

FOR LEASE:

OMP Warm Springs Commerce Center

A PROJECT BY

OMP |  Invesco

CURRENTLY UNDER CONSTRUCTION



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

EXCLUSIVE LISTING BY:

Colliers

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



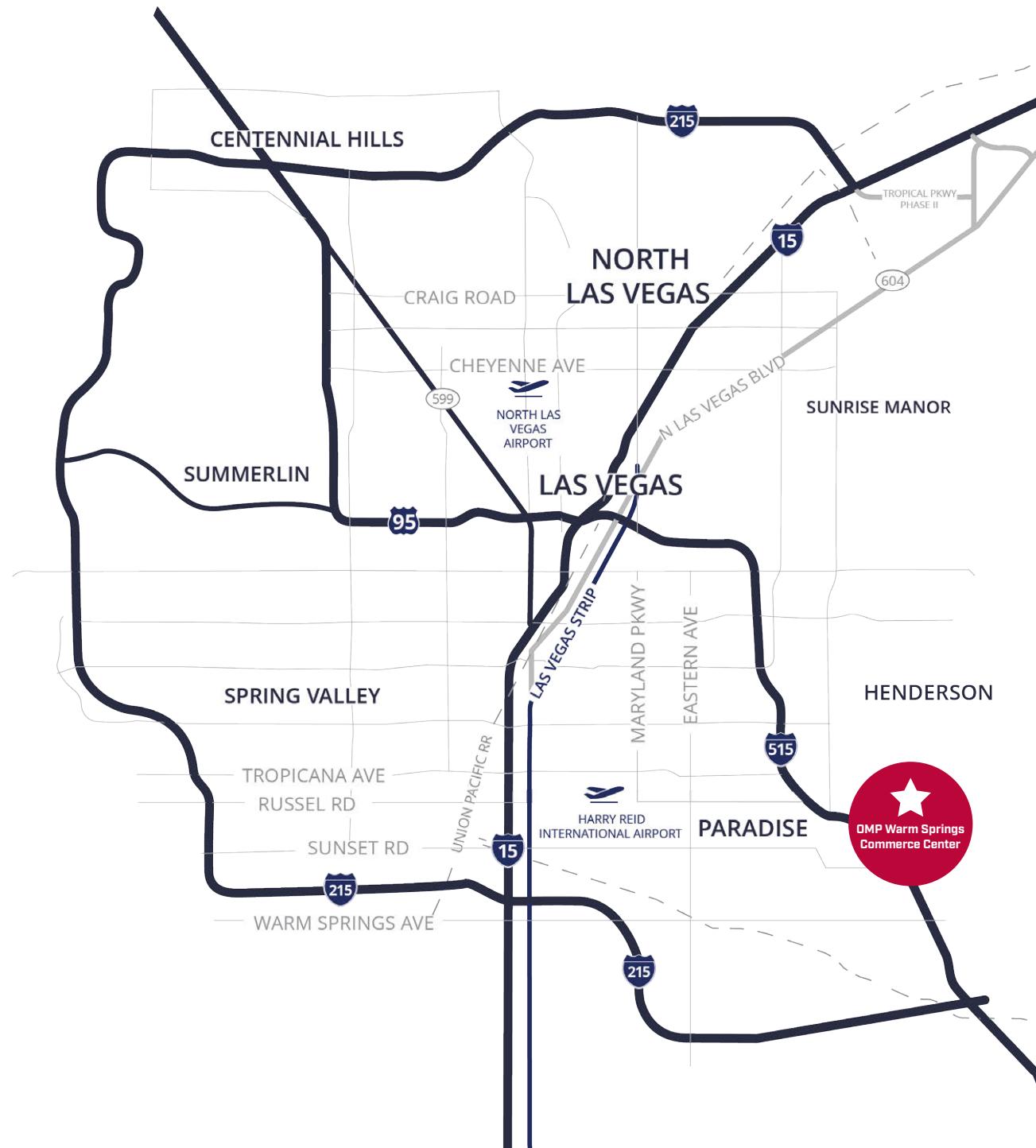
±9.3 MILES TO THE HARRY REID
INTERNATIONAL AIRPORT



