

INDUSTRIAL FOR LEASE

ATLAS INDUSTRIAL PARK

LOCATED OFF THE RAILROAD PASS CASINO RD EXIT FROM INTERSTATE 11



FIRST FEDERAL REALTY



INDUSTRIAL DEVELOPMENT | 23,812 SF - 236,544 SF

FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012



FIRST FEDERAL REALTY

PRESENTED BY: FIRST FEDERAL REALTY

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PROPERTY SUMMARY

Atlas Industrial Park
| Henderson, NV 89124



Property Summary

| | |
|----------------------------------|--------------------------------|
| Building SF: | ±47,624 - ±70,648 SF |
| Divisible Min: | ±23,812 - ±35,324 SF |
| Lease Rate: | \$1.25/SF (NNN) |
| Lease Term: | 60+ months |
| Column Spacing: | ± 42'2"x 43'7" |
| Power: | 1200 AMP/ 277/480V, 3 Phase |
| Clear Height: | 28' |
| Fire System: | ESFR |
| Parking: | 130 Auto Spaces |
| Grade Door per Building: | 4: 12'x14' - 2 per side |
| Dock High per Building: | 6: 10x10 - 3 per side |
| Warehouse Skylights per Building | 21: 4'x8' |
| Office/Mezzanine | Build to Suit |

** Preliminary and
subject to change ***

Property Overview

This industrial development is located in the Henderson Submarket.

The project provides excellent connectivity to I-11 via Railroad Pass Casino Drive and approximately ±15 miles to the Arizona border.

New construction with estimated Q4 2026 delivery.

Location Overview

Prime location along the I-11/US 95 transportation corridor with great access to Arizona & Southern California markets.

Adjacent to the newly constructed Eldorado Pass Truck Stop & Travel Center.

Located ±20 miles from Harry Reid International Airport.

±19 miles to the Las Vegas Strip

±19 miles to the I-215 / I-15 Interchange

± 3 miles to Holiday Inn Express & Suites (Built 2022)

ELEVATION

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Henderson, NV 89124



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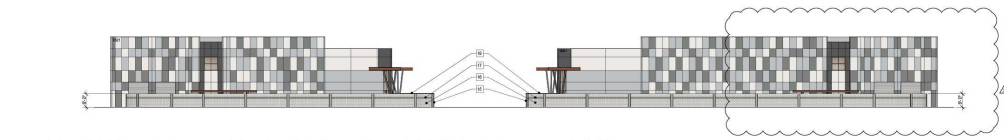
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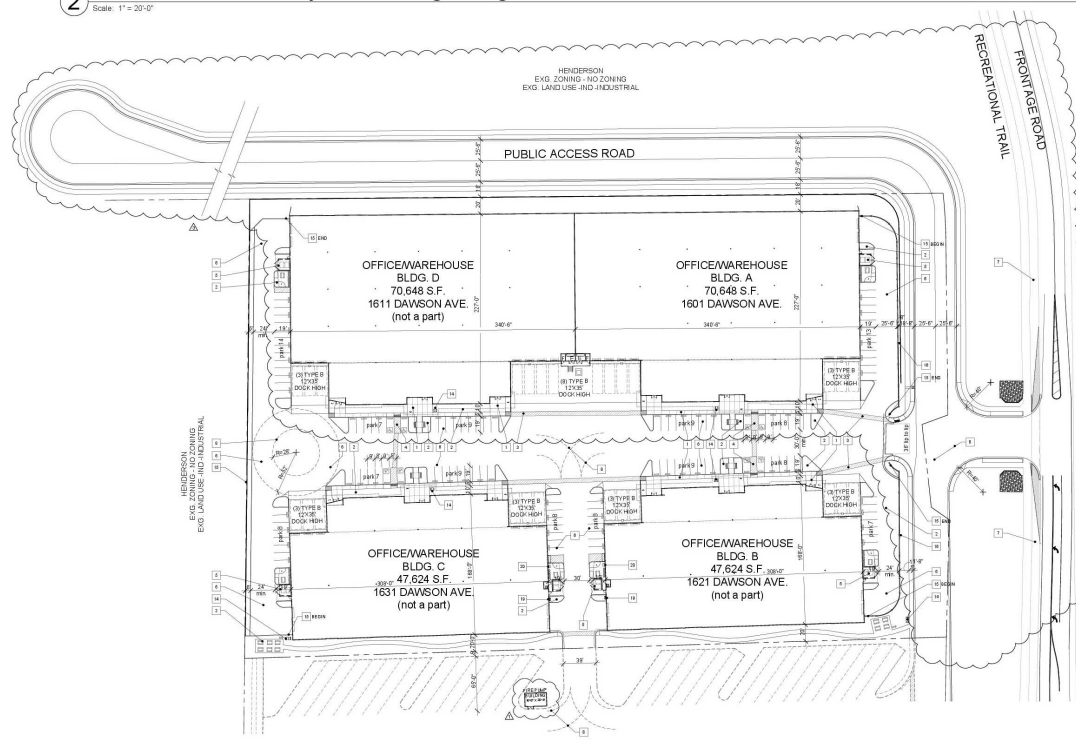
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SITE PLAN

