

FOR LEASE:

OMP Warm Springs Commerce Center

A PROJECT BY

OMP | Invesco

CURRENTLY UNDER CONSTRUCTION

BUILDING A
±46,874 SF

BUILDING B
±61,072 SF

BUILDING C
±230,990 SF

BUILDING D
±60,131 SF

BUILDING E
±43,847 SF

W. WARM SPRINGS ROAD

BUILDING F
±62,069 SF

±20,000 SF – ±230,990 SF

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

EXCLUSIVE LISTING BY:



A PROJECT BY



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



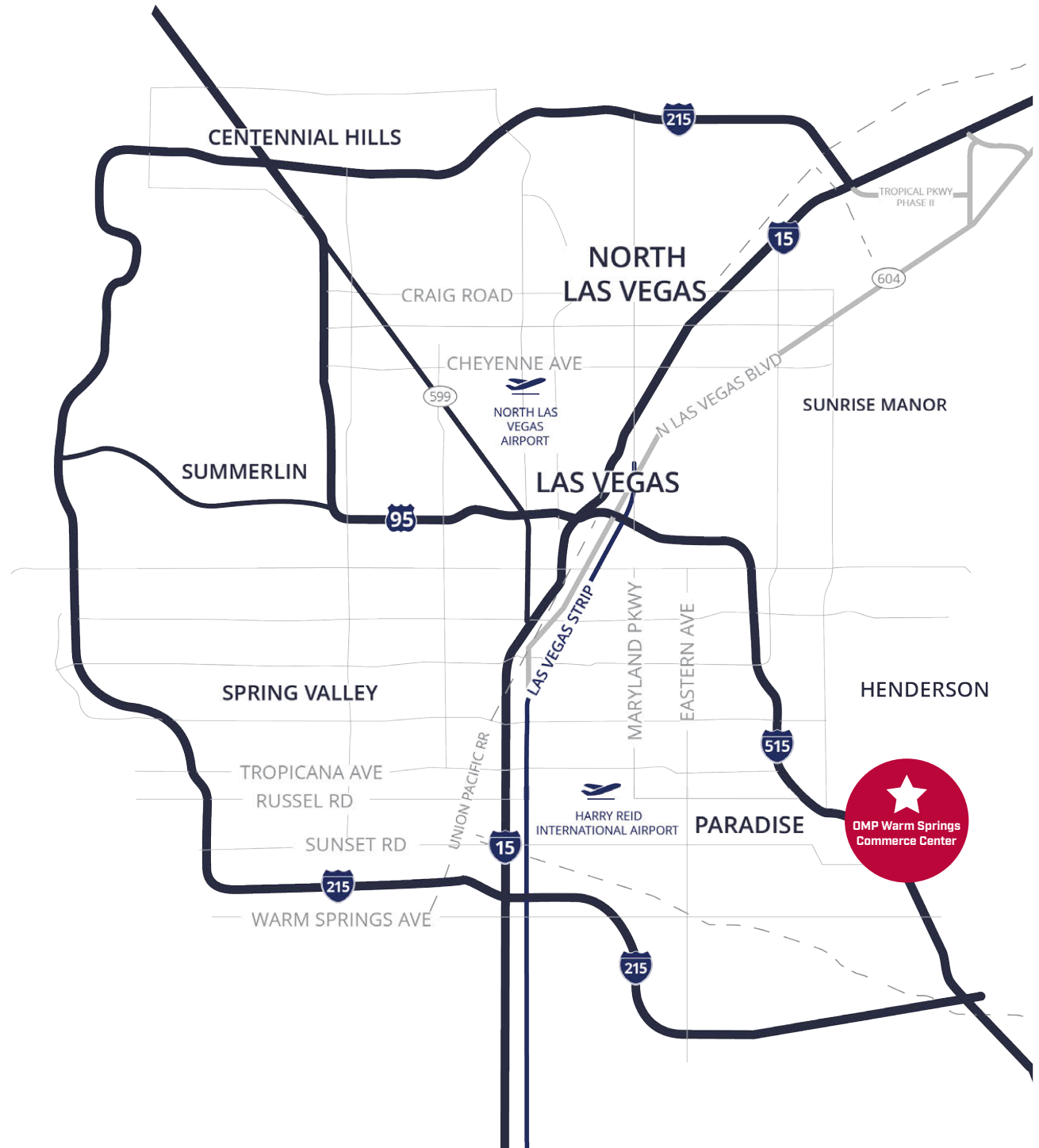
±9.3 MILES TO THE HARRY REID
INTERNATIONAL AIRPORT