±11.4 MILES TO THE
LAS VEGAS STRIP



LESS THAN 1HR
FROM THE CA BORDER



■ = AVAILABLE

■ = LEASED

W. WARM SPRINGS ROAD

■ BLDG A
±46,874 SF

■ BLDG B
±61,072 SF

■ BLDG C
±230,990 SF

■ BLDG D
±60,131 SF

■ LEASED
BLDG E
±43,847 SF

■ LEASED
BLDG F
±62,069 SF

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

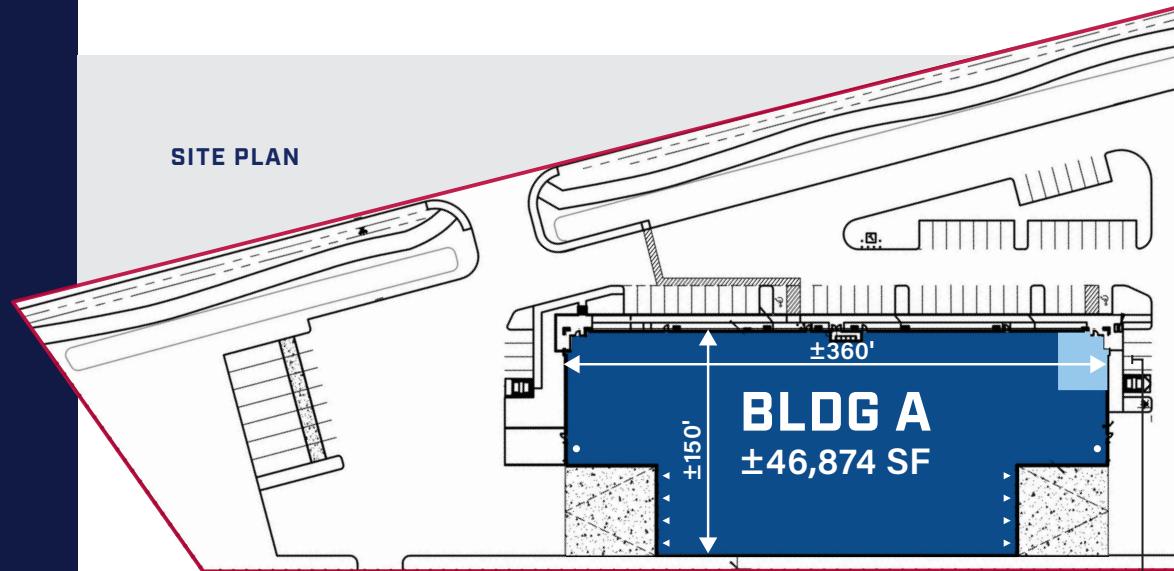
LEASED
±62,069 Total SF

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

BUILDING A

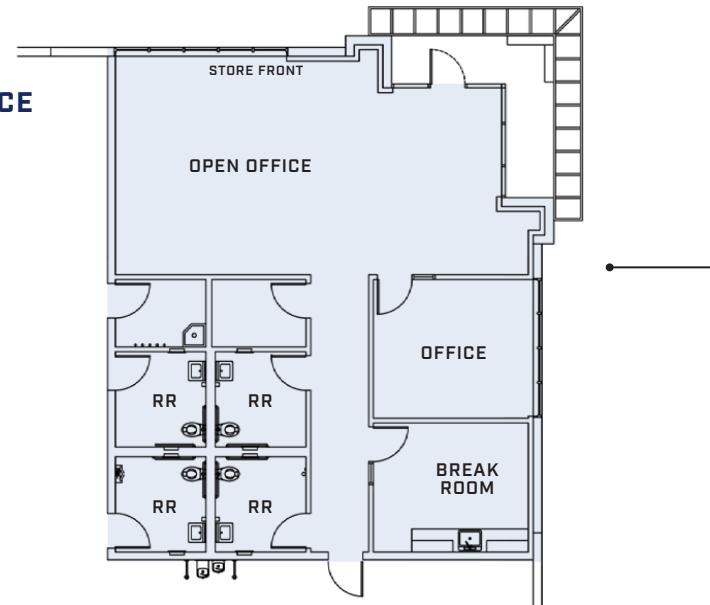
565 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

