

FOR LEASE:

OMP Warm Springs Commerce Center

A PROJECT BY

OMP | Invesco

CURRENTLY UNDER CONSTRUCTION



BUILDING A
LEASED

BUILDING B
±61,072 SF

BUILDING C
±230,990 SF

BUILDING D
LEASED

BUILDING E
LEASED

BUILDING F
LEASED

W. WARM SPRINGS ROAD

±30,000 SF - 230,990 SF

425-585 W. Warm Springs Road | Henderson, NV 89015

EXCLUSIVE LISTING BY:



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OMP Warm Springs Commerce Center

425-585 W. Warm Springs Road
Henderson, NV 89015

Distance Highlights



±1 MILE TO THE I-515 VIA SUNSET RD



±3.8 MILES TO THE I-215 & I-11/US-95



±9.3 MILES TO THE HARRY REID INTERNATIONAL AIRPORT



±11.4 MILES TO THE LAS VEGAS STRIP



LESS THAN 1HR FROM THE CA BORDER



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■ = AVAILABLE

■ = LEASED

W. WARM SPRINGS ROAD



FUTURE VEHICLE STORAGE AREA

Additional ±3.01 Acres For Drop Lot or Yard For Lease

TOTAL PROJECT SIZE:

±504,983 SF

BUILDING A

LEASED

±46,874 Total SF

BUILDING B

±61,072 Total SF

- 16 Dock Doors
- 2 Grade Level Doors

BUILDING C

±230,990 Total SF

- 42 Dock Doors
- 2 Grade Level Doors

BUILDING D

LEASED

±60,131 Total SF

BUILDING E

LEASED

±43,847 Total SF

BUILDING F

LEASED

±62,069 Total SF

Six-building industrial park of warehouse distribution space in Henderson.

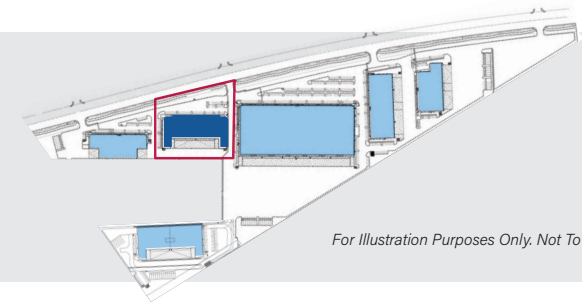
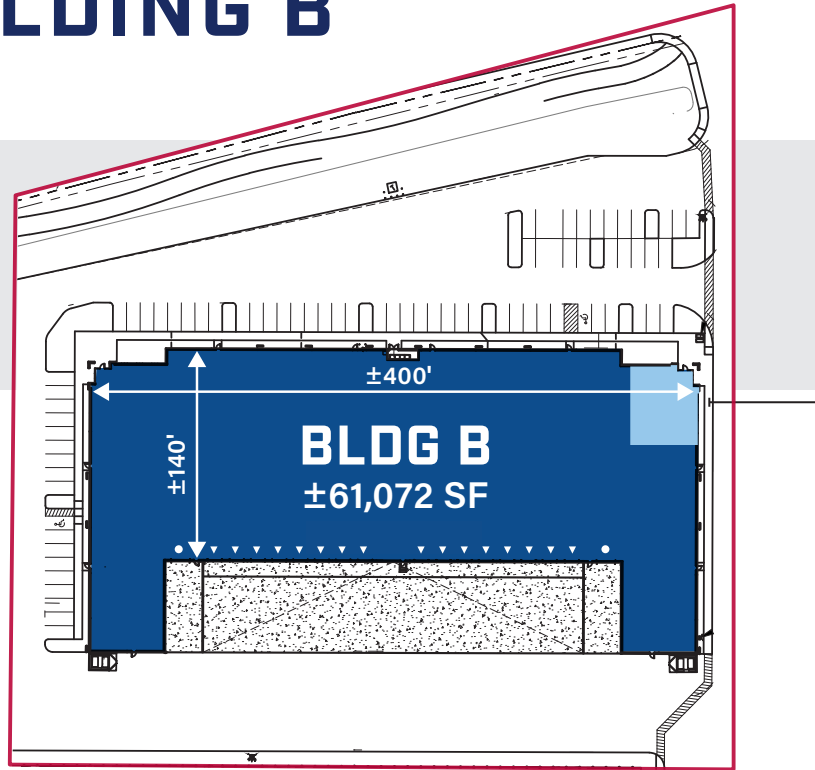
For Illustration Purposes Only. Not To Scale.