Atlas Industrial Park
| Henderson, NV 89124



② East Elevation of Project Showing 8' High Screen Wall
Scale: 1" = 20'-0"



Building:

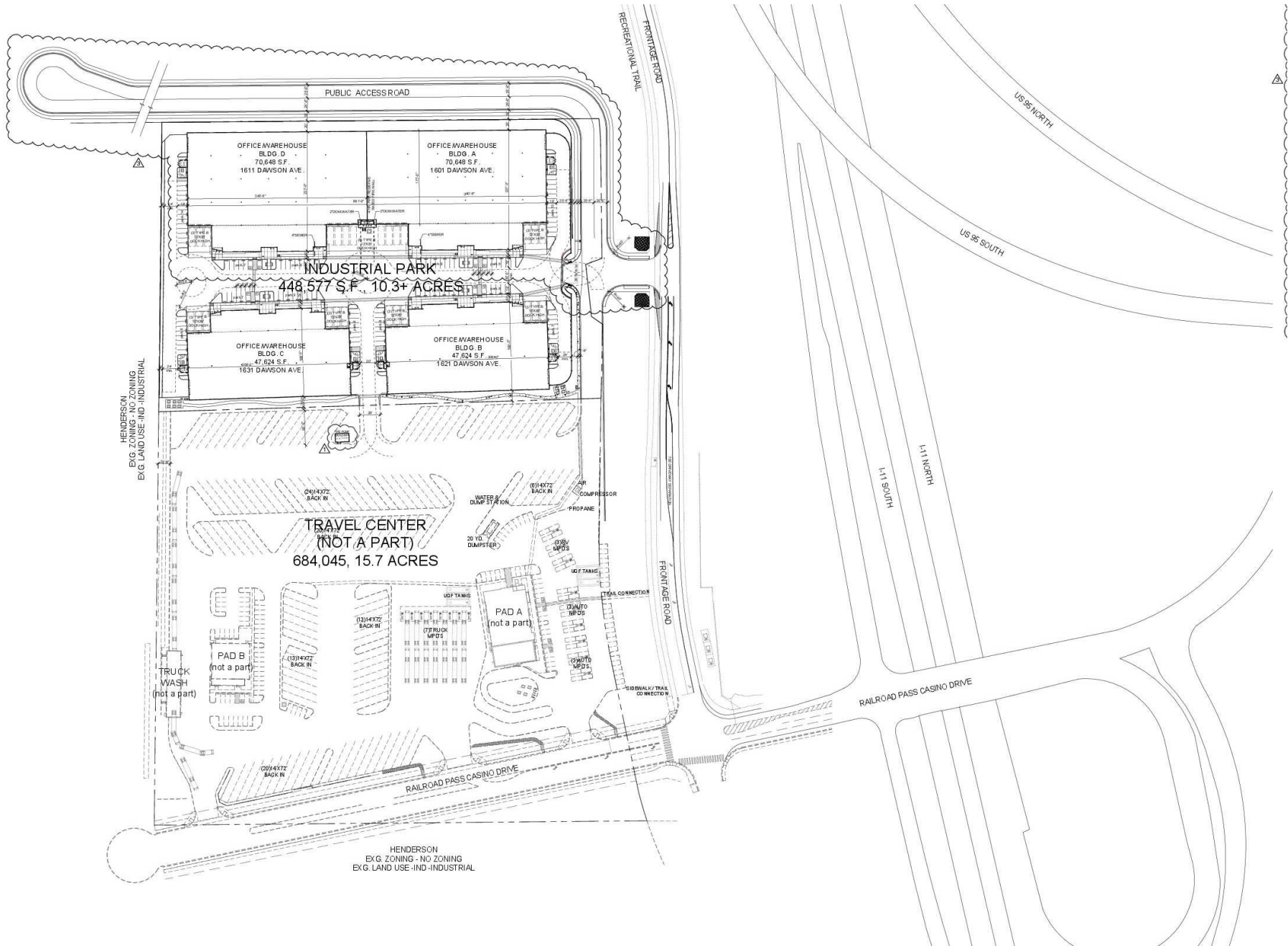
| Suite | Size | Rate | Term | Use | Type | Condition | Available | Tenant |
|-------|-----------|---------------|------------|------------|------|-----------|-------------------|---------------|
| A | 70,648 SF | \$1.25 /sf/mo | 60+ months | Industrial | NNN | NEW | Built to Suit Now | TI Negotiable |
| B | 47,624 SF | \$1.25 /sf/mo | 60+ months | Industrial | NNN | NEW | Built to Suit Now | TI Negotiable |
| C | 47,624 SF | \$1.25 /sf/mo | 60+ months | Industrial | NNN | NEW | Built to Suit Now | TI Negotiable |
| D | 70,648 SF | \$1.25 /sf/mo | 60+ months | Industrial | NNN | NEW | Built to Suit Now | TI Negotiable |