SITE PLAN



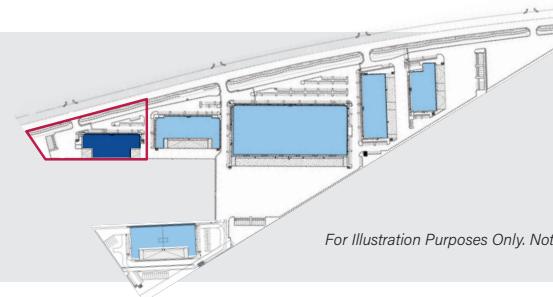
SPEC OFFICE

±1,232 SF



● = Grade Level Loading Doors

▲ = Dock High Loading Doors



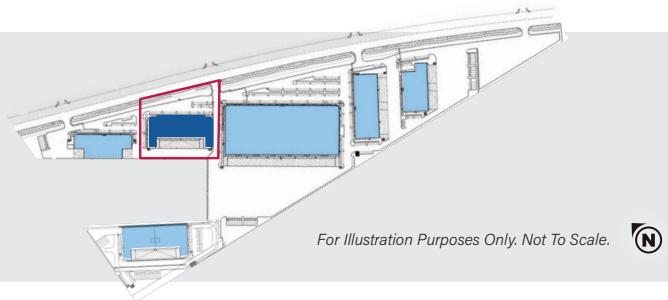
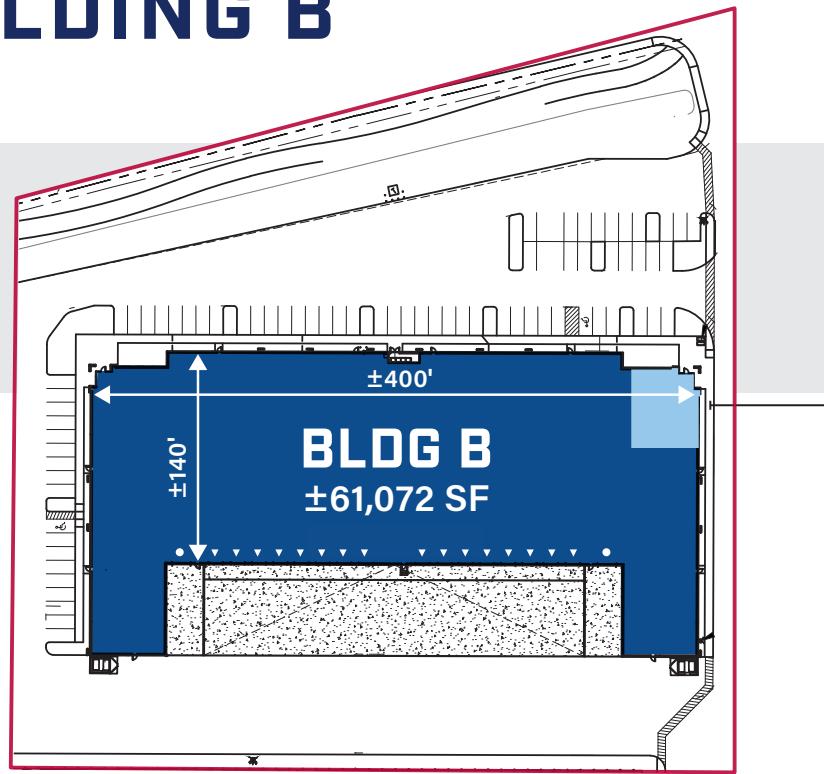
BUILDING DETAILS

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

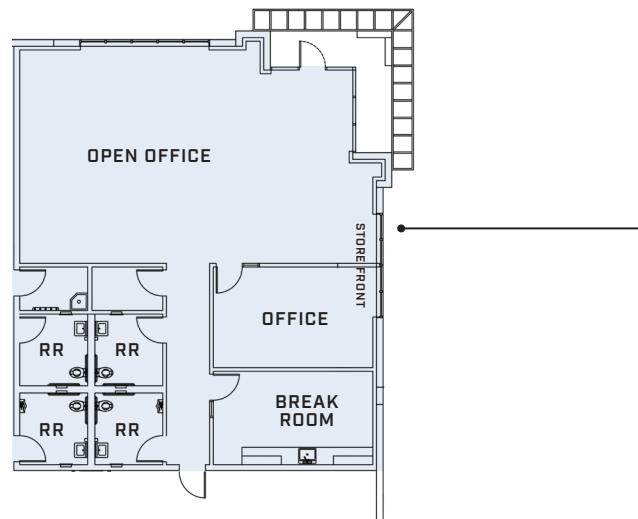
535 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

