

7375 COMMERCIAL WAY, STE. 140

Henderson, NV 89011

AVAILABLE

For Sublease

THROUGH AUGUST 31, 2027



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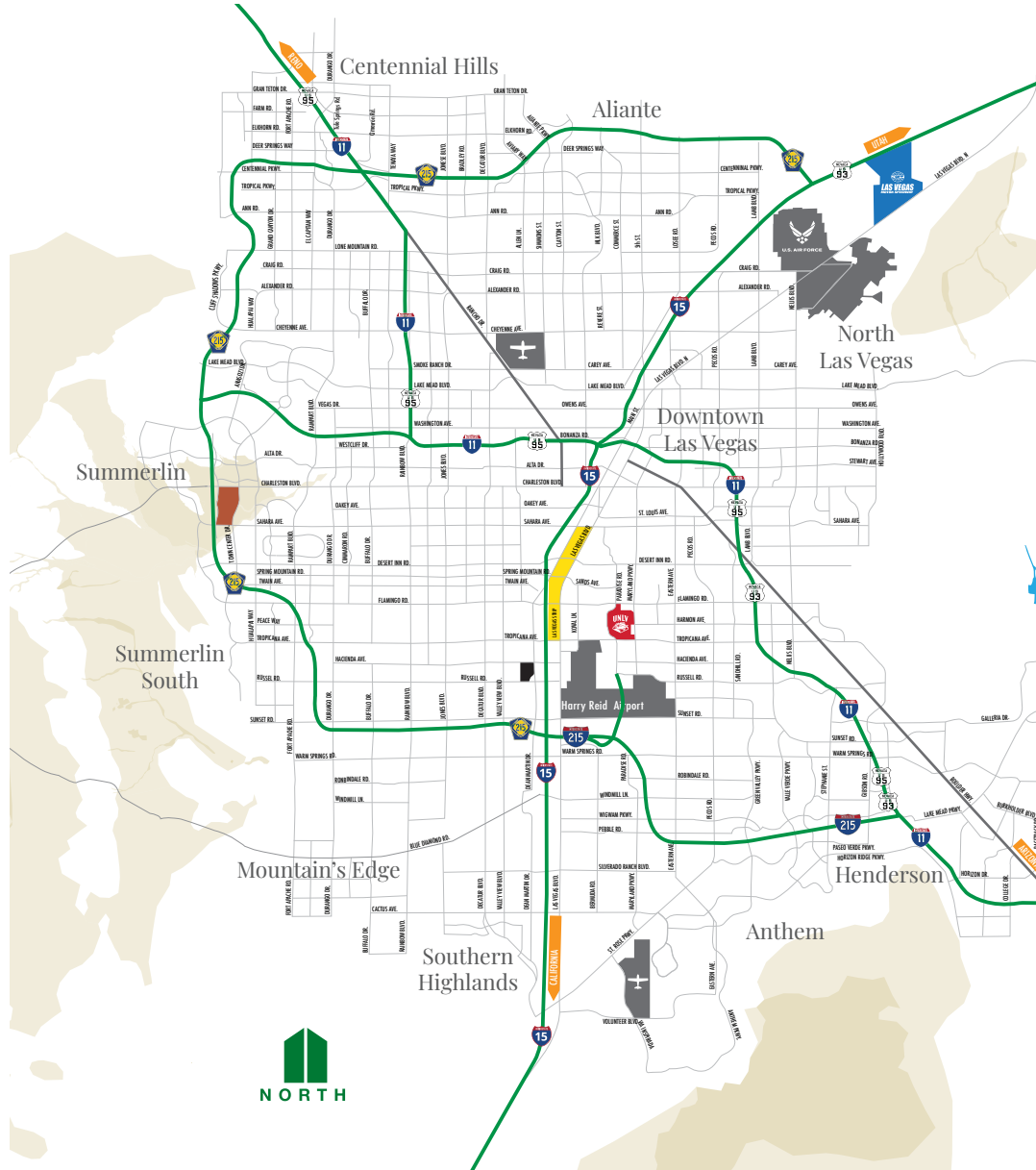
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7375 COMMERCIAL WAY, STE. 140
Henderson, NV 89011