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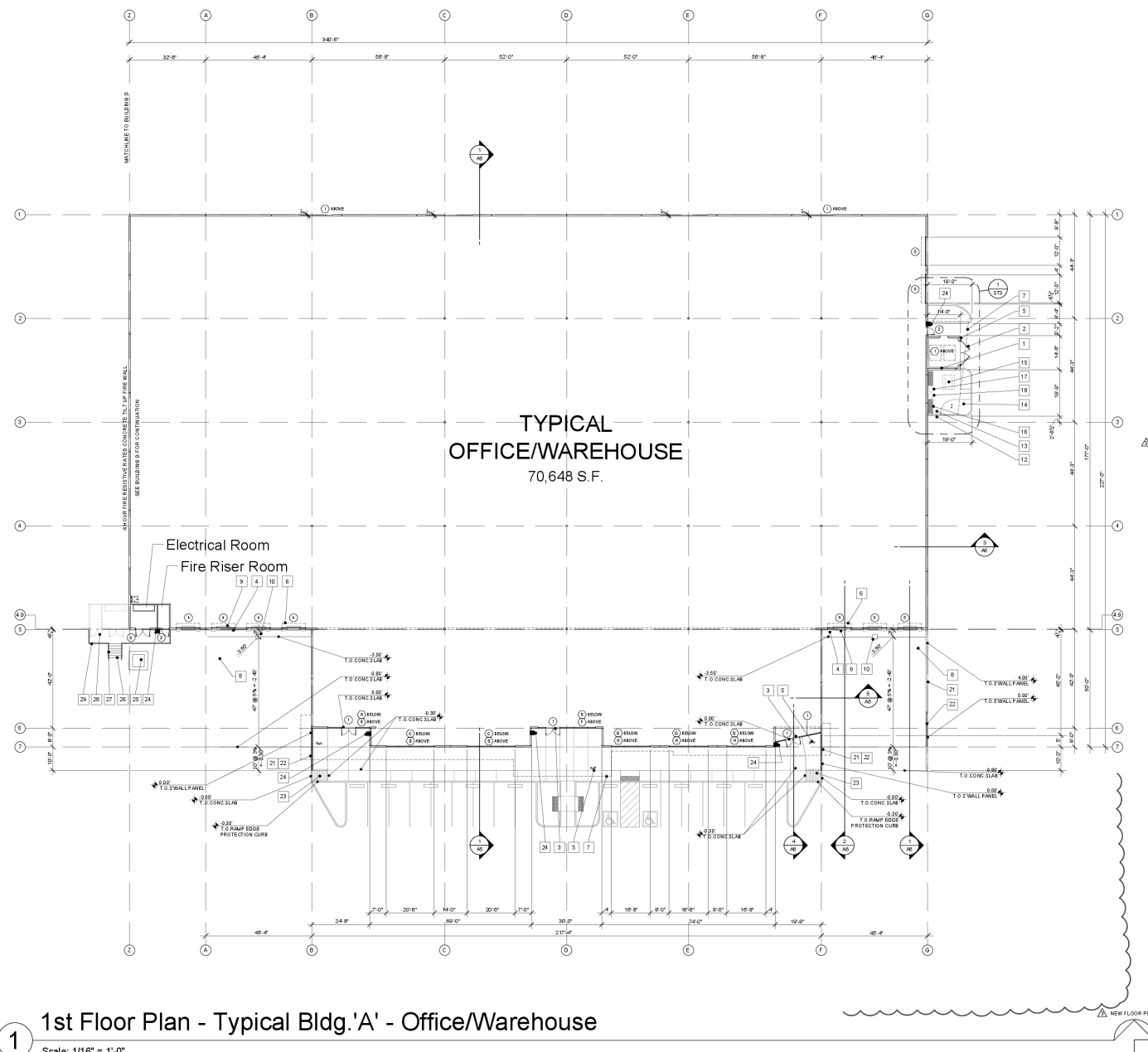
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| # | Description |
|----|--|
| 1 | CONCRETE TILT TRASH ENCLOSURE |
| 2 | PAINTED METAL SCREEN GATES |
| 3 | ALUMINUM STOREFRONT |
| 4 | DOCK BUMPERS |
| 5 | STEEL PIPE COLUMNS |
| 6 | OVERHEAD ROLL UP DOOR |
| 7 | LINE OF ANCHING ABOVE |
| 8 | CONCRETE RAMP WITH SIDE WALL |
| 9 | MANUAL DOCK LEVELER |
| 10 | 2" SQUARE SUMP WITH DUAL SUMP PUMP |
| 11 | ELECTRICAL SWITCHGEAR |
| 12 | 6" CONCRETE "X" CURB |
| 13 | 4" CONCRETE SIDEWALK WITH ROCKSALT FINISH |
| 14 | LANDSCAPING |
| 15 | PICNIC TABLE |
| 16 | BENCH |
| 17 | TRASH RECEPTACLE |
| 18 | ASH URN |
| 19 | ROOF ACCESS LADDER |
| 20 | LOADING SAFETY CAGE & ROOF ACCESS HATCH ABOVE |
| 21 | CONCRETE TILT-UP SIDEWALL PANEL |
| 22 | +42" HIGH PAINTED 1 1/2" DIAMETER STEEL PIPE GUARDRAIL |
| 23 | HANDICAP ACCESSIBLE CURB RAMP |
| 24 | 6" x 4" x 2" APPROVED RECESSED KNOX BOX LOCATION |
| 25 | M/E ELECTRICAL TRANSFORMER |
| 26 | CONCRETE STAIR - (5) 12" TREADS & (6) 7" RISERS |
| 27 | 1 1/2" STEEL PIPE HANDRAIL/GUARDRAIL |
| 28 | CONCRETE LANDING |
| 29 | 1 1/2" STEEL PIPE GUARDRAIL |

