

190 S FOURTH ST

Henderson, NV 89015



Mountain
INDUSTRIAL COMPLEX

RAIL SERVED PROPERTY FOR SALE OR LEASE
+/-80,440 SF on +/-6.34 Acres

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 HILTZ COMMERCIAL GROUP

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PROPERTY HIGHLIGHTS

- Three (3) Historical Heavy Industrial facilities totaling +/- 80,440 Rentable Square Feet
- Access to Common Rail Spur*
- 8 Overhead Cranes (Building T-3)
- Quick Access to US-95/I-11 and I-215 Beltway via Lake Mead Pkwy
- Located within the Gateway of East Henderson.
- Close proximity to The Water Street District and The Cadence Master Planned Community
- I-H, Industrial Heavy Zoning (Clark County Jurisdiction)
- +/- 0.6 Miles to the US-95/I-11/I-215 Interchange
- +/- 11 Miles to Harry Reid International Airport
- +/- 13 Miles to the Las Vegas Strip



*Rail Use/Access Disclosure: Rail Access is not guaranteed and is subject to Buyer's Due Diligence into the feasibility of using Rail at the Property for Buyer's intended use.

PROPERTY FEATURES

NUMBER OF BUILDINGS	3
AVAILABLE SF	80,440
TOTAL BUILDING SF	80,440
LAND ACRES	6.34
YEAR BUILT	1942
YEAR RENOVATED	2024
ZONING TYPE	Industrial Heavy (I-H), Clark County
BUILDING CLASS	Industrial
NUMBER OF STORIES	1
BUILDING T-1 SF	19,214
BUILDING T-2 SF	25,604
BUILDING T-3 SF	35,622
T-3 YARD	+/- 1.18 Acre Yard
CEILING HEIGHT	14' 9" to 28' 8"
GRADE LEVEL DOORS	10
FENCED YARD	Yes
OFFICE SF	BTS, Built to Suit
RAIL ACCESS/ RAIL LINES	1 Common Rail Access*
RAIL ACCESS/ RAIL LINES	T-2 includes Private Train Dock

NEIGHBORING PROPERTIES

NORTH	NERT (Federal Land Trust)
SOUTH	Robertson Ready Mix
EAST	NERT (Federal Land Trust)
WEST	Ahern/Extreme Manufacturing

MECHANICAL

HVAC / EVAPORATIVE COOLING	Evaporative Cooling
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	277/480v, 3-Phase, 400 - 1600 Amps

AVAILABLE FOR SALE

SALE PRICE	\$24,787,470.00
\$/SF	\$308.15
SALE TYPE	Fee Simple
APN	178-13-101-004