For Sublease

● Airports ● Neighboring State ● Las Vegas Strip



Sublease



\$1.38 PSF NNN

Lease Rate



\$0.40 PSF

Est. CAM Charges

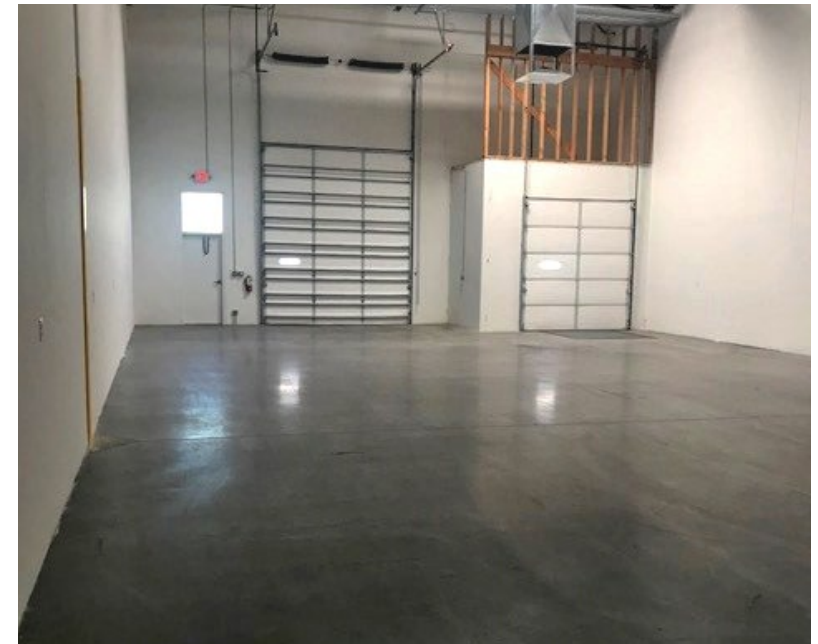


±3,632

Available SF

Property Details

7375 Commercial Way, Henderson, NV 89011 “(The Property)” is located within Schnitzer’s Henderson Commerce Center business park. The property offers convenient access to the US-95, I-11, and I-215 freeway interchange.