±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

±46,874 Total SF

- 8 Dock Doors
- 2 Grade Level Doors

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

±60,131 Total SF

- 20 Dock Doors
- 4 Grade Level Doors

BUILDING E

LEASED

±43,847 Total SF

BUILDING F

LEASED

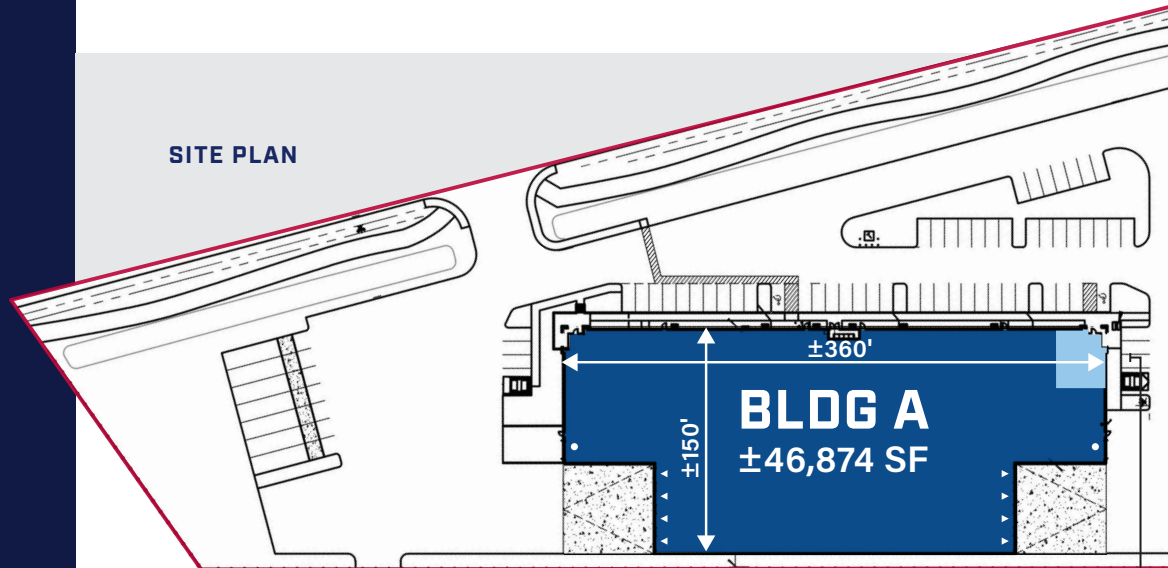
±62,069 Total SF

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

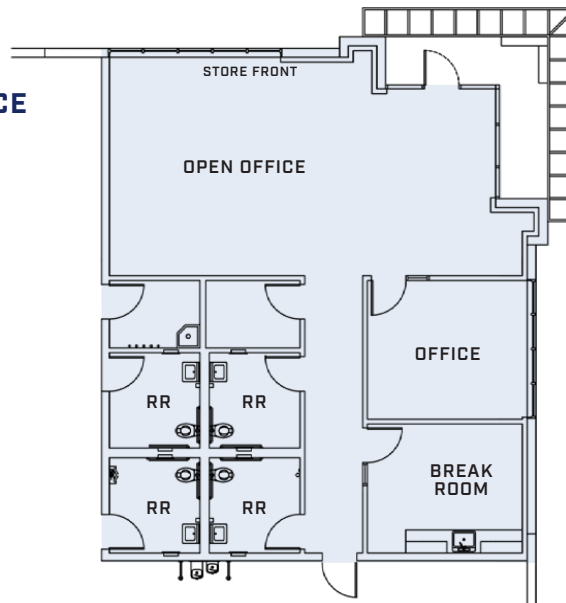
BUILDING A

565 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

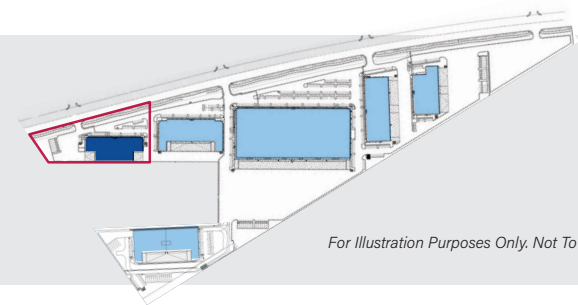
SITE PLAN



SPEC OFFICE
±1,232 SF



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



