

HENDERSON COMMERCE CENTER - WARM SPRINGS

451 Mirror Court, Henderson, NV 89011

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Jarrad Katz, SIOR, CCIM
President | Principal
Lic#: B.0145888.LLC | PM.0167521.BKR
702.610.1002
jkatz@mdlgroup.com

Galit Kimerling, SIOR
Senior Vice President
Lic#: S.0065773
323.244.1628
gkimerling@mdlgroup.com



Schnitzer
PROPERTIES

Leasing Details



TBD PSF NNN

Monthly Lease Rate



\$0.30 PSF

CAM Charges



±32,422 - ±66,722 SF

Space Available

Property Details

- + **Submarket:** Henderson
- + **Complex Size:** ±390,514 SF
- + **Land Size:** ±24.46 AC
- + **Zoning:** I-P (Industrial Park)
- + **Power:** 200 - 400 amps • 277/480 volt • 3-phase
An additional 400 amps could potentially be added at the Tenant's cost.
- + **Clear Height:** ±26'
- + **Loading:** Dock high loading doors
Grade level loading doors
- + **Fire and Safety:** Fully fire sprinklered
- + **HVAC:** Evaporative coolers in warehouse
HVAC office
- + **Notes:** CAM charges include HVAC & swamp cooler maintenance, trash, and recycling



** 5% commission fee only applies for new tenant deals, excluding current Tenant renewals and relocations. Commission is paid on the base rent only excluding NNN fees, TI's and any concession.*



Service you deserve. People you trust.

5960 South Jones Boulevard
Las Vegas, Nevada 89118

T 702.388.1800 | F 702.388.1010
www.mdlgroup.com



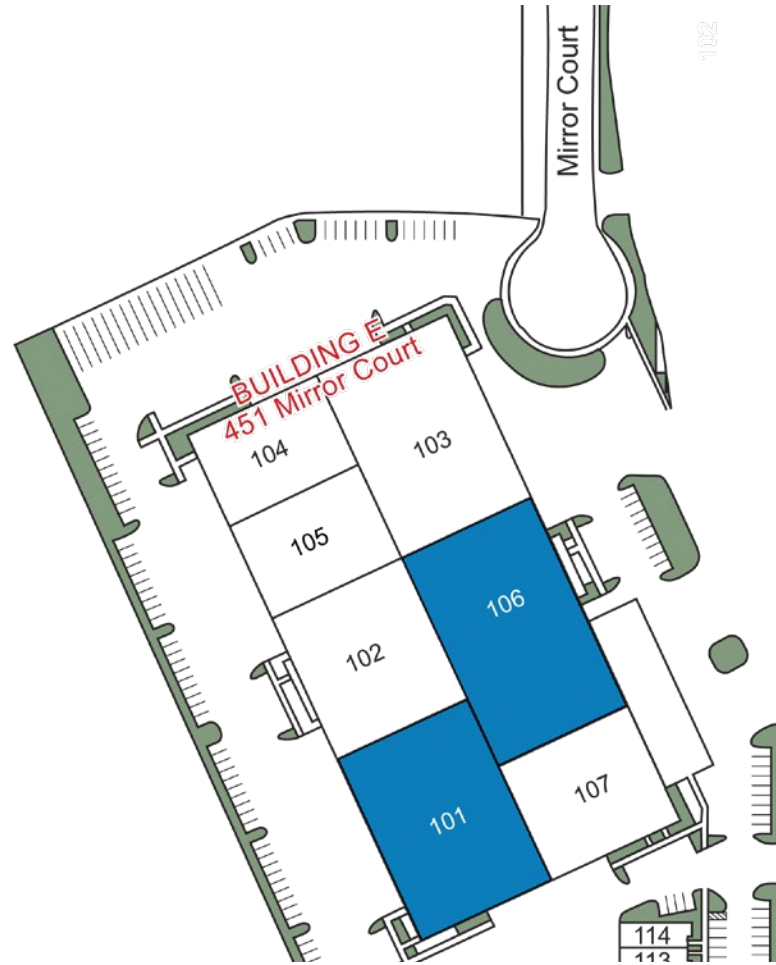
Property Highlights

- Excellent freeway visibility along the US-95 Freeway with frontage along W. Warm Springs Rd.
- Conveniently located 1.9 miles from the US-95 / I-11 / I-215 Freeway Interchange
- Located at the northwest corner of W. Warm Springs Road and US-95 Freeway
- Minutes from Sunset Station & Galleria Mall
- CAM charges include HVAC & swamp cooler maintenance, trash, and recycling