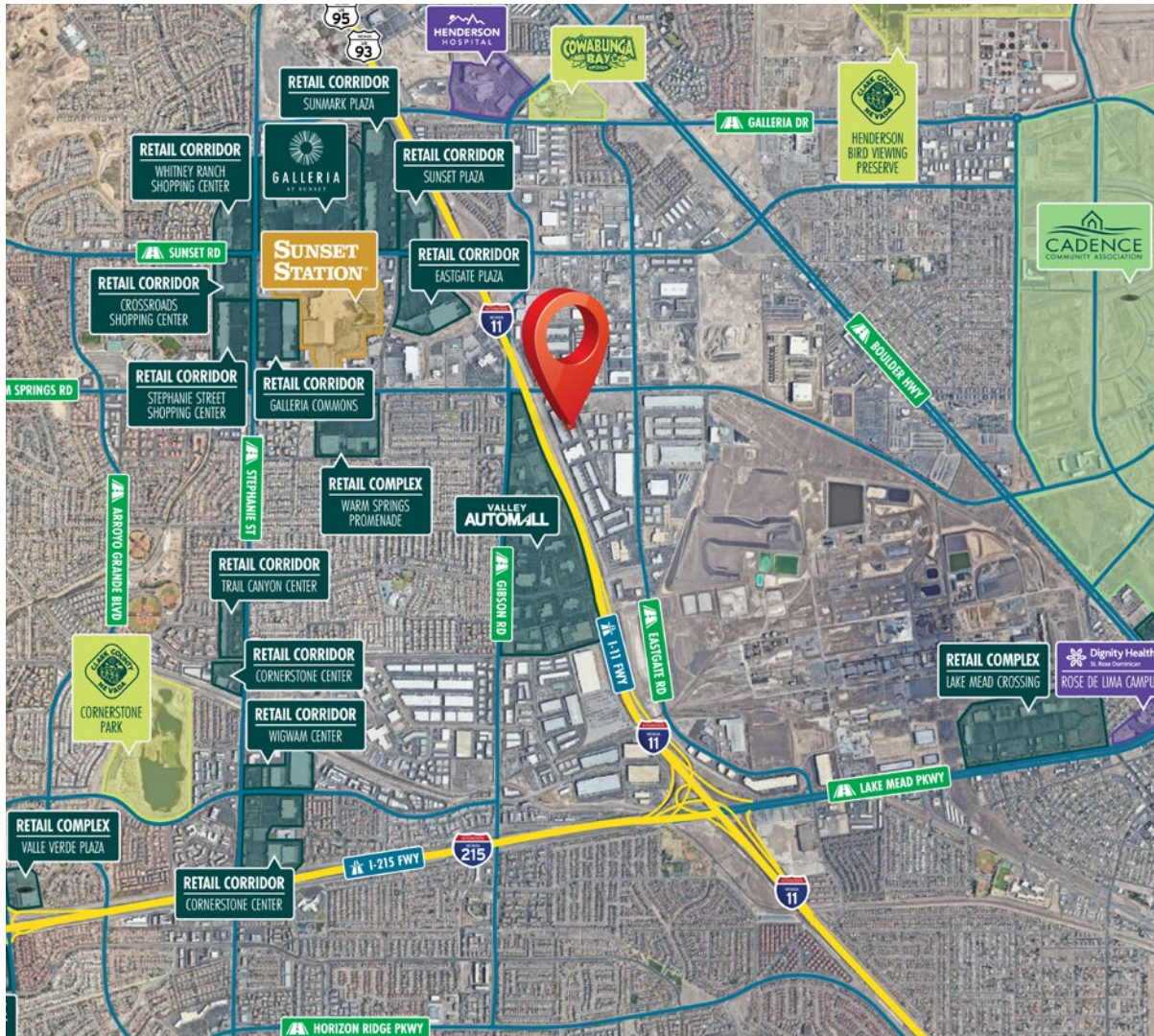


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Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express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 The Property, Units and/or Rates may be withdrawn and/or changed without notice.

● Power Retail ● Golf & Recreation ● Casino ● Hospital

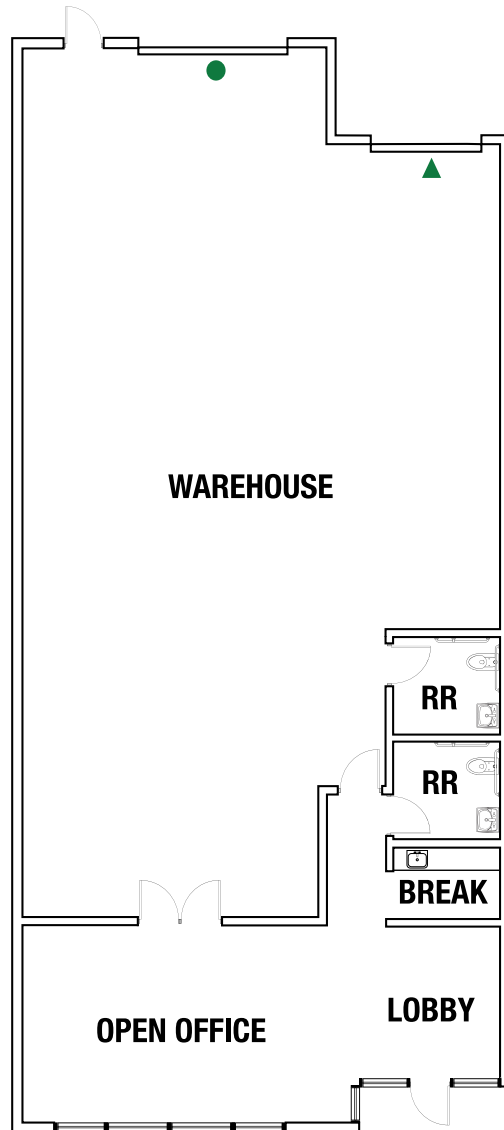


Property Highlights

- Submarket: Henderson
- Fully fire sprinkled • HVAC office • Evaporative coolers in warehouse
- Zoned for I-G (Industrial Zoning District)
- Suite includes reception area, open office area, a kitchenette, and warehouse space with dock and grade loading doors.
- Conveniently located 1.9 miles from the US-95/I-11/I-215 freeway interchange