| Symbol | Description |
|--|--|
| W1  | TYPICAL EXTERIOR WALL - TILT-UP CONCRETE (SEE STRUCTURAL DRAWINGS FOR THICKNESS AND REINFORCING) |
| VC  | TYPICAL 1 HR. FIRE BARRIER (OCCUPANCY SEPARATION)- 58" TYPICAL GYP. BLK. BOTH SIDES 1/2" 30 GA. METAL STUDS @ 24" O.C. WP-16 BATTs, GYPSUM ASSOCIATION FIRE MANUAL, G.A. FILE NO. VF 1072 |

| REVISIONS | | DATE | DESCRIPTION |
|-----------|---|-----------|------------------------------|
| | 1 | 1-20-2025 | REVISION TO APPROVED PLAN |
| | 2 | 1-20-2025 | APPROVED PLAN |

jdB architect

Atlas Industrial Park
Building A
1601 Dawson Avenue
for: Joseph DeSimone, Jr.

| | |
|------------|-----------|
| date | 6/30/2025 |
| proj. no. | 2022-18A |
| drawn by | |
| checked by | |

A3

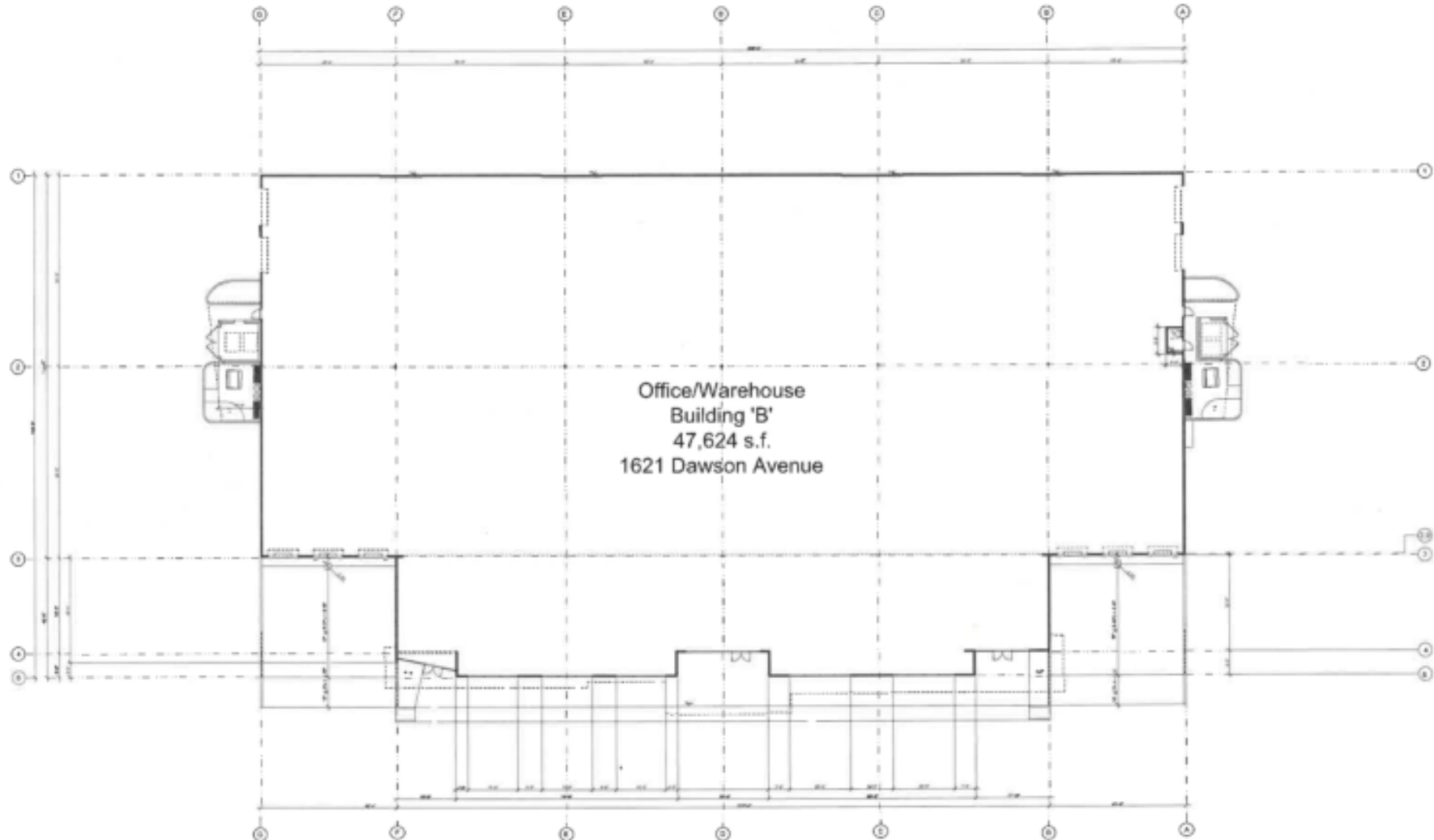
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BUILDING FLOOR PLAN BLDG. B & C

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1 Floor Plan - Building 'B'