For Illustration Purposes Only. Not To Scale.



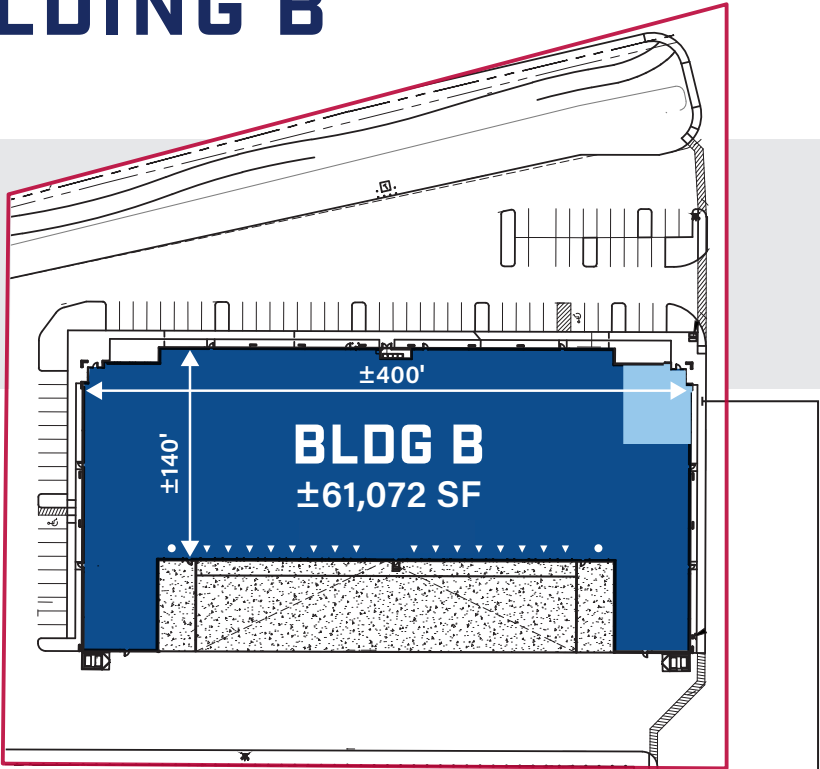
BUILDING DETAILS

BUILDING SIZE:	±20,000 SF – ±46,874 SF
LOT SIZE:	±4.53 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	±30'
OFFICE:	±1,232 SF Spec Office
AUTO PARKING:	58 Stalls
DOCK DOORS:	8 - ±9' x ±10' Dock Doors
GRADE LEVEL DOORS:	2 - ±12' x ±14' Grade Level Doors
TRAILER PARKING:	7 Stalls
POWER:	±1,600 Amps underground pull section, 277/480 Volts, 3-Phase, 4-Wire (±600 Amp tenant meter)
SPRINKLERS:	ESFR Sprinkler System
DIMENSIONS:	±150' x ±360'
COLUMN SPACING:	±50' x ±50'
TRUCK COURT:	±120' – ±185'+ Concrete Truck Court
LIGHTING:	LED Warehouse Lighting on ±8' whips

