

# BLACK MOUNTAIN INDUSTRIAL

7485 Commercial Way, Henderson, NV 89011

AVAILABLE  
For Lease



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## Leasing Details



**\$1.22 PSF NNN**



**\$0.17 PSF**



**±11,000 SF**

Lease Rate

CAM Charges

Square Footage

## Property Details

**+ Jurisdiction:** Clark County

**+ Submarket:** Henderson

**+ Zoning:** I-G (General Industrial)

**+ Power:** 480v • 3-phase (to be verified by tenant)

**+ Clear Height:** ±24'

**+ Fire and Safety:** Fully fire sprinklered

**+ Parking Ratio:** 1.3:1,000

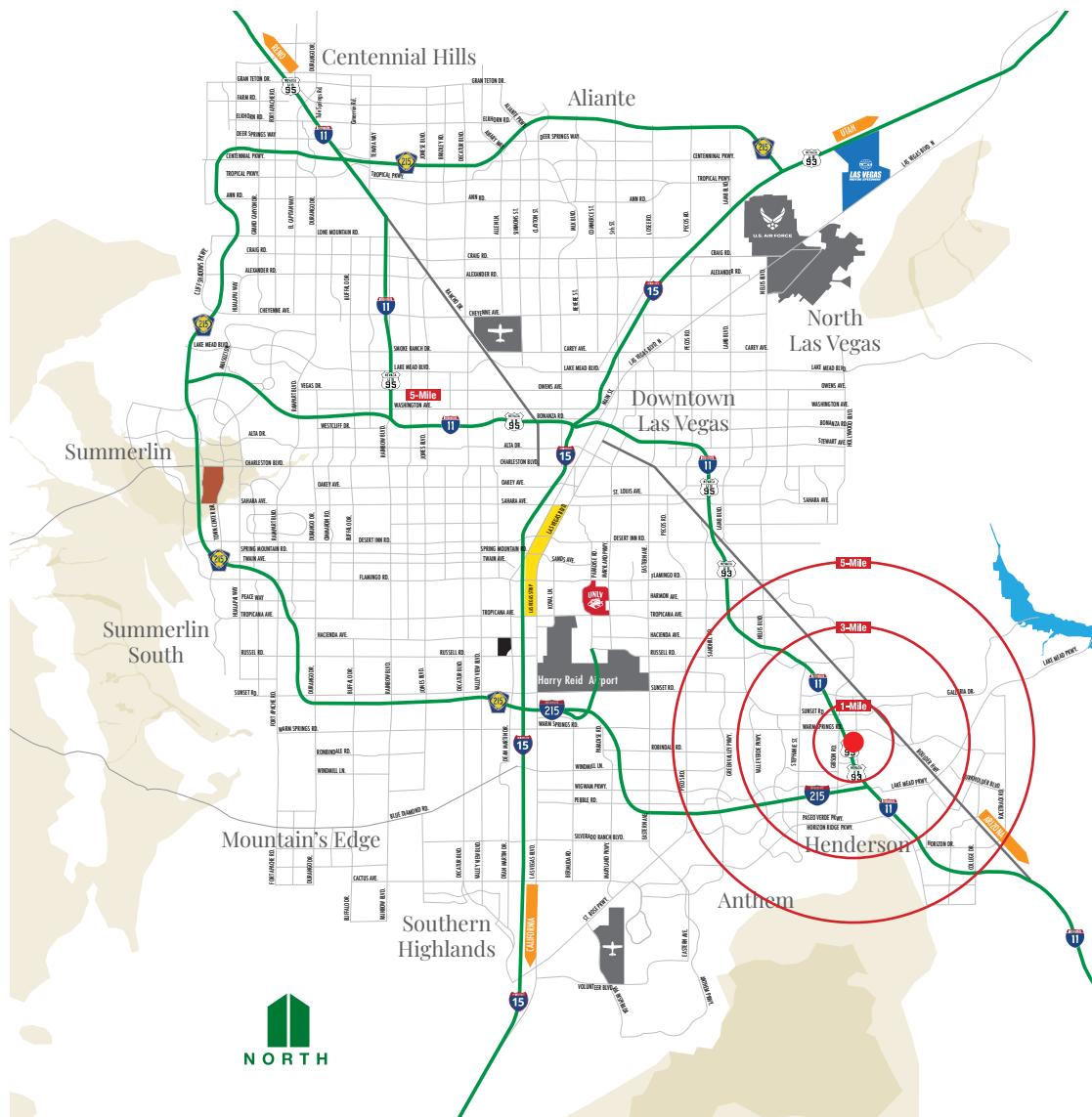
## Demographics

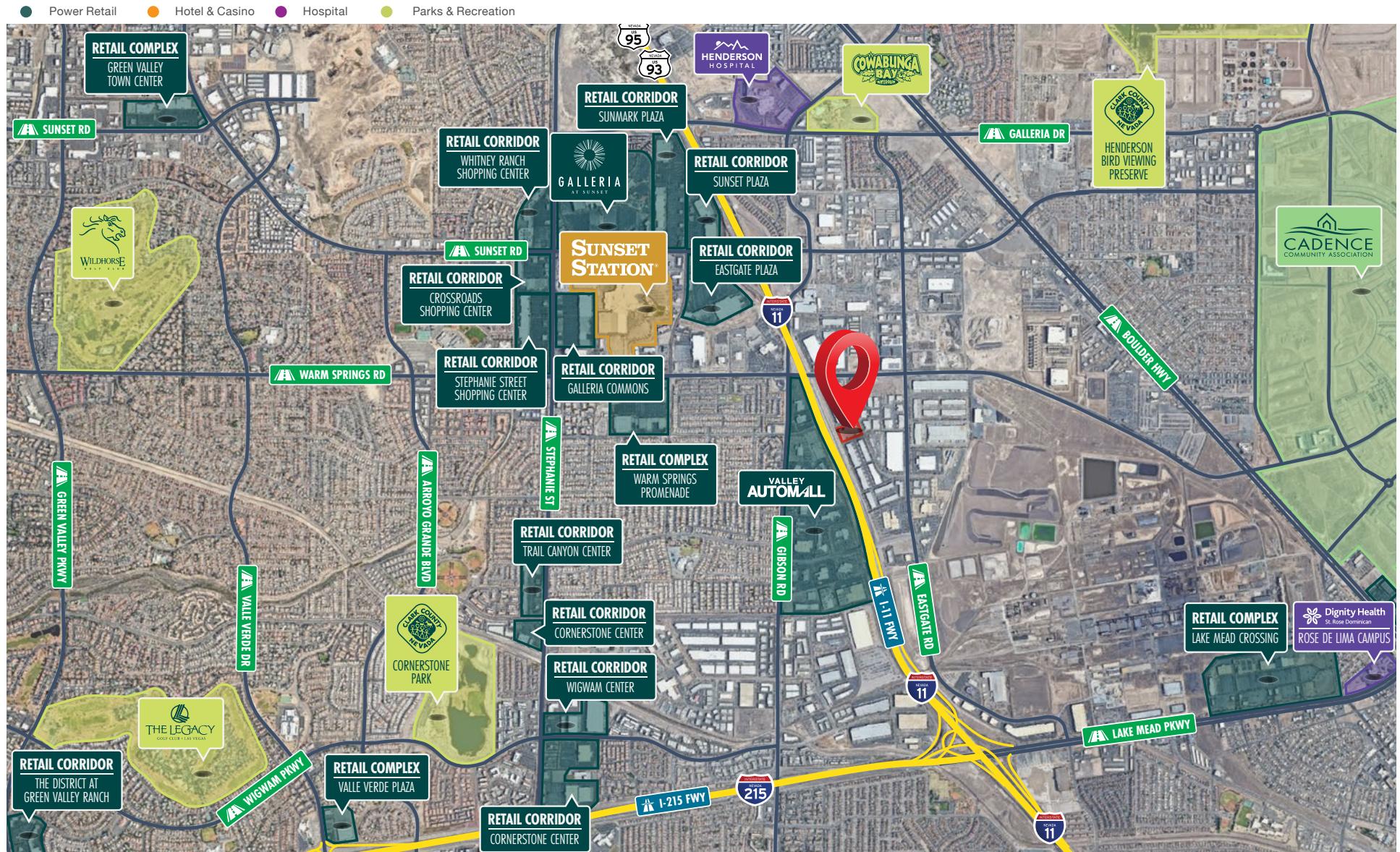
Population	1 mile	3 miles	5 miles
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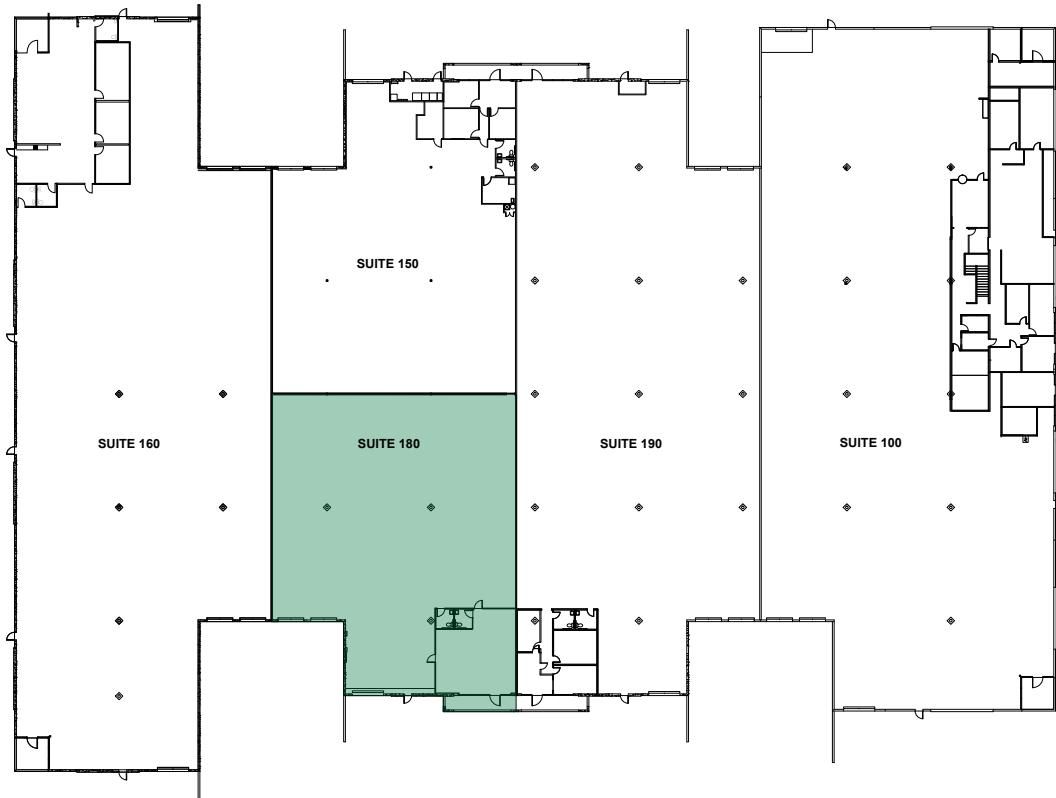
2024 Population	6,048	119,230	300,312
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Average Household Income	1 mile	3 miles	5 miles
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2024 Average Household Income	\$95,004	\$105,605	\$108,021
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## Suite Details

Suite	Total SF	Office SF	Warehouse SF	Clear Height	Lease Rate PSF	CAM Charges	Monthly Rent	Availability
180	±11,000	±1,050	±9,950	±24'	\$1.22 PSF NNN	\$0.17 PSF	\$15,290.00	Immediately