SITE PLAN



SPEC OFFICE

±1,518 SF



● = Grade Level Loading Doors

▲ = Dock High Loading Doors

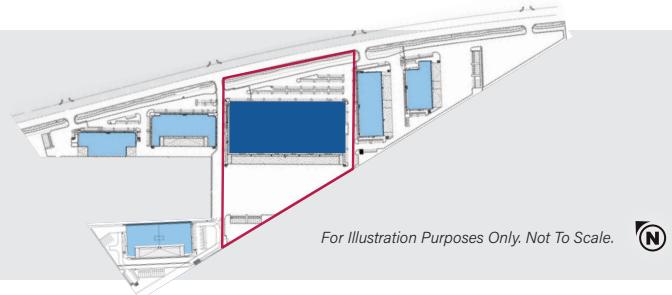
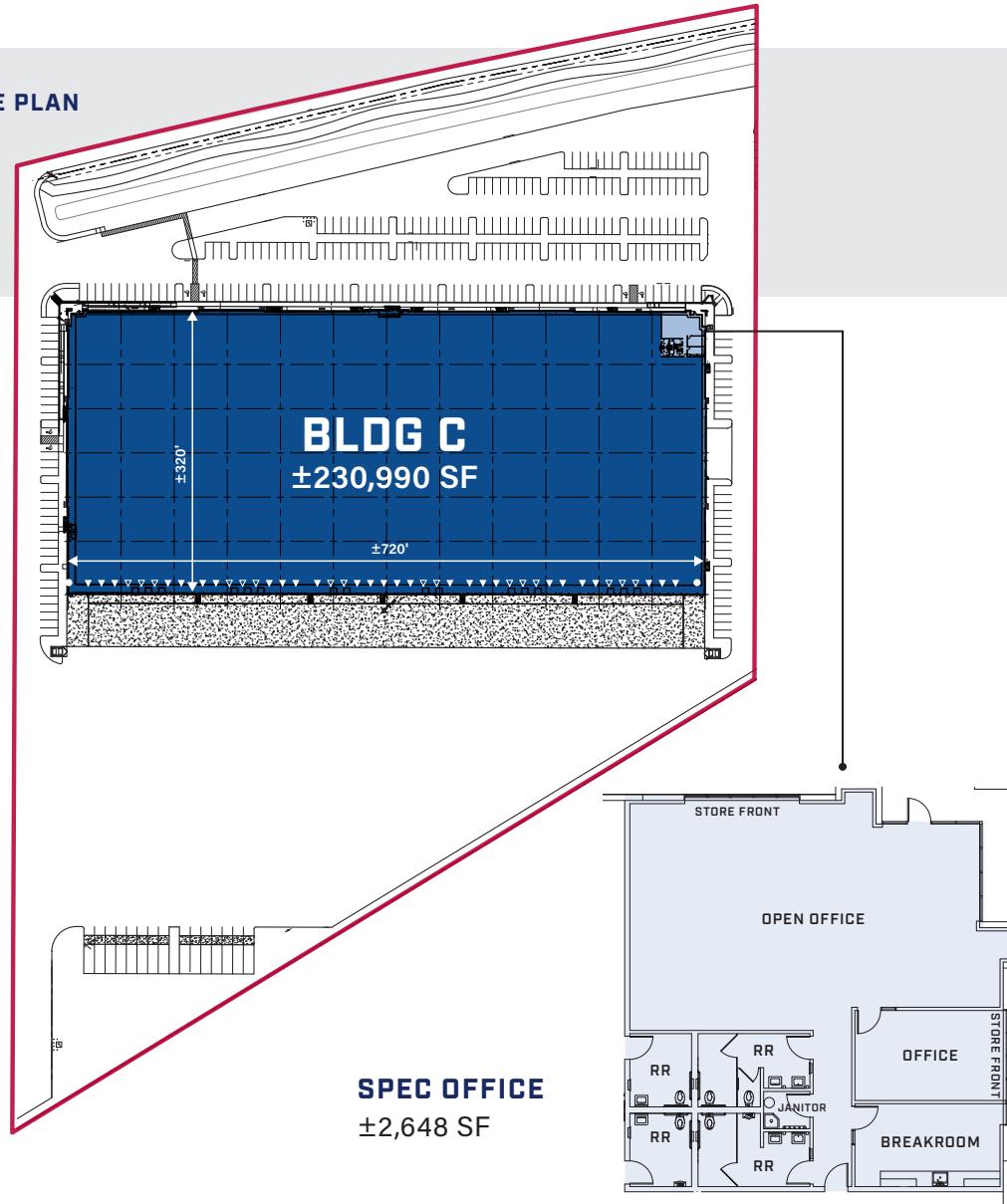
BUILDING DETAILS

BUILDING SIZE:	±30,000 SF – ±61,072 SF
LOT SIZE:	±4.63 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	±32'
OFFICE:	±1,518 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'
TRUCK COURT:	±125'
LIGHTING:	LED Warehouse Lighting on ±8' whips

BUILDING C

505 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

SITE PLAN



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:

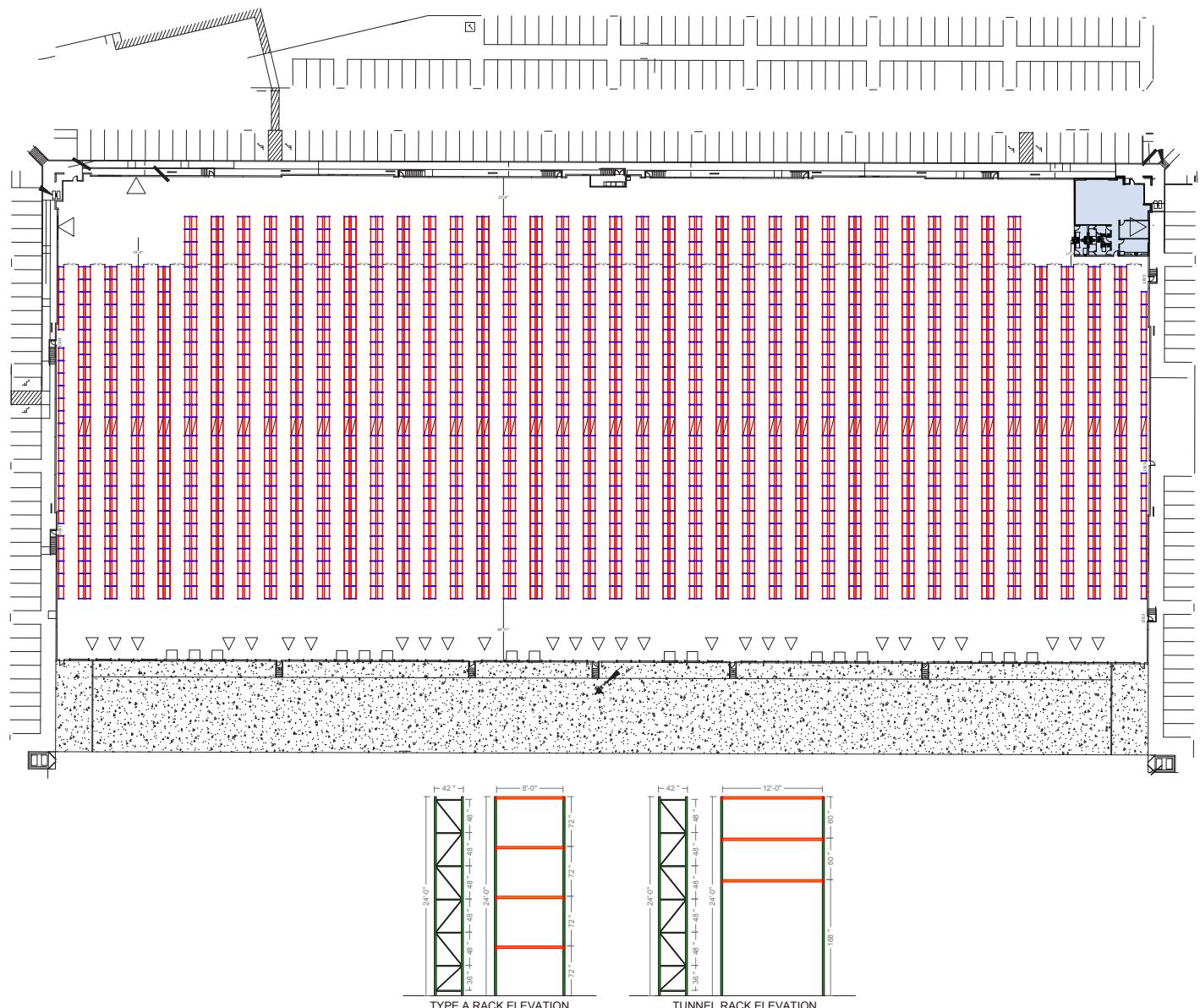
±23,060

TOTAL APPROX RACK STORAGE CUBIC SF:

±2,282,940 SF

**Other Options Available*

**Tenant is to verify all racking specs*

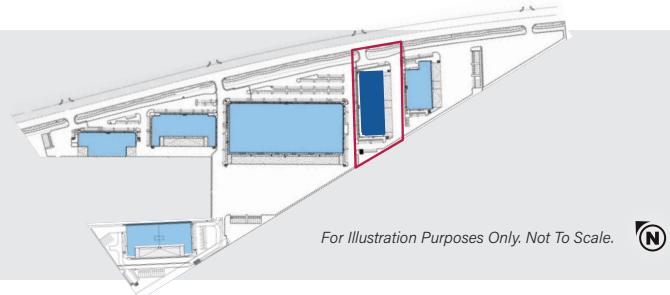
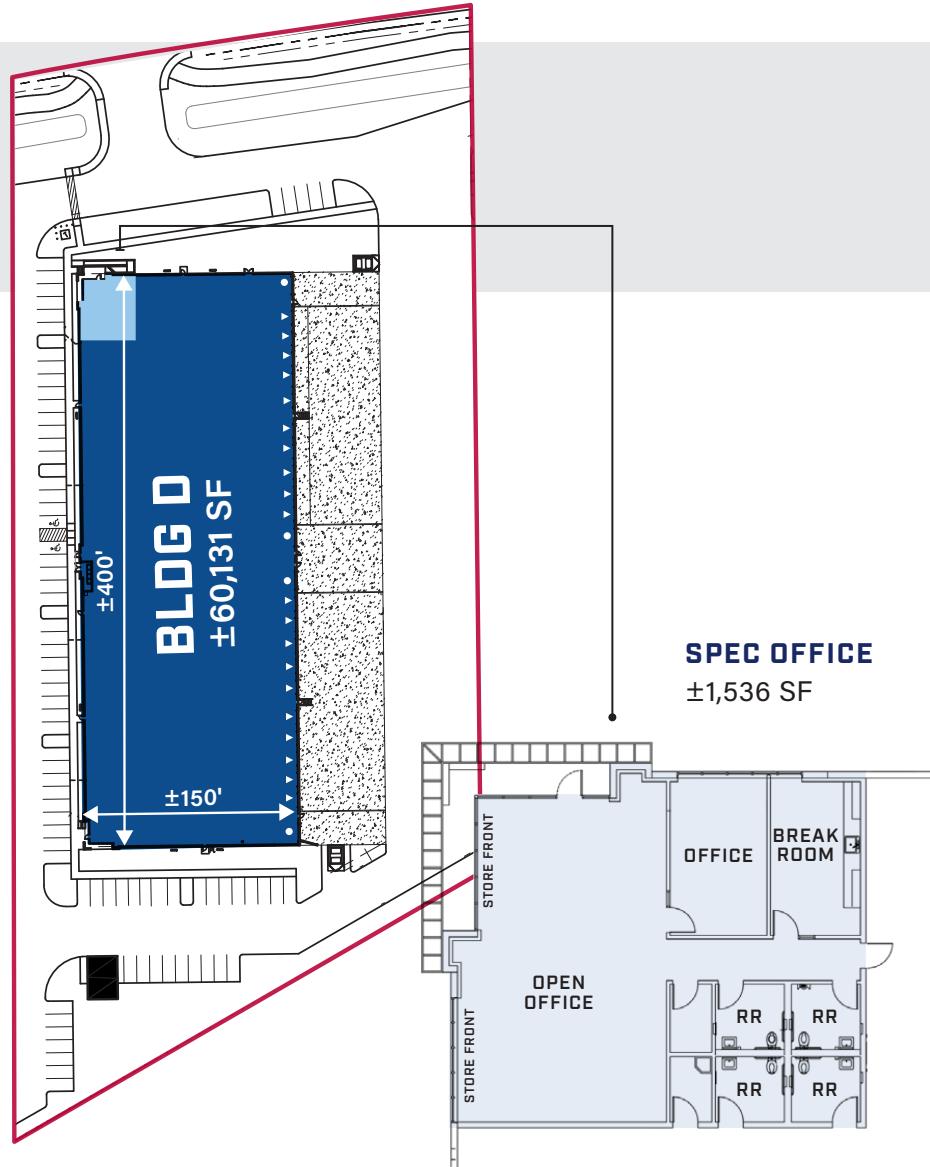


N For Illustration Purposes Only. Not To Scale.

BUILDING D

455 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

SITE PLAN



For Illustration Purposes Only. Not To Scale.

BUILDING DETAILS

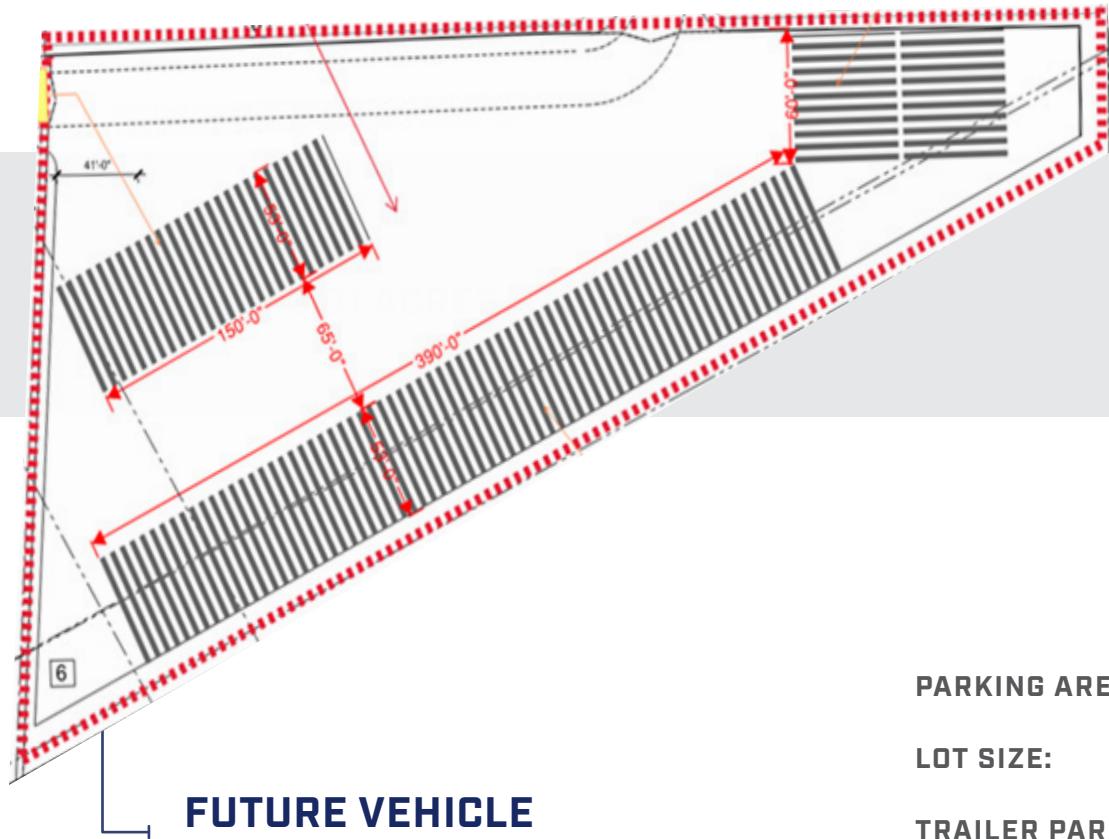
BUILDING SIZE:	±30,000 SF – ±60,131 SF
LOT SIZE:	±5.15 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	±32'
OFFICE:	±1,536 SF Spec Office
AUTO PARKING:	79 Stalls
DOCK DOORS:	20 - ±9' x ±10' Dock Doors
GRADE LEVEL DOORS:	4 - ±12' x ±14' Grade Level Doors
POWER:	±2,000 Amps underground pull section, 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