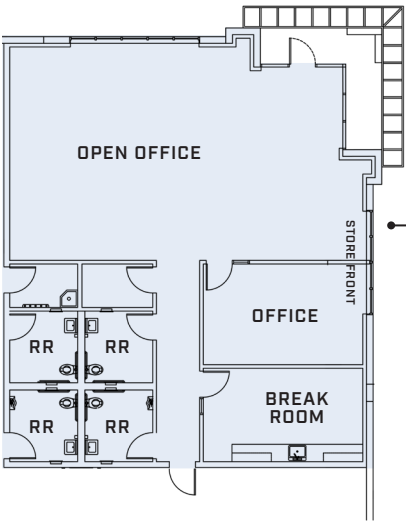
BUILDING B

535 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

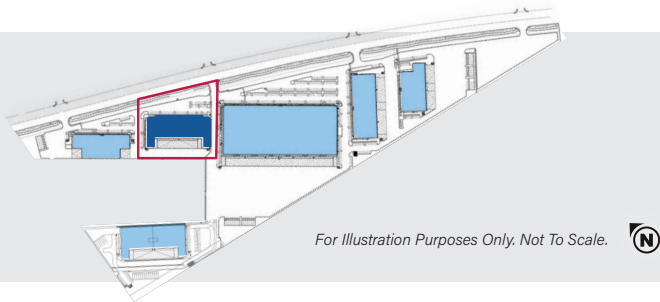
SITE PLAN




SPEC OFFICE $\pm 1,518$ SF



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



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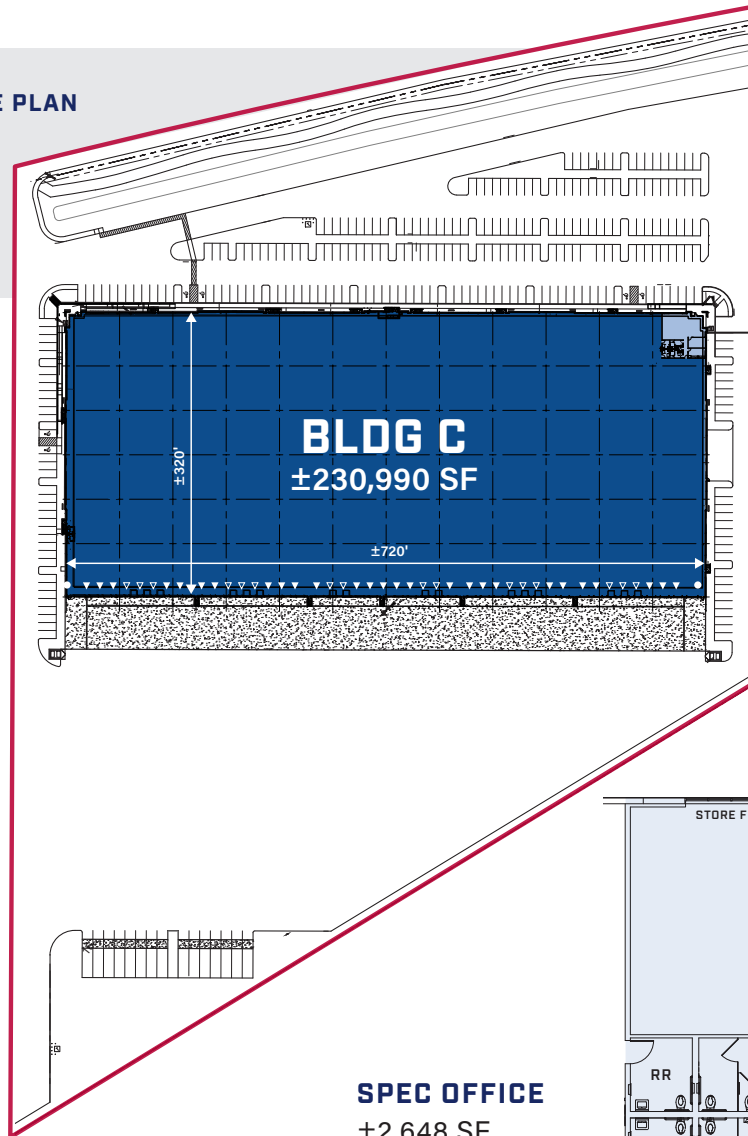
BUILDING DETAILS