● = Grade Level Loading Doors ▲ = Dock High Loading Doors

BUILDING B

535 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

SITE PLAN



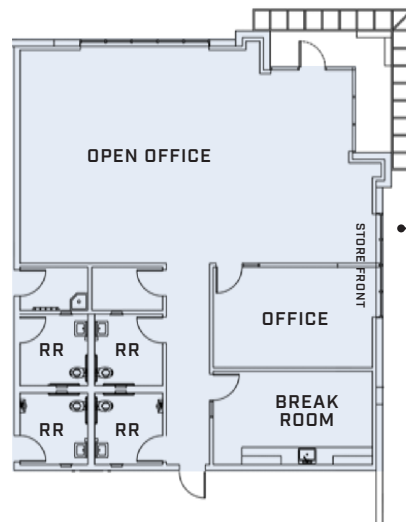
For Illustration Purposes Only. Not To Scale.



BUILDING DETAILS

BUILDING SIZE:	±30,000 SF - ±61,072 SF
LOT SIZE:	±4.63 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	±32'
OFFICE:	±2,002 SF Spec Office
AUTO PARKING:	76 Stalls
DOCK DOORS:	16 - ±9' x ±10' Dock Doors
GRADE LEVEL DOORS:	2 - ±12' x ±14' Grade Level Doors
POWER:	±1,600 Amps underground pull section, 277/480 Volts, 3-Phase, 4-Wire (±800 Amp tenant meter)
SPRINKLERS:	ESFR Sprinkler System
DIMENSIONS:	±140' x ±400'
COLUMN SPACING:	±50' x ±50' with ±40' Speed Bay
TRUCK COURT:	±125'
LIGHTING:	LED Warehouse Lighting on ±8' whips

SPEC OFFICE ±2,002 SF



● = Grade Level Loading Doors ▲ = Dock High Loading Doors

BUILDING C

505 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

RACKING PLAN

RACKING DETAILS

TOTAL PALLET RACK STORAGE BAYS:

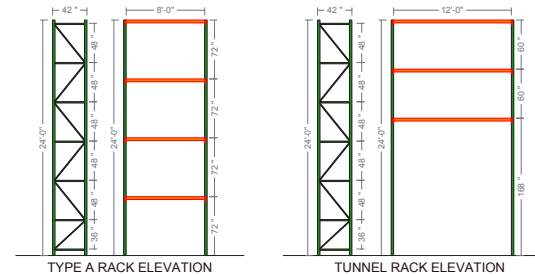
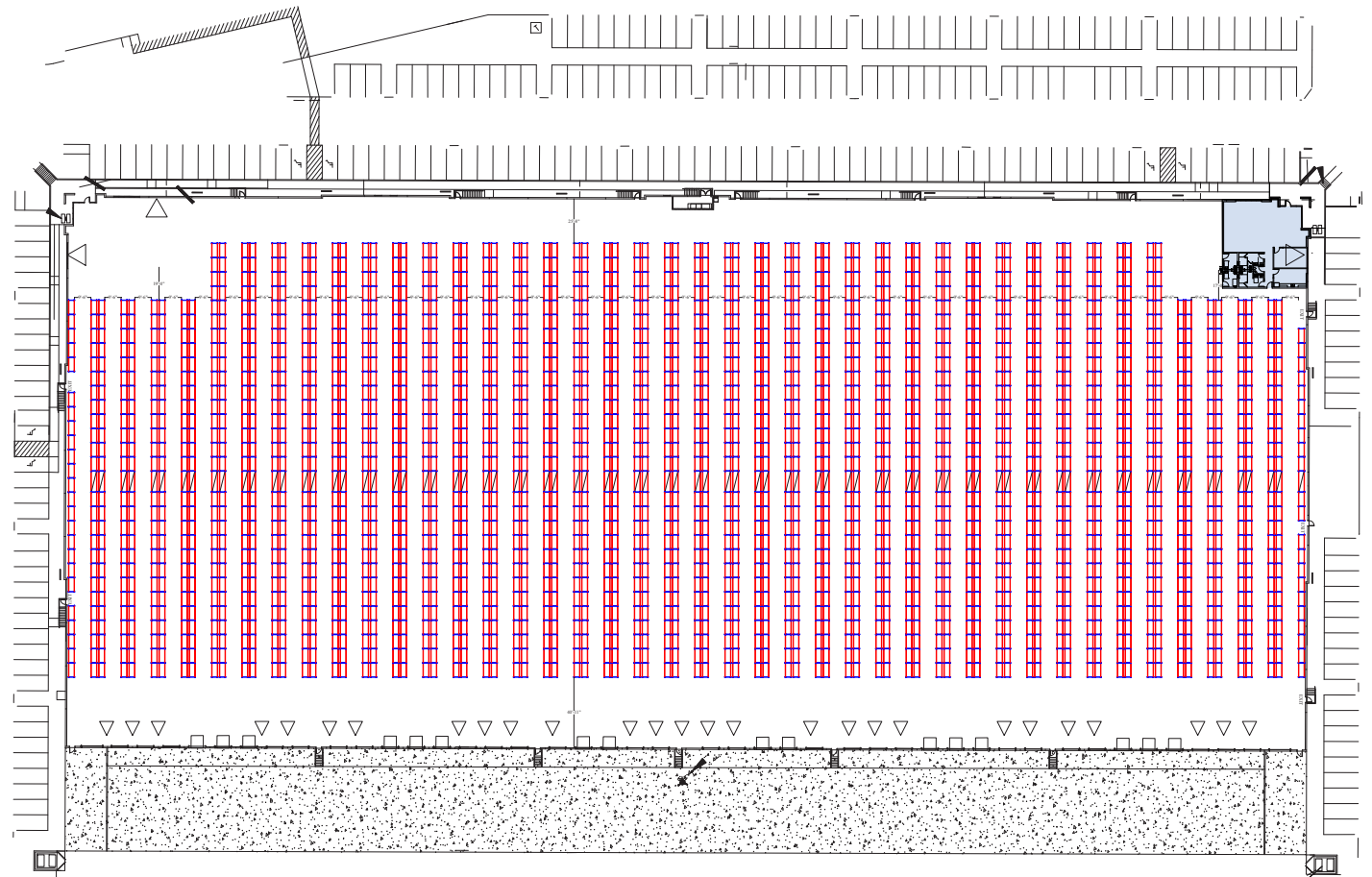
±23,060

TOTAL APPROX RACK STORAGE CUBIC SF:

±2,282,940 SF

**Other Options Available*

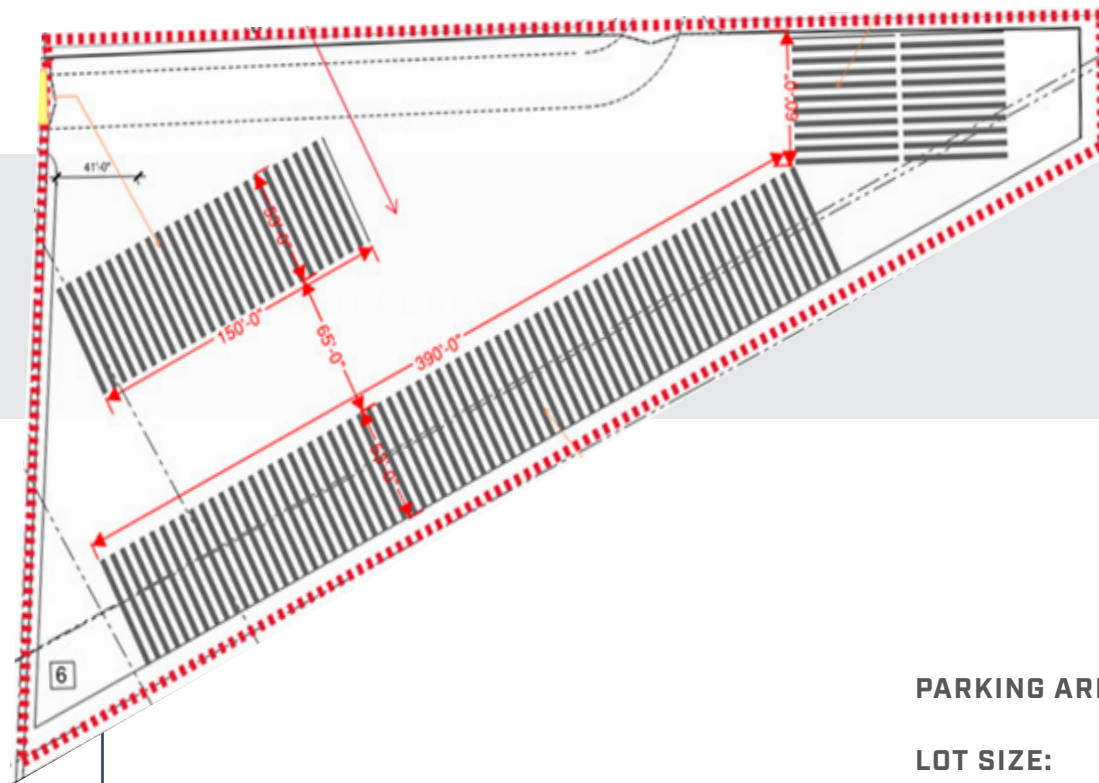
**Tenant is to verify all racking specs*