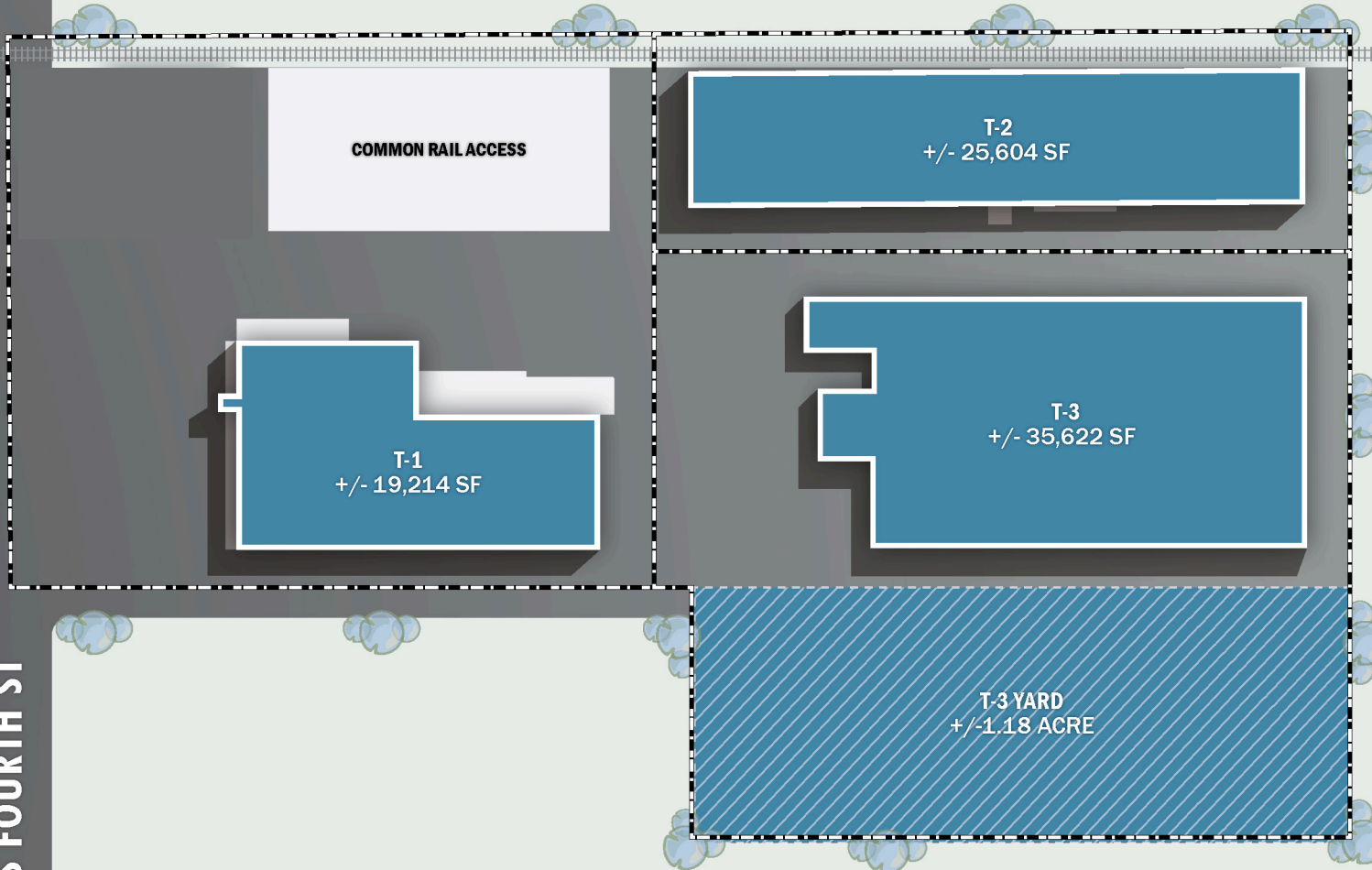
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MOUNTAIN INDUSTRIAL COMPLEX

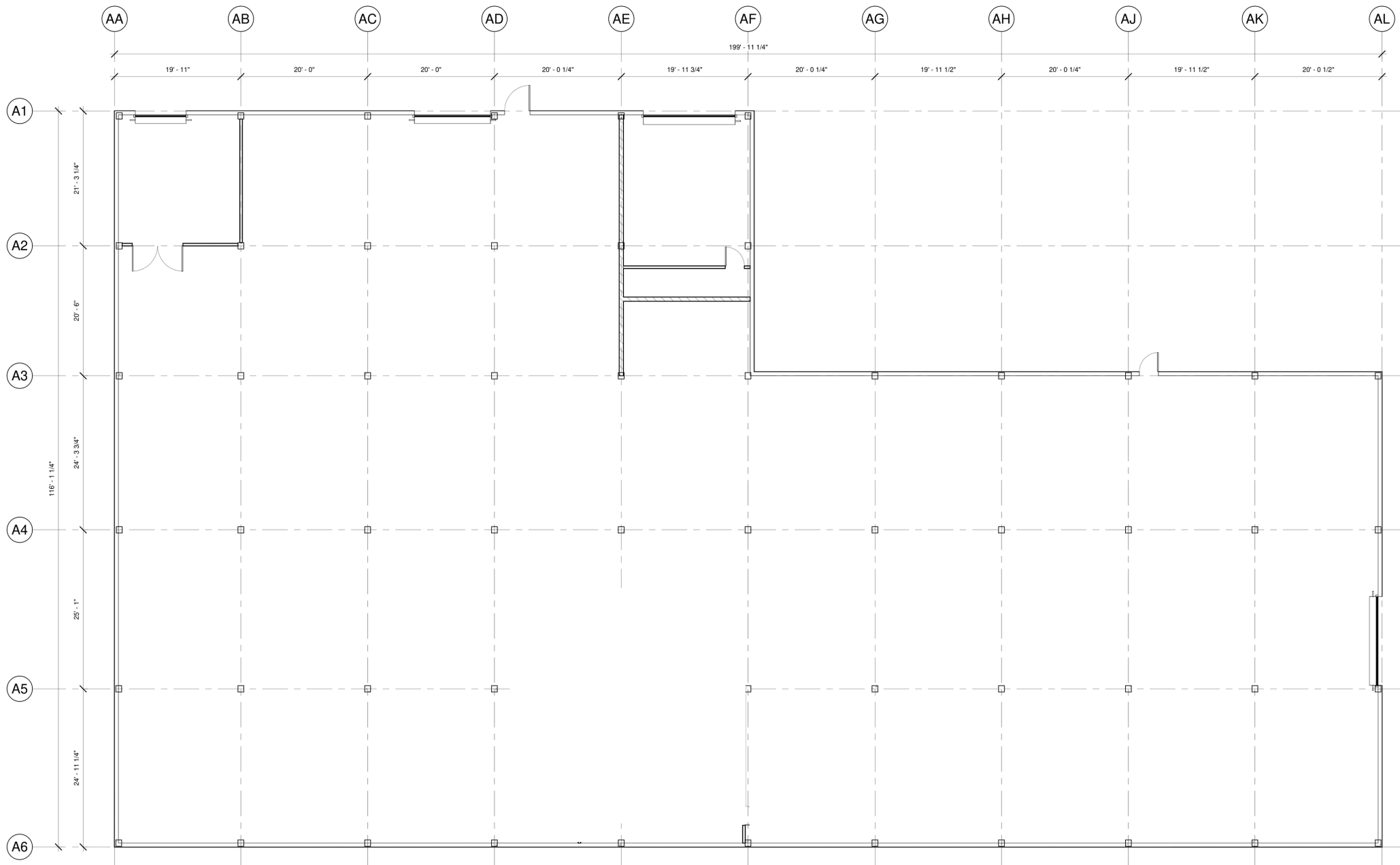
S FOURTH ST

S FOURTH ST



BUILDING T-1 FLOOR PLAN

The information below is provided as a general reference and should not be relied upon for any critical use. The dimensions provided should be independently verified before any critical decisions are made. Additionally, these dimensions should not be used for calculating leasable areas as per BOMA standards.



BUILDING T-1

AVAILABLE SF	+/- 19,214
YEAR BUILT	1942
ZONING TYPE	Industrial Heavy (I-H), Clark County
BUILDING CLASS	Industrial
NUMBER OF STORIES	1
CLEAR HEIGHT	+/- 14 ft 11 in
GRADE LEVEL DOORS	3 Grade Level Doors
FENCED YARD	+/- 4,090 SF Yard (To Be Determined)
OFFICE SF	Built to Suit
RAIL ACCESS	Common Rail Access
COLUMN SPACING	19' x 24'; Variable
SLAB THICKNESS	+/- 7 Inches



MECHANICAL

HVAC / EVAPORATIVE COOLING	Evaporative Cooling
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	277/480v, 3-Phase 1000 Amps (Proposed)

AVAILABLE FOR LEASE

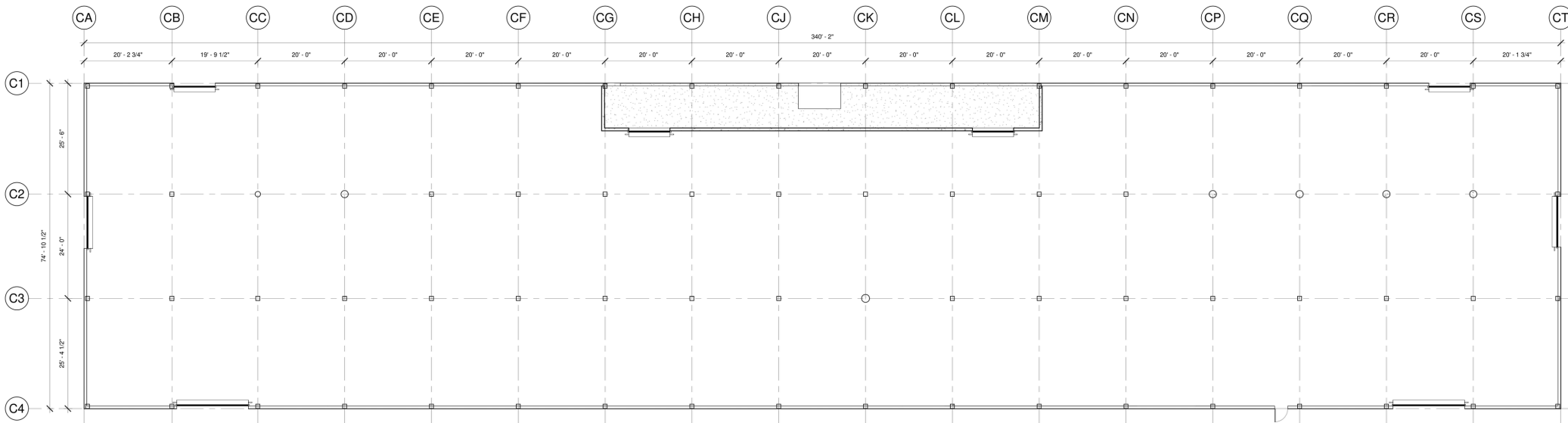
LEASE TYPE	Triple Net (NNN)
TERM	7-10 Years Minimum
RATE	\$1.25/sf/month
NNN FEE	EST. \$0.20/sf/month
Yard Fee	\$0.20/sf/month
COMMON RAIL FEE	TBD

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BUILDING T-2 FLOOR PLAN

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BUILDING T-2

AVAILABLE SF	+/- 25,604
YEAR BUILT	1942
ZONING TYPE	Industrial Heavy (I-H), Clark County
BUILDING CLASS	Industrial
NUMBER OF STORIES	1
CLEAR HEIGHT	+/- 14 feet 9 inches
GRADE LEVEL DOORS	3 Grade Level Doors <ul style="list-style-type: none">• 1 Roll up (16' 11" W x 11' 11" H)• 2 Slide Doors (11' 9" W x 11' 11" H)
OFFICE SF	Built to Suit
RAIL ACCESS	Common Rail Access
RAIL DOCK	T-2 includes Private Train Dock
BUILDING DIMENSIONS	339.95' by 75.31'
COLUMN SPACING	19' x 23'; Variable
SLAB THICKNESS	+/- 8 inches



MECHANICAL

HVAC / EVAPORATIVE COOLING	Evaporative Cooling
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	277/480v, 3-Phase 1000 Amps (Proposed)

AVAILABLE FOR LEASE

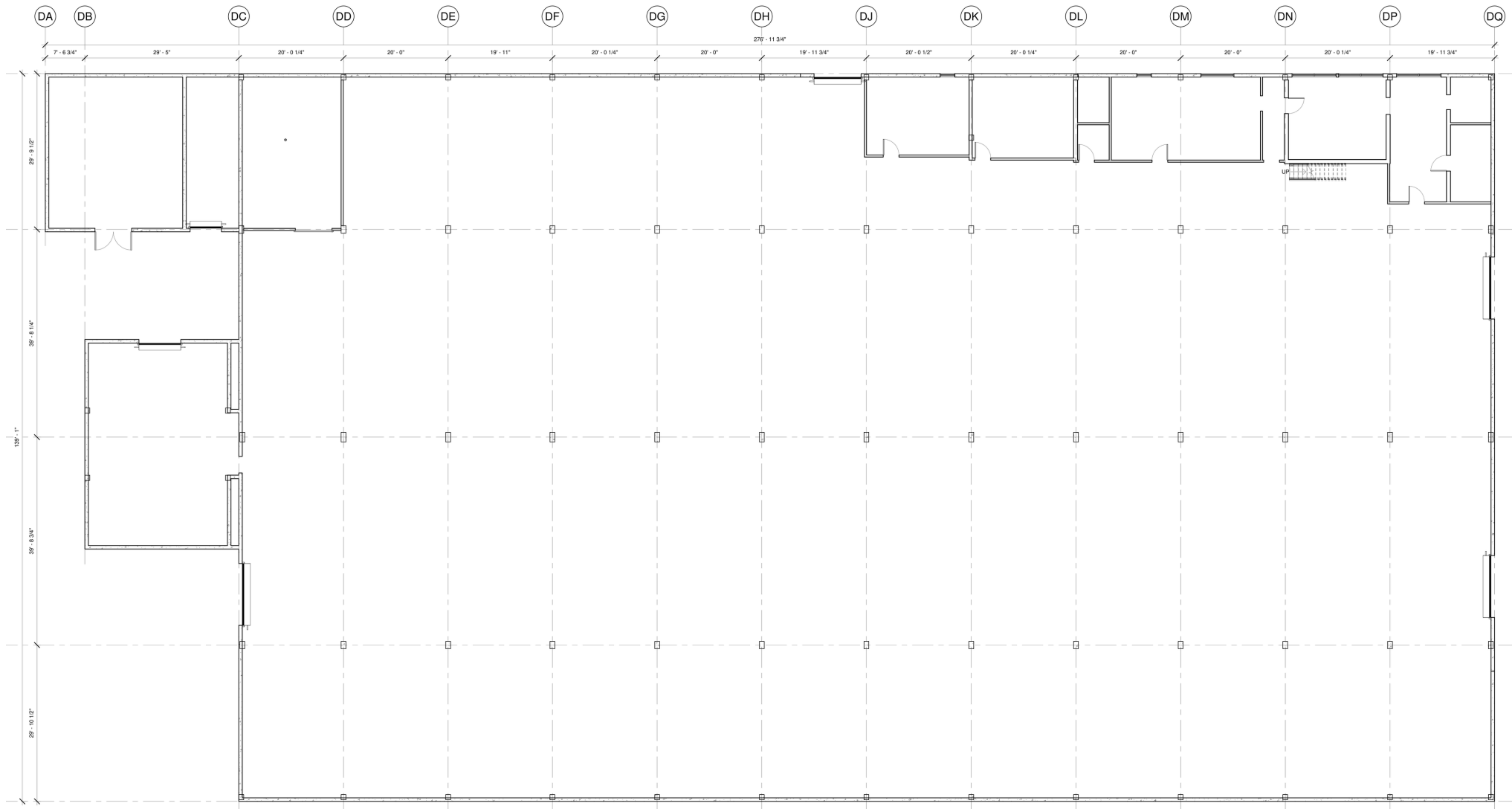
LEASE TYPE	Triple Net (NNN)
TERM	7-10 Years Minimum
RATE	\$1.25/sf/month
NNN FEE	EST. \$0.20/sf/month
Yard Fee	\$0.20/sf/month
COMMON RAIL FEE	TBD

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BUILDING T-3 FLOOR PLAN

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BUILDING T-3

AVAILABLE SF	+/- 35,622
YEAR BUILT	1942
ZONING TYPE	Industrial Heavy (I-H), Clark County
BUILDING CLASS	Industrial
NUMBER OF STORIES	1
CLEAR HEIGHT	+/- 28 feet 8 inches
CLEAR HEIGHT (OVERHEAD CRANE)	+/- 19 feet 8 inches
CLEAR HEIGHT (LOW CEILING AREA)	+/- 13 feet 7 inches
GRADE LEVEL DOORS	6 Grade Level Doors <ul style="list-style-type: none">• 5 Slide Doors (11' 9" W x 15' 1" H)• 1 Roll Up Door
YARD	+/- 1.18 Acre (51,400.8 SF) Yard
OFFICE SF	Built to Suit
RAIL ACCESS	Common Rail Access
BUILDING DIMENSIONS	See Below
COLUMN SPACING	19' x 37' 11"; Variable
SLAB THICKNESS	+/- 12 inches (North side) +/- 8 inches (South Side)
OVERHEAD CRANES	8 Total (1/2 Ton - 10 Ton) <ul style="list-style-type: none">• 1 - 10 Ton Overhead Crane• 1 - 7.5 Ton Overhead Crane• 1 - 3 Ton Overhead Crane• 3 - 2 Ton Overhead Cranes• 1 - 1 Ton Overhead Cranes• 1 - 1/2 Ton Overhead Crane

MECHANICAL

HVAC / EVAPORATIVE COOLING	Evaporative Cooling/HVAC Office
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	277/480v, 3-Phase 1600 Amps (Proposed)

AVAILABLE FOR LEASE

LEASE TYPE	Triple Net (NNN)
TERM	7-10 Years Minimum
RATE	\$1.25/sf/month
NNN FEE	EST. \$0.20/sf/month
Yard Fee	\$0.20/sf/month
COMMON RAIL FEE	TBD

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SUBJECT PROPERTY

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190 S FOURTH ST
HENDERSON, NV

Walmart
 TARGET
 TJ-maxx
 JCPenney
 THE HOME DEPOT
 BEST BUY
 LOWE'S

KOHL'S
 COSTCO WHOLESALE
 REGAL
 HomeGoods
 Burlington
 JOANN
 BOB'S FURNITURE

Dillard's
 SPORTSMAN'S WAREHOUSE
 NORDSTROM rack
 SUNSET STATION
 FOREVER 21

Audi
 TOYOTA
 LEXUS
 Mazda
 LAMBORGHINI

BIG LOTS!
 savers

HYUNDAI

TOUROS WILD CASINO

Smith's
 STARBUCKS

HENDERSON PLAZA
 Baskin Robbins
 Razo Zano
 BURGER KING

Touro University Nevada

DUTCH BROS

Dignity Health

582

HENDERSON

HENDERSON SHOPPING VILLAGE
 Smith's
 AUTO PARTS
 BIG TIRES
 DOLLAR TREE

564

Acacia Park

11

EMERALD ISLAND CASINO

LAKE MEAD CROSSING

TARGET
 ROSS DRESS FOR LESS
 DISCOUNT TIRE
 Marshalls
 ULTA BEAUTY
 Cartl's Jr.
 Pollo Loco
 PET SMART
 T-Mobile
 Staples

Team Acme
 PARKER
 Classic FLOORCOVERING

SBARRO

TAYLOR PLAZA
 Albertsons
 redbox
 CHICKEN SHACK
 DEL TACO
 MARCO'S PIZZA

VICTORY VILLAGE PLAZA
 Walmart
 FedEx
 LESLIE'S
 West Marine
 UPS
 Planes Plus
 SUBWAY
 Little Caesars

USPS.COM
 Pep Boys
 Wendy's
 Arby's
 Jack in the box

Albertsons
 PAPA JOHN'S
 STARBUCKS

NAPA KNOW HOW
 CINEMARK

582

Reunion Trails Park & Amargosa Trailhead

Carl's Jr.
 AT&T
 Car's

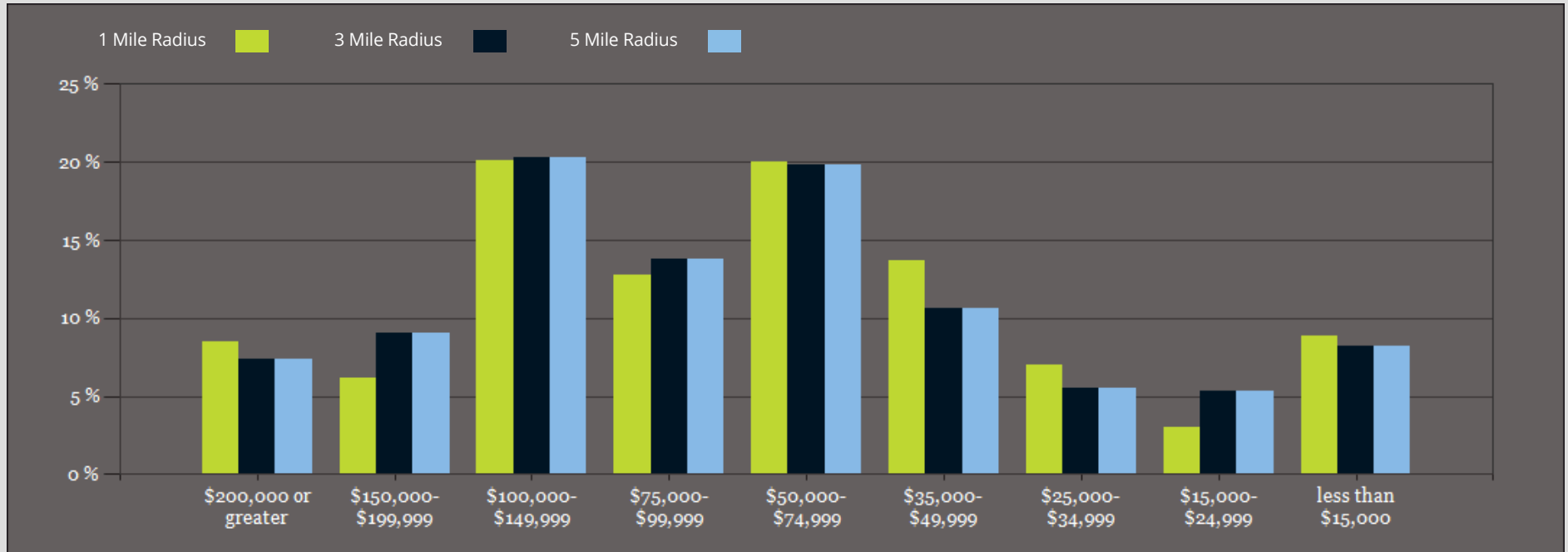
Mercedes-Benz
 ACURA
 NISSAN
 GMC
 Ford
 HONDA
 CHEVROLET
 KIA
 VW
 CHRYSLER
 Dodge
 Jeep
 RAM