BUILDING SIZE:	$\pm 30,000$ SF – $\pm 61,072$ SF
LOT SIZE:	± 4.63 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	$\pm 32'$
OFFICE:	$\pm 1,518$ SF Spec Office
AUTO PARKING:	76 Stalls
DOCK DOORS:	16 - $\pm 9' \times \pm 10'$ Dock Doors
GRADE LEVEL DOORS:	2 - $\pm 12' \times \pm 14'$ Grade Level Doors
POWER:	$\pm 1,600$ Amps underground pull section, 277/480 Volts, 3-Phase, 4-Wire (± 800 Amp tenant meter)
SPRINKLERS:	ESFR Sprinkler System
DIMENSIONS:	$\pm 140' \times \pm 400'$
COLUMN SPACING:	$\pm 50' \times \pm 50'$
TRUCK COURT:	$\pm 125'$
LIGHTING:	LED Warehouse Lighting on $\pm 8'$ whips

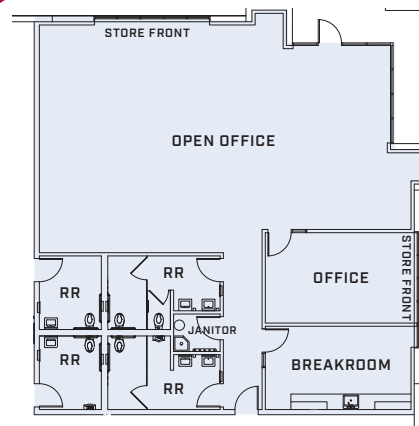
BUILDING C

505 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

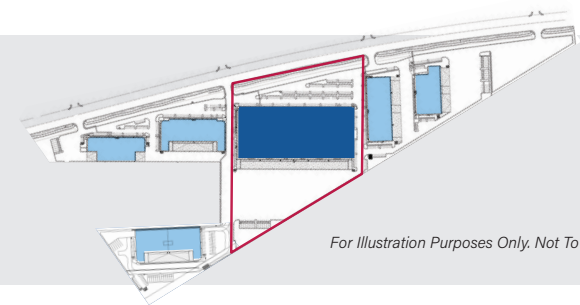
SITE PLAN



SPEC OFFICE
±2,648 SF



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



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BUILDING DETAILS

BUILDING SIZE:	±100,000 SF – ±230,990 SF
LOT SIZE:	±17.51 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	±36'
OFFICE:	±2,648 SF Spec Office
AUTO PARKING:	259 Stalls
DOCK DOORS:	42 - ±9' x ±10' Doors
GRADE LEVEL DOORS:	2 - ±12' x ±14' Doors
DOCK LEVELERS:	16 Mechanical Dock Levelers
TRAILER PARKING:	15 Stalls
POWER:	±4,000 Amps underground pull section, 277/480 Volts, 3-Phase, 4-Wire (±1,000 Amp tenant meter)
SPRINKLERS:	ESFR Sprinkler System
DIMENSIONS:	±320' x ±720'
COLUMN SPACING:	±50' x ±60' with 60' Speed Bay
TRUCK COURT:	Up to ±376'
LIGHTING:	LED Warehouse Lighting on ±8' Whips

BUILDING C

RACKING PLAN

505 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

RACKING DETAILS

TOTAL PALLET RACK
STORAGE BAYS:

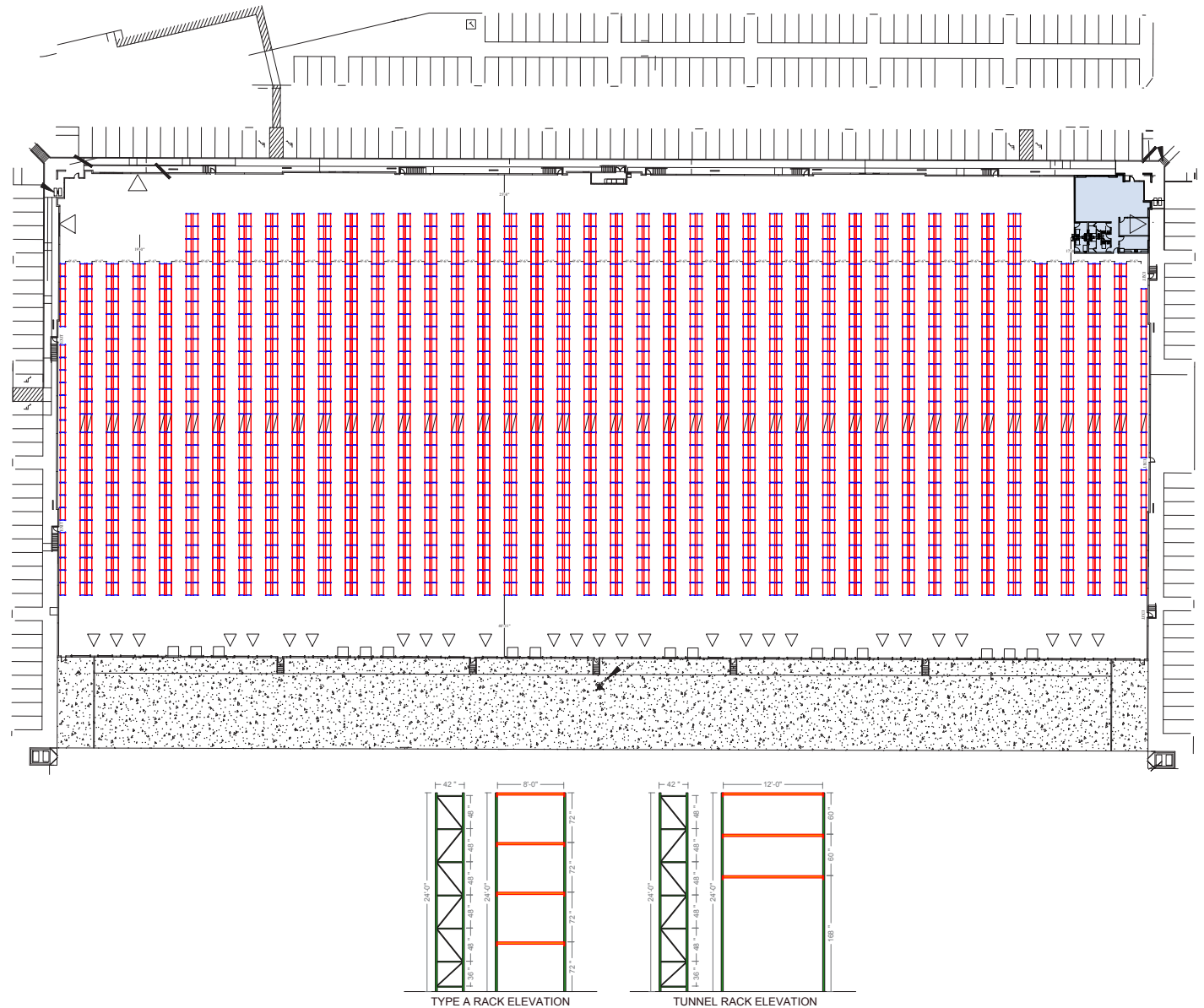
±23,060

TOTAL APPROX RACK
STORAGE CUBIC SF:

±2,282,940 SF

**Other Options Available*

**Tenant is to verify all racking specs*

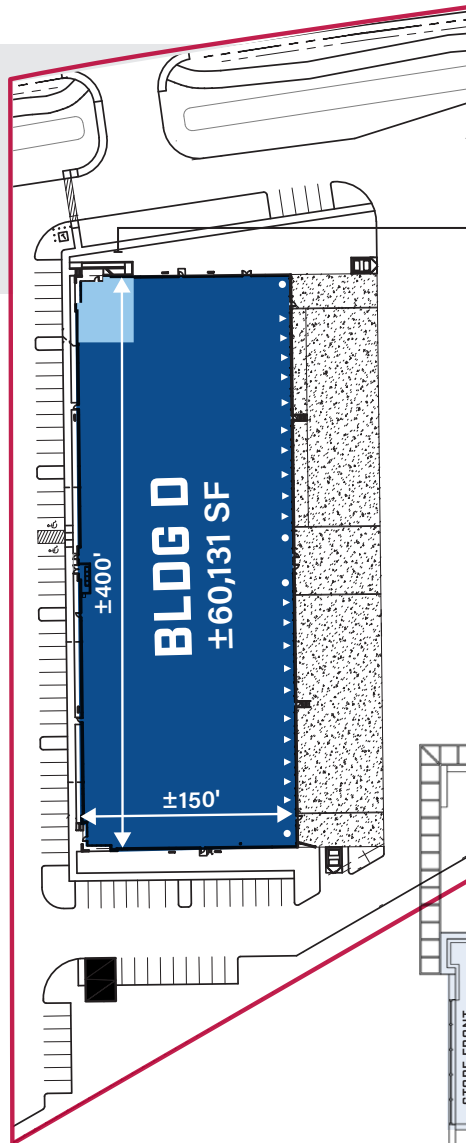


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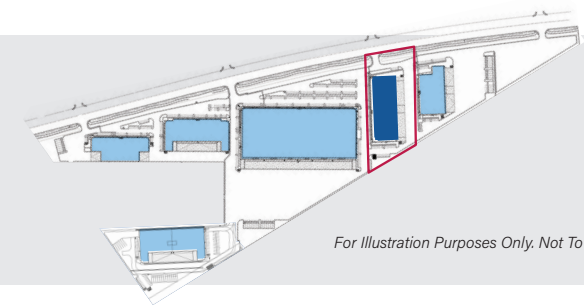
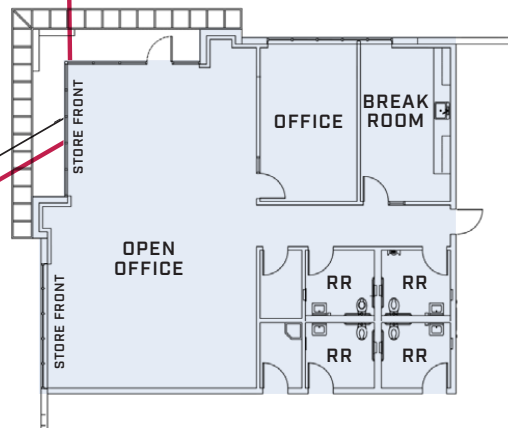
BUILDING D

455 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

SITE PLAN



SPEC OFFICE
±1,536 SF



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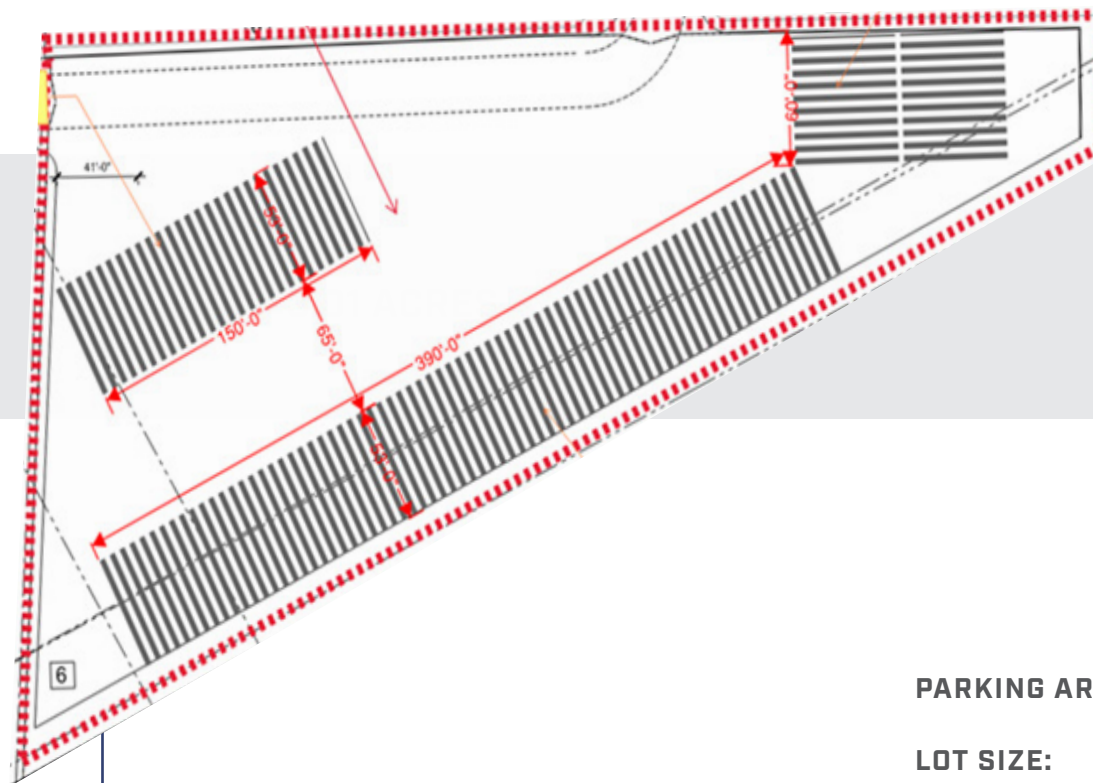
BUILDING DETAILS