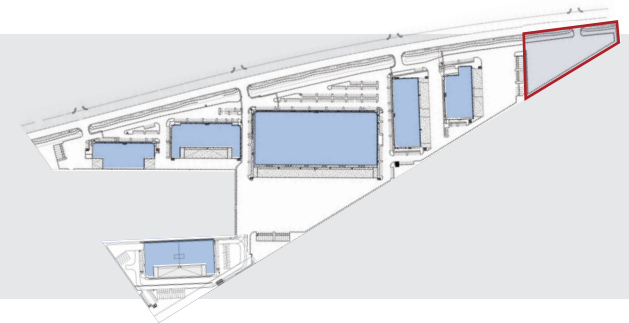
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DROP LOT / YARD SPACE

425 W. WARM SPRINGS ROAD, HENDERSON, NV 89015



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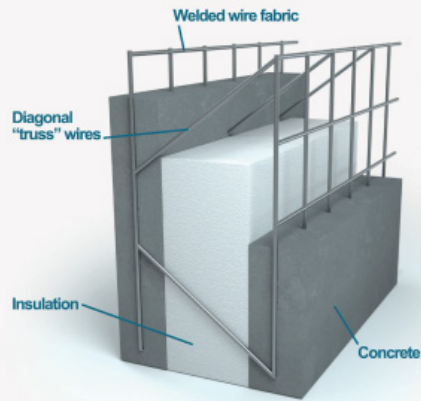


FUTURE VEHICLE STORAGE AREA

Additional ±3.01 Acres
For Drop Lot or Yard For Lease

PARKING AREA:	±131,115 SF
LOT SIZE:	±3.01 Acres
TRAILER PARKING:	66 Stalls
YARD AREA:	Yard Areas and Future Yard Areas To Be Paved
ZONING:	General Industrial I-G

TILT-UP | TIPS TECHNOLOGY



Total Integrated Panel System

THE LATEST IN BUILDING EFFICIENCY TECHNOLOGY:

TIPS

Sandwich Panel

Standard



5" CONCRETE



10" CONCRETE



7.25" CONCRETE

A material evaluation of the 4 inches of expanded polystyrene insulation and both wythes of concrete used in TIPS construction provides an R-value that exceeds the current energy code and the R-value of sandwich tilt-up walls that typically utilize 2 inches of insulation.

OMP Warm Springs Commerce Center

425-585 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

Aerial Map



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OMP Warm Springs Commerce Center

Henderson Submarket

425-585 W. WARM SPRINGS ROAD, HENDERSON, NV 89015



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OMP Warm Springs Commerce Center

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Corporate Neighbors



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FOR LEASE:

OMP WARM SPRINGS COMMERCE CENTER

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CONSTRUCTION PROGRESS AS OF JANUARY 2026



[VIEW PROJECT VIDEO](#)



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