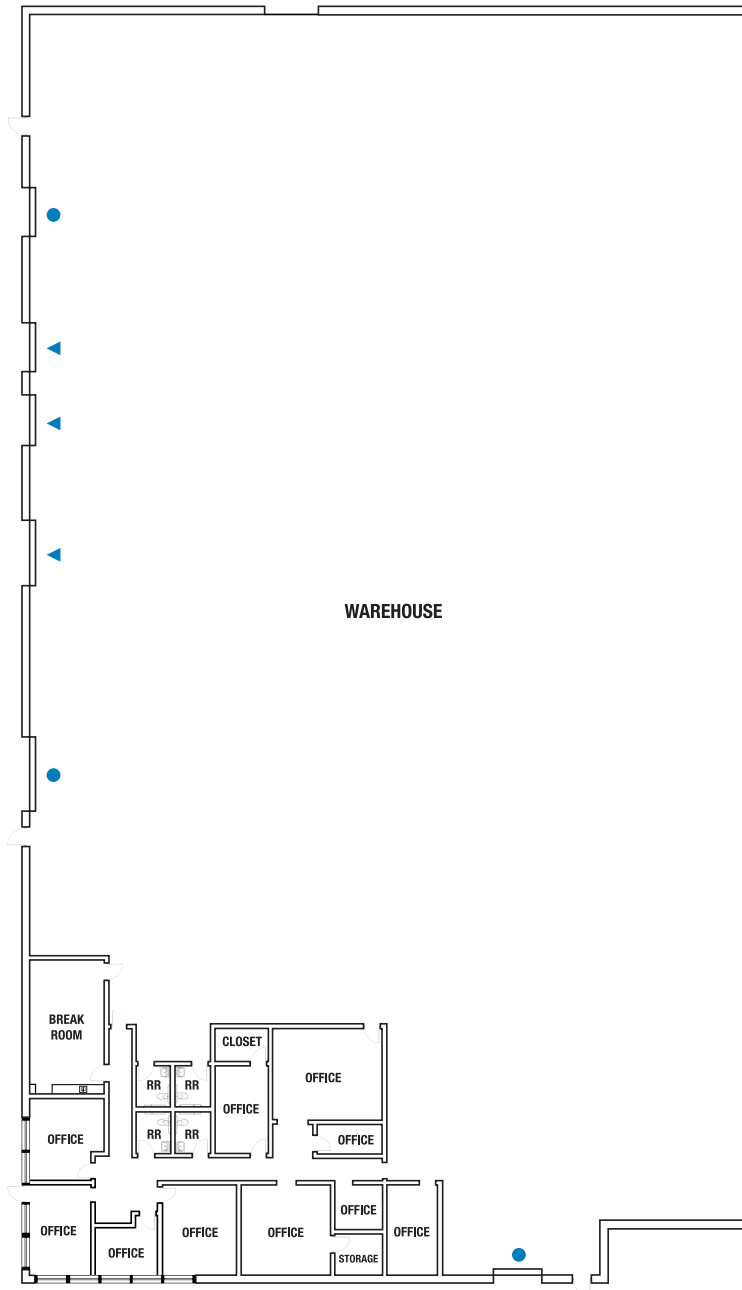
● Power Retail ● Hotel & Casino ● Golf & Recreation ● Hospital ● Master-Planned Community ● Industrial





Suite Details

| Suite | Total SF | Office SF | Warehouse SF | Grade Doors | Dock Doors | Lease Rate | CAM Charges | Monthly Rent |
|-----------------------------|----------|-----------|--------------|-------------|------------|------------|-------------|--------------|
| 451 Mirror Ct, Ste. 101 | ±34,300 | ±3,730 | ±30,570 | 3 | 3 | TBD | \$0.30 PSF | TBD |
| 451 Mirror Ct, Ste. 106 | ±32,422 | ±2,490 | ±29,932 | 1 | 4 | TBD | \$0.30 PSF | TBD |
| 451 Mirror Ct, Ste. 101/106 | ±66,722 | ±6,220 | ±60,502 | 4 | 7 | TBD | \$0.30 PSF | TBD |



