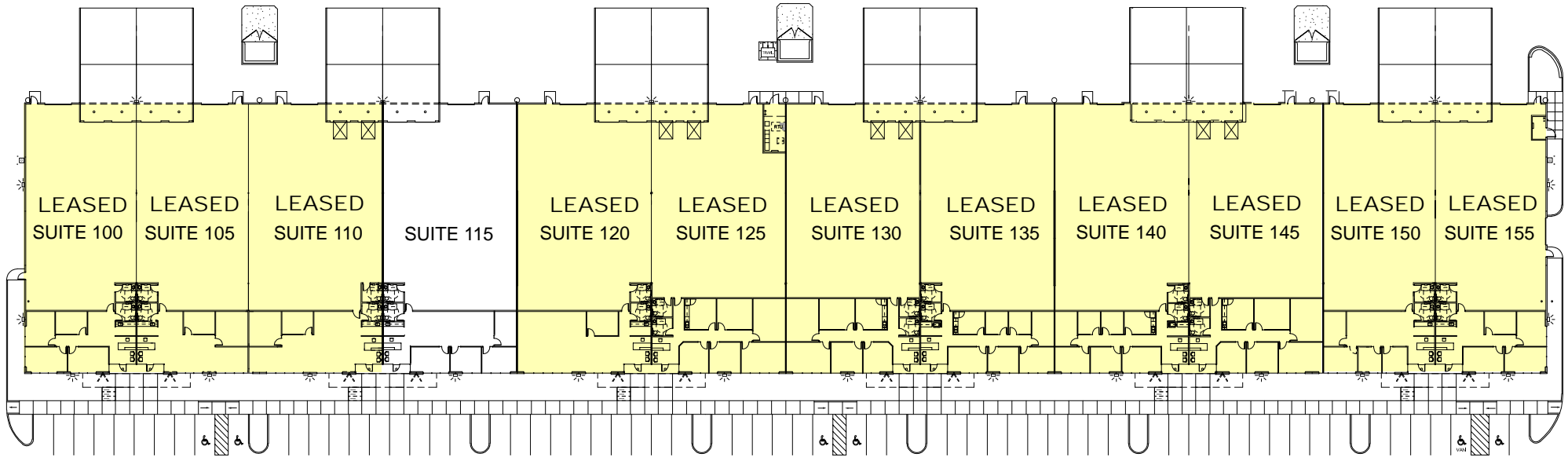


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BUILDING W:



BUILDING W DETAILS:

- Pit levelers capacity 30,000 lb.
- Edge levelers capacity 20,000 lb.
- Clear Height: 26'
- Power: 277/480 Volt 3-Phase Power/ 200 Amps
- Grade level doors
- Dock High level door



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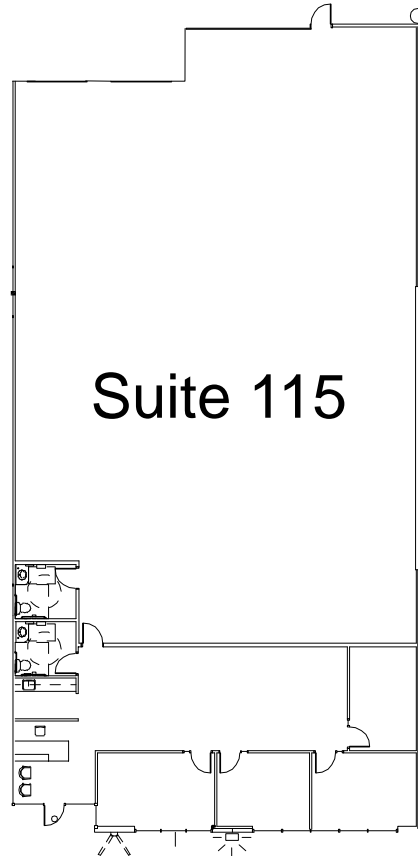
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Building W:

Address: 7365 Commercial Way
Suite #: 115
Total Sq. Ft.: ±7,248
Office Sq. Ft.: ±1,786
Warehouse Sq. Ft.: ±5,462

Clear Height: 26'
Dock level door: (2) Two
Grade level door: (1) One

Lease Rate: \$0.85 SF/M
CAM's: \$0.26 SF/M
Total Monthly Rent: \$8,045.28/M

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