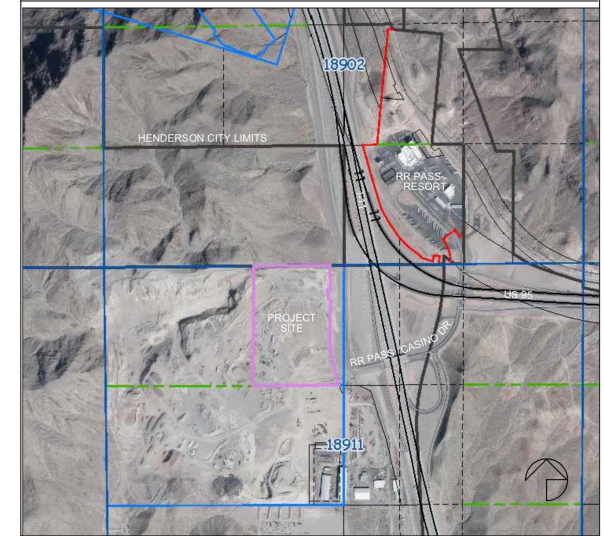
Atlas Industrial Park

for: Joseph DeSimone, Jr.
City of Henderson Nevada

LOCATION SITE PLAN

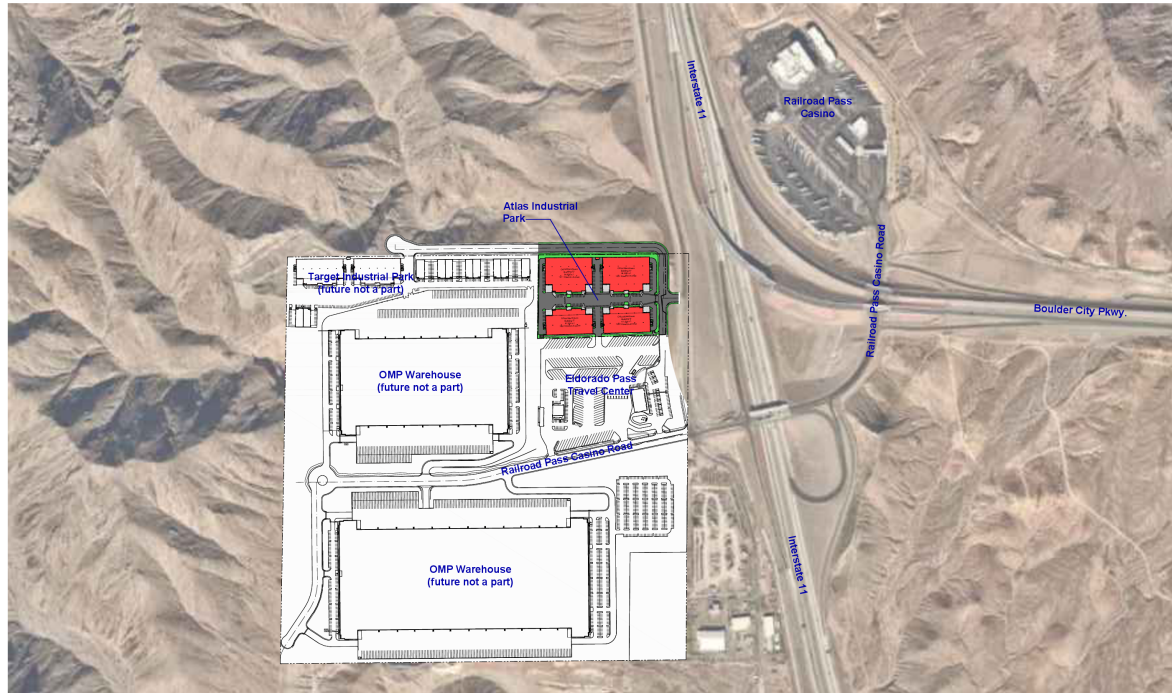
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Location Map



Location Highlights

- Strategically located at I-11 Fwy & Railroad Pass Casino Rd.
- Next to newly constructed Eldorado Pass Travel Center
- Prominent location into Eldorado Valley
- I-11 is the main corridor into Las Vegas from Arizona
- Excellent visibility



① Overall Site Plan

Atlas Industrial Park

for: Joseph DeSimone, Jr.
City of Henderson Nevada



AERIAL MAP

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Henderson, NV 89124



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Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

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DISCLAIMER

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