Building	Total SF	Office SF	Warehouse SF	Dock Doors	Grade Doors	Lease Rate:	CAM:	Monthly Rent	Available
7375 Commercial Way - Suite 140	±3,632	±979	±2,653	1	1	\$1.38 PSF NNN	\$0.40 PSF	\$6,464.96	Immediately



Suite 140 Details

+ Total SF:	±3,632
■ Office SF:	±979
■ Warehouse SF:	±2,653
+ Loading:	<ul style="list-style-type: none">• One (1) grade level door• One (1) dock high door
+ Power:	200 amps • 277/480 V • 3-phase (to be verified by tenant)
+ Clear Height	26'
+ Lease Rate:	\$1.38 PSF NNN
+ Est. CAM Charge:	\$0.40 PSF
+ Monthly Rent:	\$6,464.96
+ Availability:	Immediately
+ Sublease Term:	Through August 31, 2027

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.

▲ Dock Level Door ● Grade Level Door

Clark County Nevada


Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

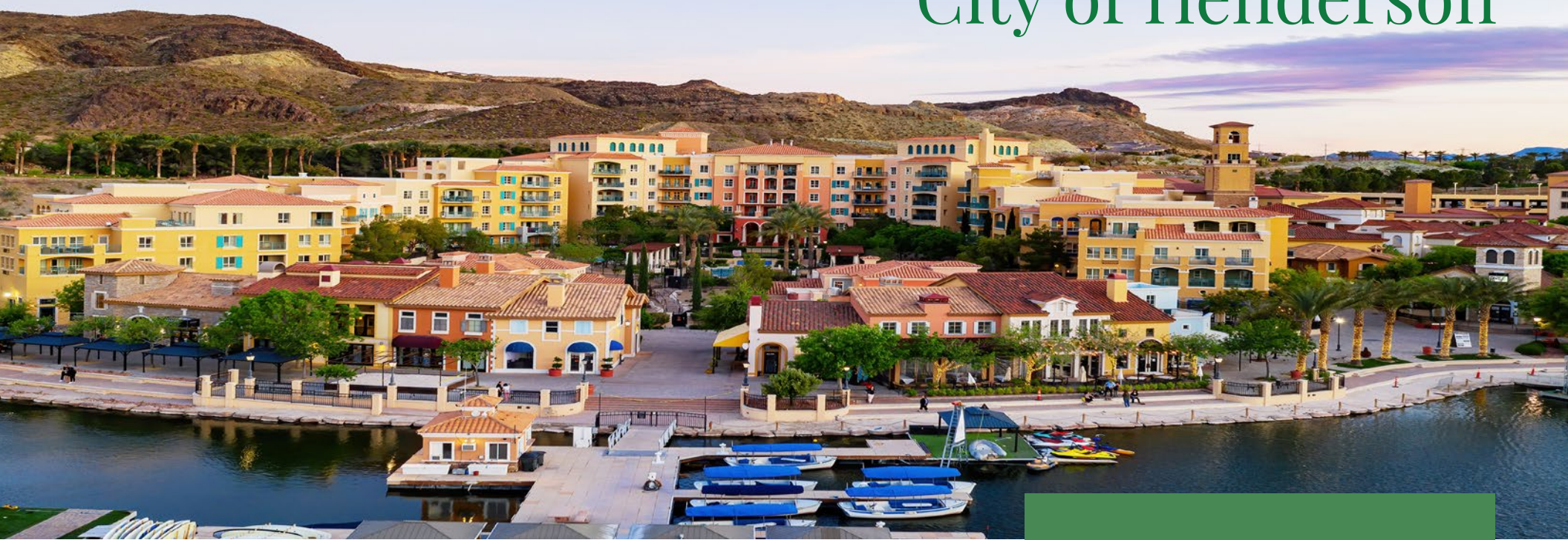
 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Miles)

Source: clarkcountynv.gov, data.census.gov, lvgea.org, www.wikipedia.com

City of Henderson



Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping.

Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

Quick Facts

 **331,415**

Population as of 2022

 **2,984**

Pop. Density (Per Sq. Mi.)

In 2024, Henderson was awarded the prestigious Malcom Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has three major league professional teams: the Vegas Golden Knights of the NHL, which began play in 2017 as the region's first major pro team, the Las Vegas Raiders of the NFL which began play in 2020, and the Las Vegas Aces of the WNBA, which began play in 2018.