● = Grade Level Loading Doors

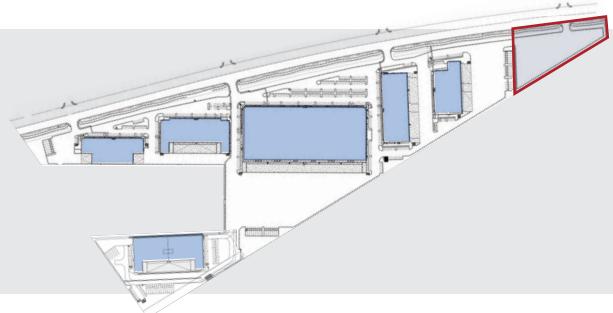
▲ = Dock High Loading Doors

DROP LOT / YARD SPACE

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FUTURE VEHICLE STORAGE AREA

Additional ± 3.01 Acres
For Drop Lot or Yard For Lease

PARKING AREA: $\pm 131,115$ SF

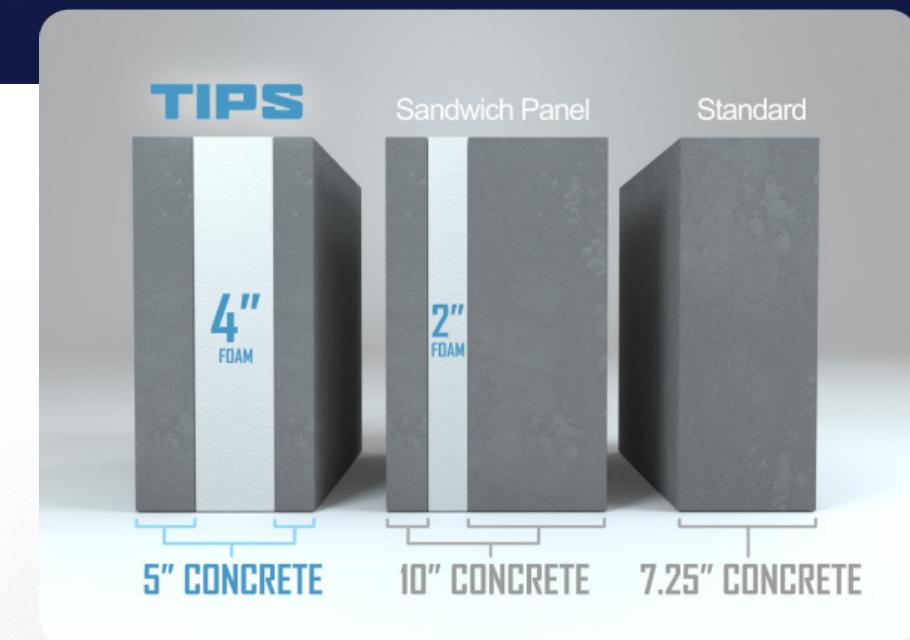
LOT SIZE: ± 3.01 Acres

TRAILER PARKING: 66 Stalls

YARD AREA: Yard Areas and Future Yard Areas To Be Paved

ZONING: General Industrial I-G

TIlt-up | TIPS Technology



THE LATEST IN BUILDING EFFICIENCY TECHNOLOGY:

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

Aerial Map

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

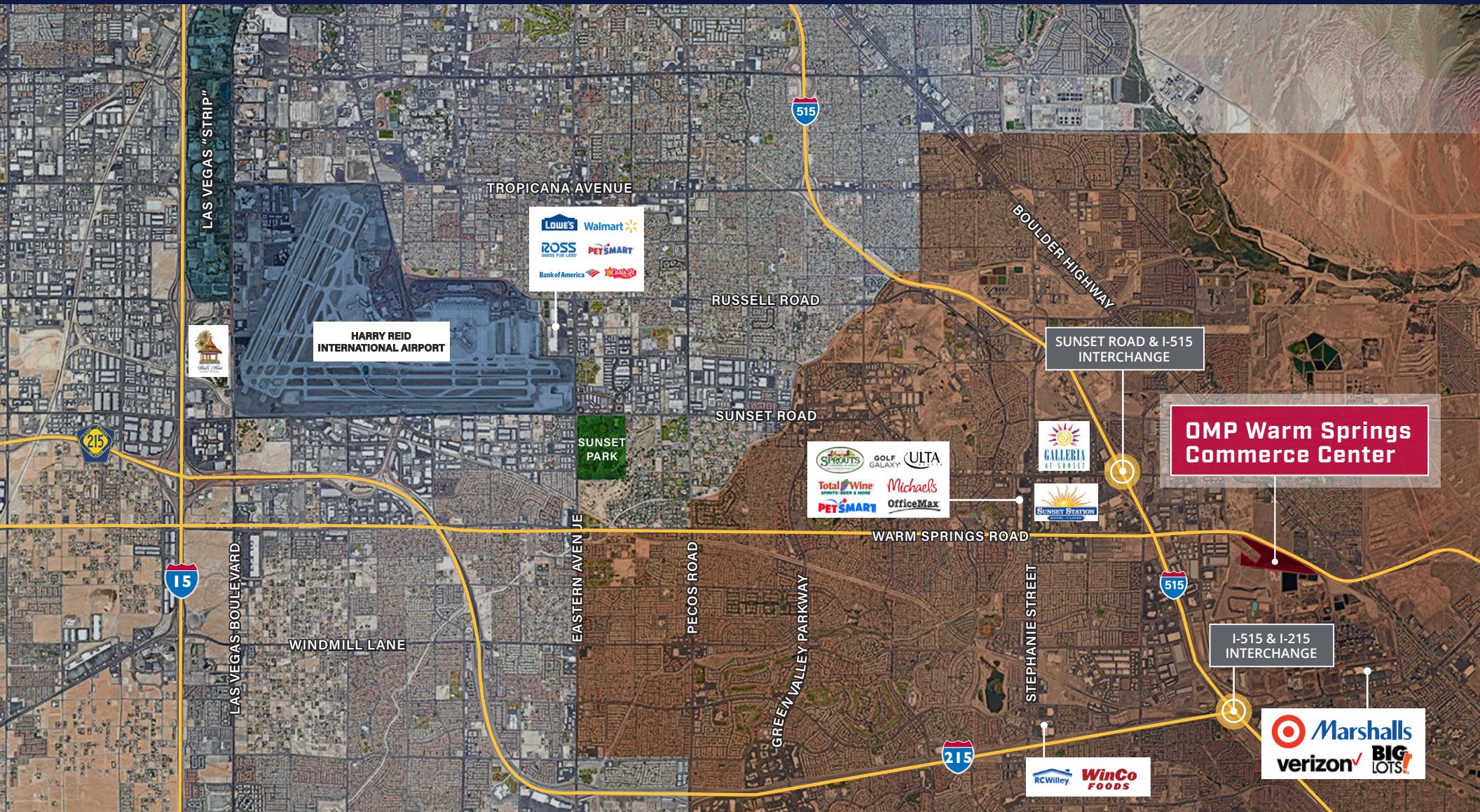


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Henderson Submarket



FOR LEASE: ±20,000 SF - ±230,990 SF

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Corporate Neighbors



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OMP WARM SPRINGS COMMERCE CENTER

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

CURRENTLY UNDER CONSTRUCTION



CONSTRUCTION PROGRESS AS OF OCTOBER 2025



[VIEW PROJECT VIDEO](#)



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JERRY DOTY, SIOR
+1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

PAUL SWEETLAND, SIOR
+1 702 836 3750
paul.sweetland@colliers.com
License # NV-S.0043604

MORGAN ELSON
+1 702 836 3710
morgan.elson@colliers.com
License # NV-S.0184877

DAN DOHERTY, SIOR
+1 702 836 3707
dan.doherty@colliers.com
License # NV-S.0024287

EXCLUSIVE LISTING BY:

Colliers