451 Mirror Court Suite 101 Leasing Details



TBD PSF NNN

Monthly Lease Rate



\$0.30 PSF

CAM Charges



TBD

Monthly Rent

Suite Details

+ **Total SF:** ±34,300

■ **Office SF:** ±3,730

■ **Warehouse SF:** ±30,570

+ **Grade Level Doors:** 3

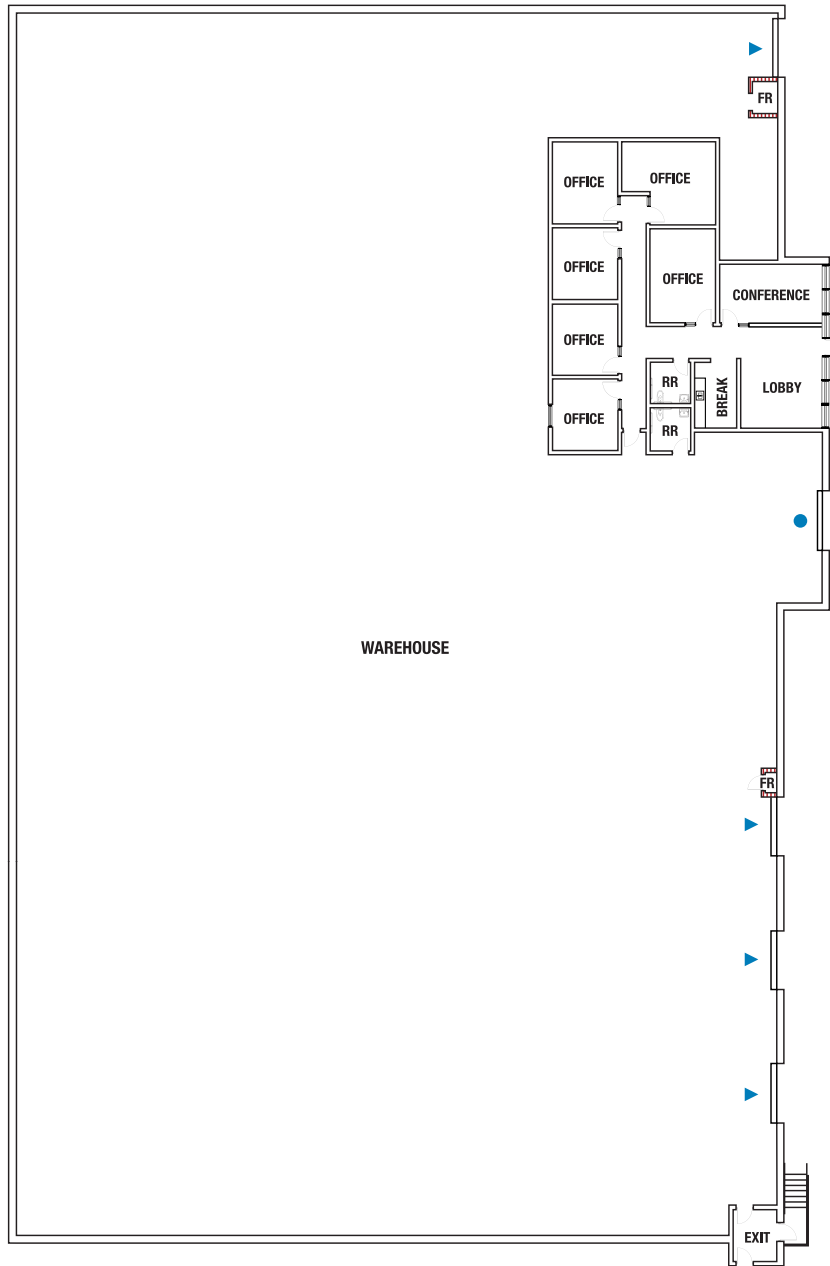
+ **Dock-High Doors:** 3

+ **Power:** 200 amps • 277/480 volt • 3-Phase
(to be verified by tenant)
An additional 400 amps could potentially be added at the Tenant's cost.

+ **Availability:** January 31, 2026

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.

▲ Dock-High Door ● Grade Level Door



451 Mirror Court Suite 106 Leasing Details



TBD PSF NNN
Monthly Lease Rate



\$0.30 PSF
CAM Charges



TBD
Monthly Rent

Suite Details

- + **Total SF:** ±32,422
- **Office SF:** ±2,490
- **Warehouse SF:** ±29,932
- + **Grade Level Doors:** 1
- + **Dock-High Doors:** 4
- + **Power:** 200 amps • 277/480 volt • 3-Phase
(to be verified by tenant)
An additional 400 amps could potentially be added at the Tenant's cost.
- + **Availability:** January 31, 2026

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.

▲ Dock-High Door ● Grade Level Door



451 Mirror Court Suite 101/106 Leasing Details



TBD PSF NNN
Monthly Lease Rate



\$0.30 PSF
CAM Charges



TBD
Monthly Rent

Suite Details

- + **Total SF:** ±66,722
- **Office SF:** ±6,220
- **Warehouse SF:** ±60,502
- + **Grade Level Doors:** 4
- + **Dock-High Doors:** 7
- + **Power:** 400 amps • 277/480 volt • 3-Phase
(to be verified by tenant)
An additional 400 amps could potentially be added at the Tenant's cost.
- + **Availability:** January 31, 2026

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.

▲ Dock-High Door ● Grade Level Door

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



FedEx.



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

--



Service you deserve. People you trust.

5960 South Jones Boulevard
Las Vegas, Nevada 89118

T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Schnitzer Industrial Campus Sites: Henderson & Airport Portfolio

Schnitzer Sites

1. Green Valley Business Park
2. Henderson Commerce Center Warm Springs
3. Henderson Commerce Center Commercial Way
4. Henderson Commerce Center Eastgate
5. Valley Freeway Commerce Center
6. Traverse Point Commerce Center
7. 150 N. Gibson Road
8. Paradise Airport Center
9. Eastern Commerce Center
10. Patrick Commerce Center
11. Patrick Airport Center
12. Patrick Airport Business Center
13. Sunset Airport Center 1
14. Sunset Airport Center 2

Major Retail Corridors

1. St. Rose Pkwy. & Eastern Ave.
2. Sunset Rd. & Green Valley Pkwy.
3. The District at Green Valley Ranch
4. Galleria Mall Area
5. Boulder Hwy. & Lake Mead Dr.
6. MonteLago Village at Lake Las Vegas