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, the Las Vegas Lights FC of the USL Championship, the league at the second level of the U.S. men's soccer league system, and the Henderson Silver Knights of the American Hockey League, the league at the second level of the NHL. The Las Vegas Lights are currently the only team playing in the City of Las Vegas, at the city-owned Cashman Field.

Nevada Tax Advantages

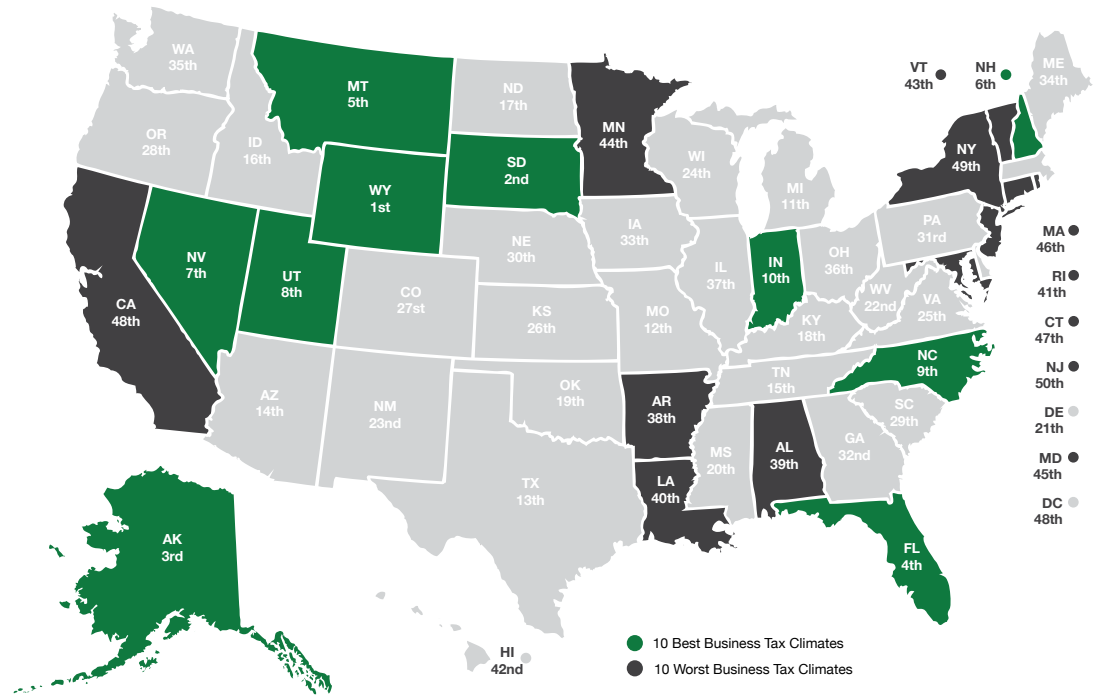
NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

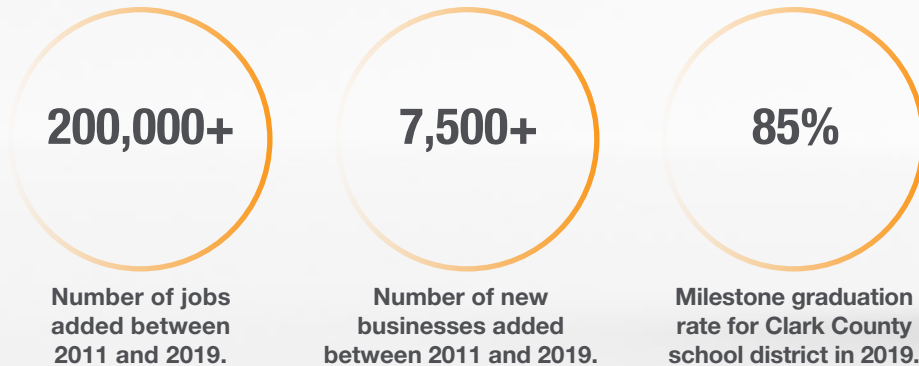
The Tax Climate Index ranking
California ranks 48th, Arizona 14th,
Idaho 16th, Oregon 28th and Utah
8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares



Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.



Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services

		
Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--