*\*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. Details are subject to change.*



## Leasing Details



**\$1.22 PSF NNN**

Lease Rate



**\$0.17 PSF**

CAM Charges



**\$15,290.00**

Monthly Rent

## Suite Details

**+ Suite:** 180

**+ Total SF:** ±11,000

**▪ Office SF:** ±1,050

**▪ Warehouse SF:** ±9,950

**+ Clear Height:** ±24'

**+ Dock-High Door:** 2

**+ Grade Level Door:** 1

**+ Power:** 480v • 3-phase (to be verified by tenant)

**+ Availability:** Immediately

*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.*

● Grade Level Door

▲ Dock-High 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 Mile)

*Sources:* [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)

# Nevada Tax Advantages

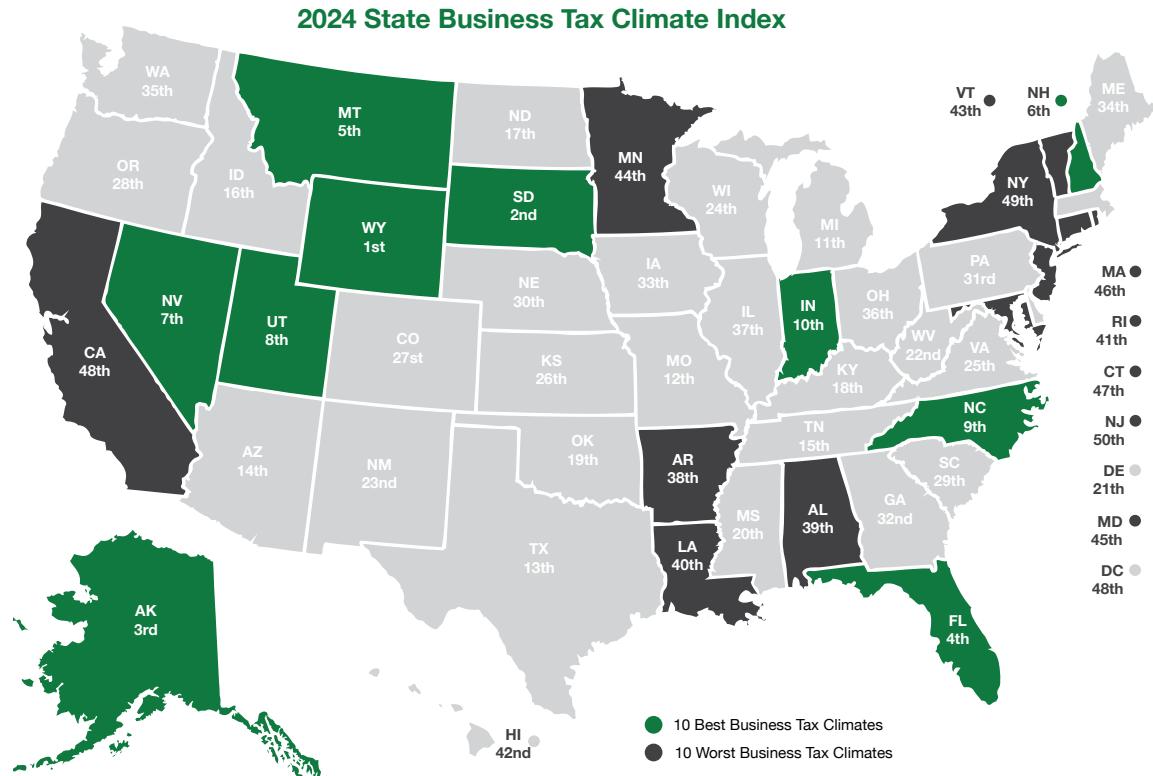
## NEVADA

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



## Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

**Source:** Nevada Governor's Office of Economic Development;  
[www.TaxFoundation.org](http://www.TaxFoundation.org)



### Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

# 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

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