BUILDING SIZE:	±30,000 SF – ±60,131 SF
LOT SIZE:	±5.15 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	±32'
OFFICE:	±1,536 SF Spec Office
AUTO PARKING:	79 Stalls
DOCK DOORS:	20 - ±9' x ±10' Dock Doors
GRADE LEVEL DOORS:	4 - ±12' x ±14' Grade Level Doors
POWER:	±2,000 Amps underground pull section, 277/480 Volts, 3-Phase, 4-Wire (±800 Amp tenant meter)
SPRINKLERS:	ESFR Sprinkler System
DIMENSIONS:	±150' x ±400'
COLUMN SPACING:	±50' x ±50'
TRUCK COURT:	±130' Concrete Truck Court
LIGHTING:	LED Warehouse Lighting on ±8' whips

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DROP LOT / YARD SPACE

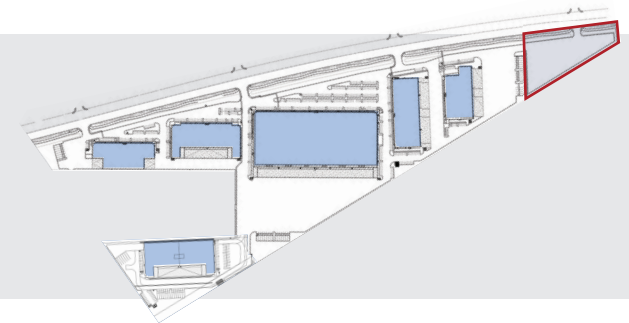
425 W. WARM SPRINGS ROAD, HENDERSON, NV 89015



FUTURE VEHICLE STORAGE AREA

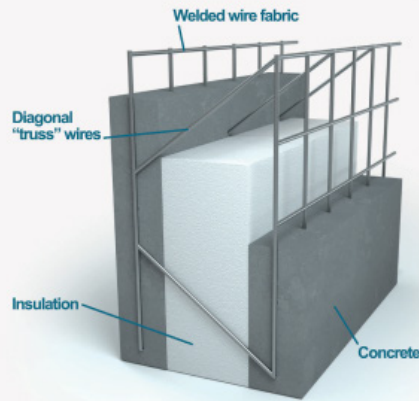
Additional ±3.01 Acres
For Drop Lot or Yard For Lease

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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:

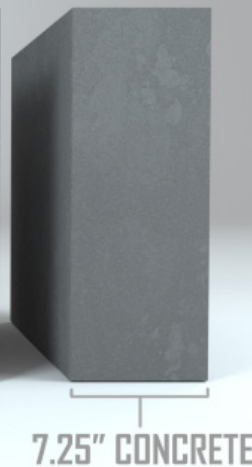
TIPS



Sandwich Panel



Standard



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.

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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



**OMP Warm Springs
Commerce Center**

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FOR LEASE:

OMP WARM SPRINGS COMMERCE CENTER

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

CONSTRUCTION PROGRESS AS OF OCTOBER 2025



[VIEW PROJECT VIDEO](#)



CURRENTLY UNDER CONSTRUCTION

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±43,847 SF

BUILDING D
±60,131 SF

BUILDING C
±230,990 SF

BUILDING B
±61,072 SF

BUILDING A
±46,874 SF

BUILDING F
±62,069 SF

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EXCLUSIVE LISTING BY:

