

For Sublease | Short Term Available

Henderson Commerce Center IV Phase 1

7380 Eastgate Rd., Suite 150



LOGIC



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Suite 150
Henderson, NV 89011

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Listing Snapshot



Contact Broker
Lease Rate



\$0.26 PSF/Mo.
Estimated NNN



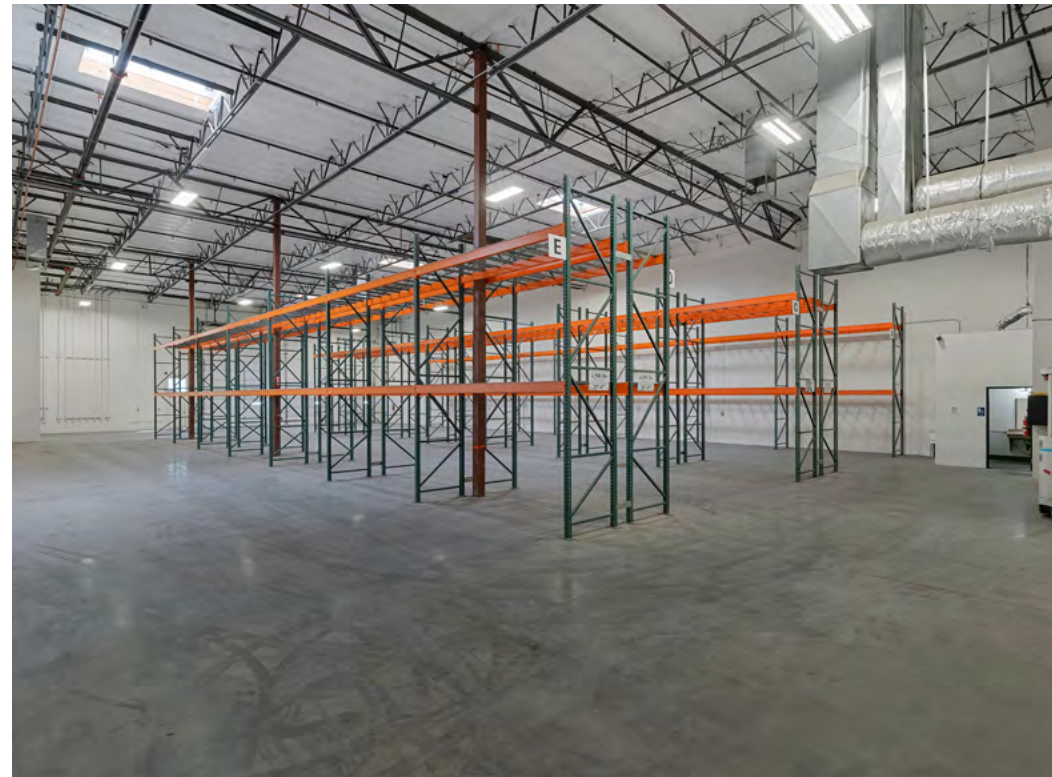
Henderson
Submarket

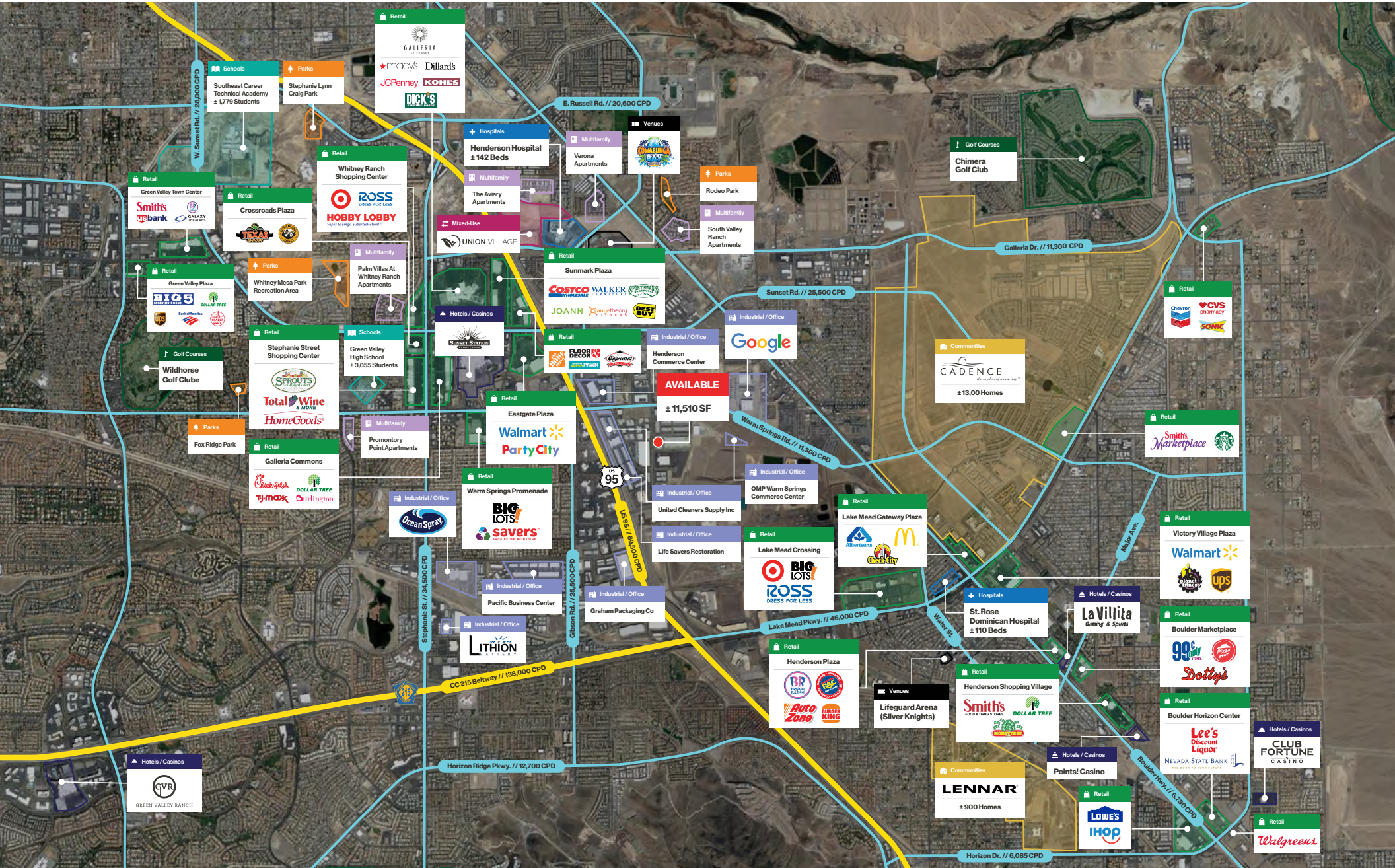
Property Highlights

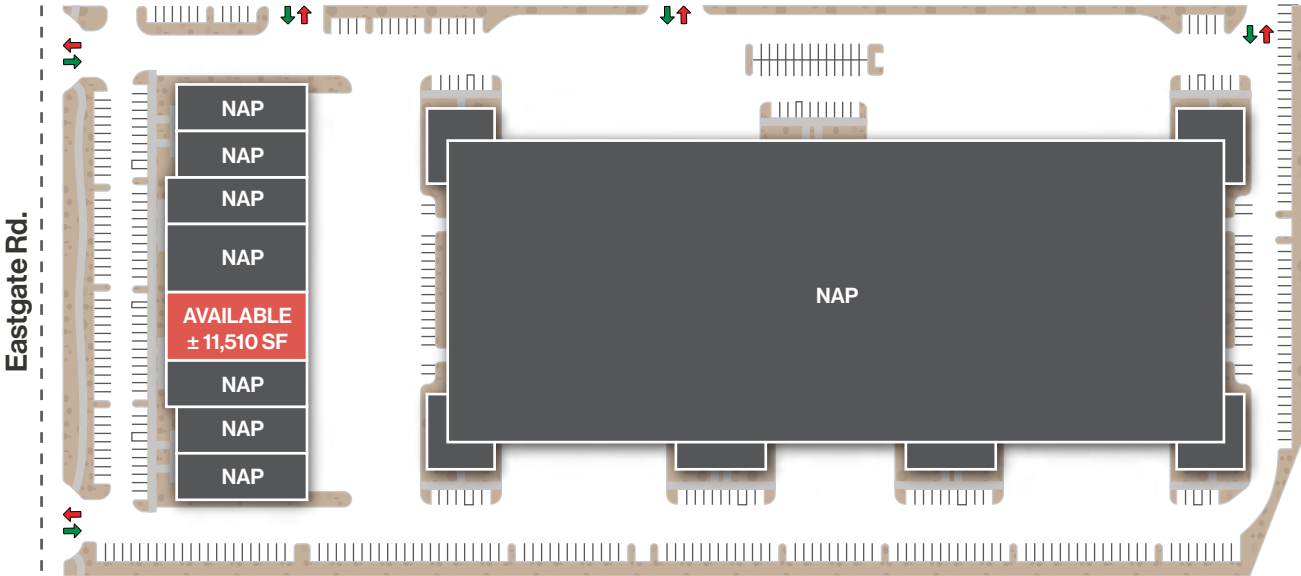
- Located in the heart of Henderson, off the SEC of W. Warm Springs Rd. and Eastgate Rd.
- Total Space Available: ± 11,510 SF
 - Office SF: ± 1,511 SF
 - Warehouse SF: ± 9,999 SF
- Dock Doors: Two (2) with edge-of-dock levelers
- Grade Doors: One (1)
- Clear Height: 24'
- Power: 200 Amps, 277/480V, 3-Phase Power
- Zoning: General Industrial (IG)
- Sprinklers: ESFR
- Skylights
- One (1) pit leveler
- Master Lease Expires: October 31, 2027

Demographics

	1-mile	3-mile	5-mile
2025 Population	2,960	123,328	289,257
2025 Average Household Income	\$99,316	\$111,168	\$115,667
2025 Total Households	1,076	49,203	113,899

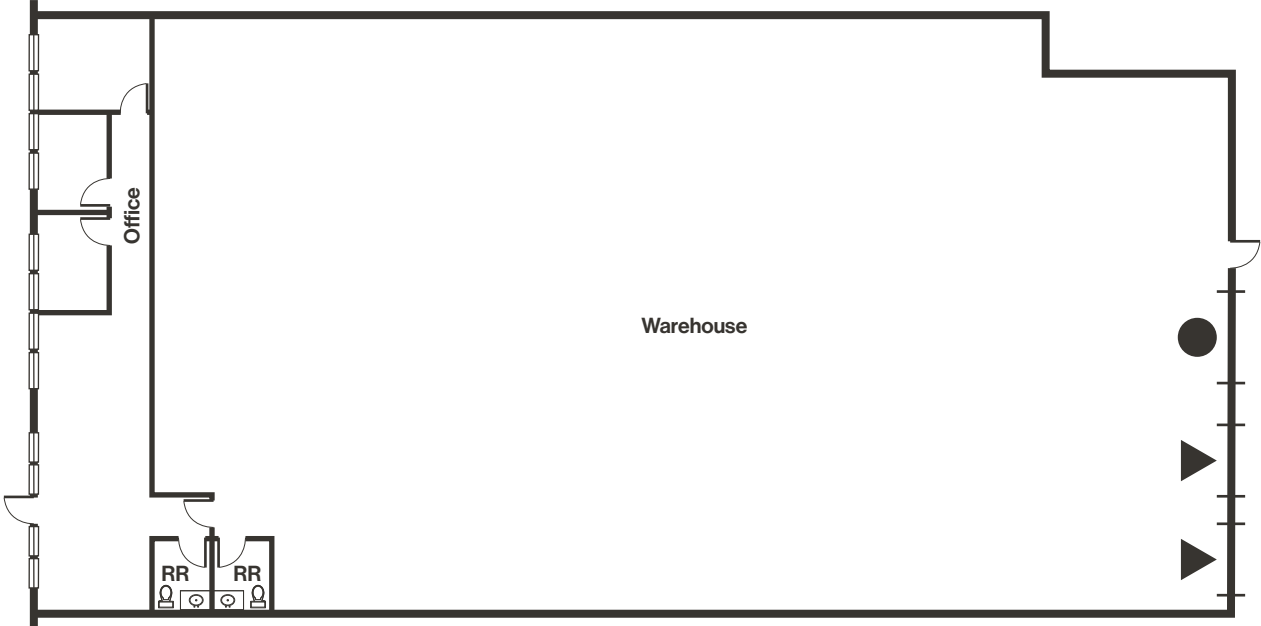






Floor Plan | First Floor

● Grade Level Door ▲ Dock Door

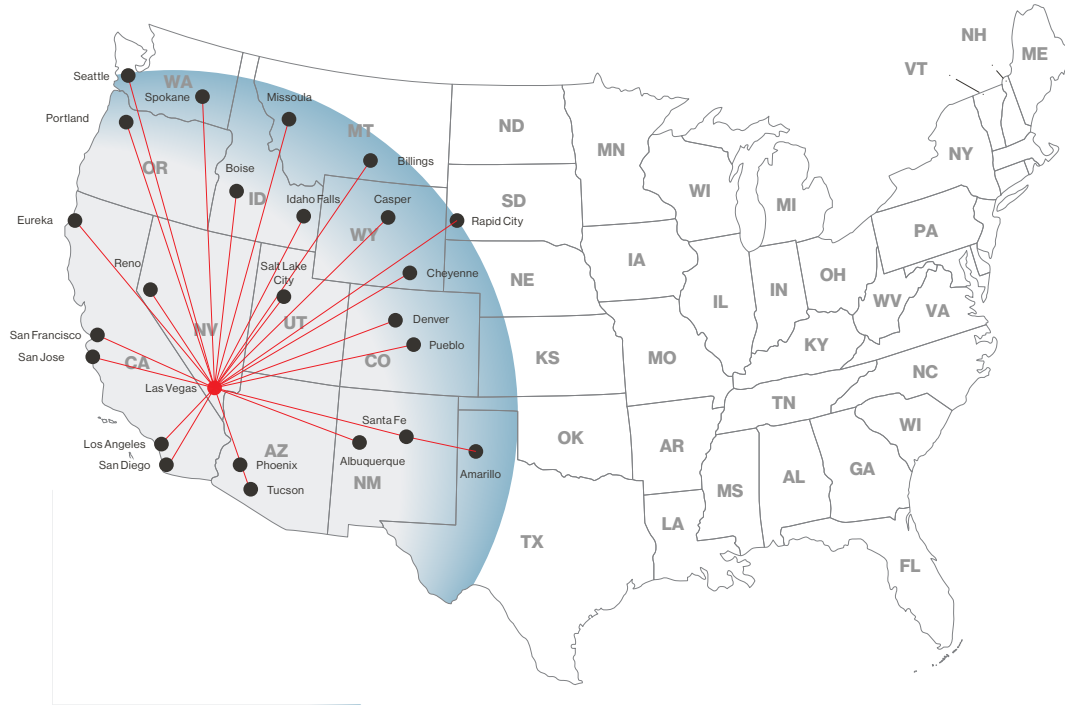


Property Photos



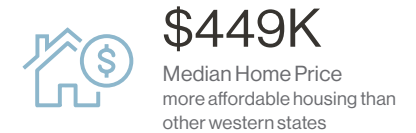
Drive Time from Las Vegas, NV

■ 1-Day Truck Service ■ 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business Friendly Nevada



Nevada Advantages

Tax-Free Haven

- ⊗ No Corporate Income Tax
- ⊗ No Corporate Shares Tax
- ⊗ No Franchise Tax
- ⊗ No Personal Income Tax
- ⊗ No Franchise Tax on Income
- ⊗ No Inheritance or Gift Tax
- ⊗ No Unitary Tax
- ⊗ No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

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For inquiries please reach out to our team.

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