LAMPS PLUS
 RC Willey

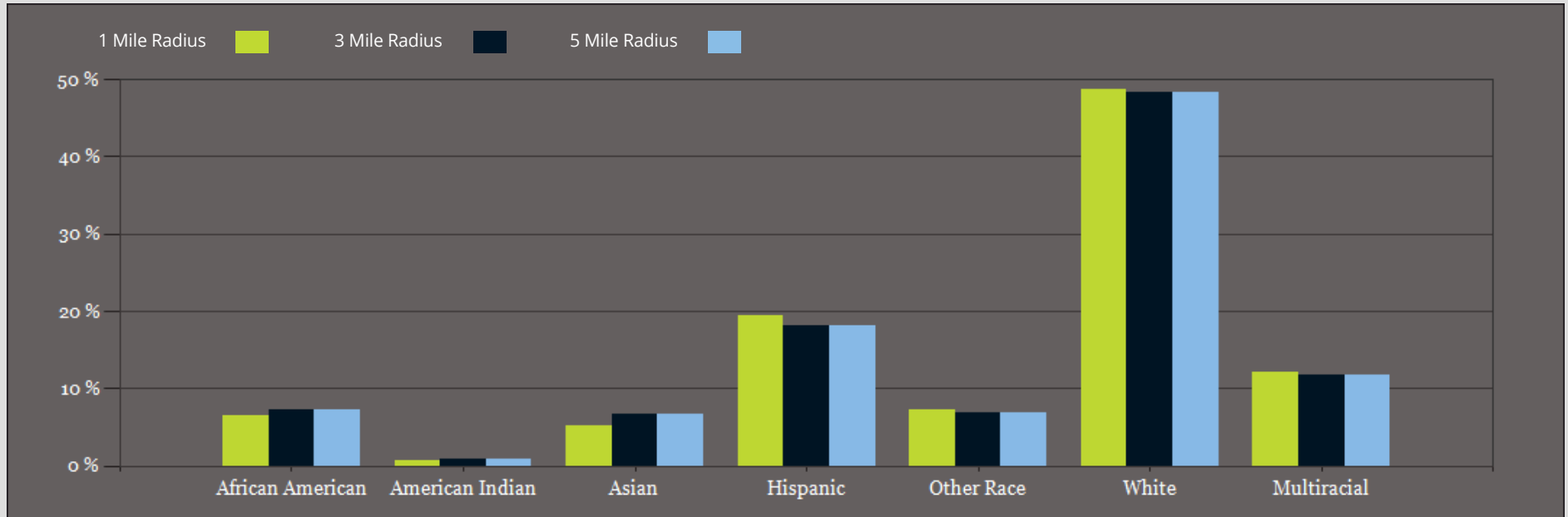
WinCo FOODS
 redbox
 Wendy's
 POPEYES

Van Marcke
 SUPERIOR POOL PRODUCTS LLC
 spreadshirt
 FWP
 PRINTING

2022 Household Income



2022 Population by Race



Mountain

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Exclusively Presented By



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