

# VALLEY FREEWAY COMMERCE CENTER III

7705, 7715, & 7725 Commercial Way, Henderson, NV 89011

AVAILABLE  
For Lease

**SPRING SPECIAL!**  
Promotional rate on  
suite 7725-120!



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**Schnitzer**  
PROPERTIES

## Leasing Details



**\$1.17 - \$1.24**  
**PSF NNN**

Monthly Lease Rate



**\$0.38 PSF**

CAM Charges



**±3,841 SF**

Space Available

## Property Details

- + **Submarket:** Henderson
- + **Building Size:** ±113,531 SF
- + **Land Size:** ±8.21 AC
- + **Zoning:** I-G (Industrial Zoning District)
- + **Power:** 200 amps | 120/208v | 3-phase (to be verified by tenant)
- + **Clear Height:** ±18' - ±26'
- + **Loading:** Dock-high loading door  
Grade level loading door
- + **Fire and Safety:** Fully fire sprinklered
- + **Year Built:** 2008



*\* 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.



Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.

## Property Highlights

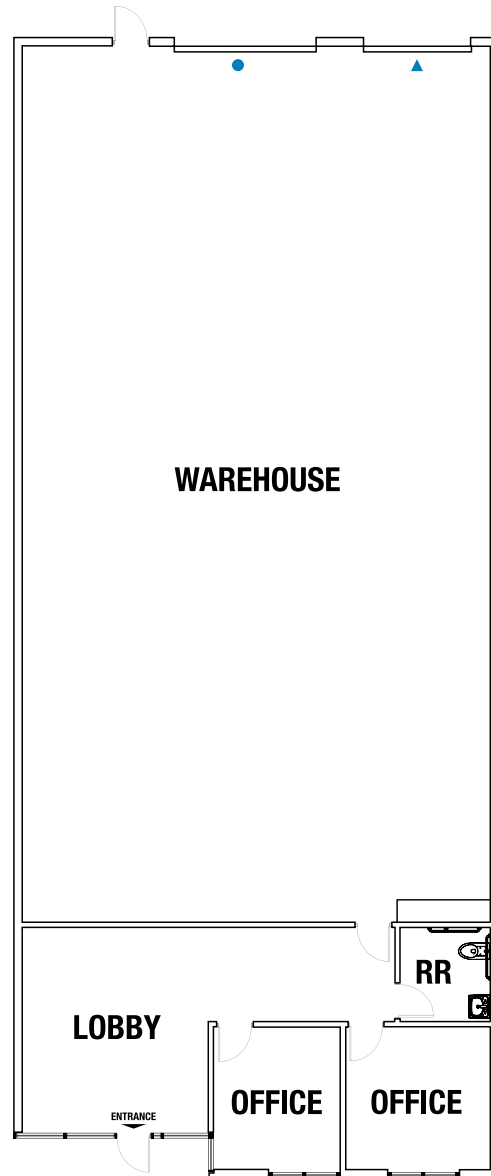
- Excellent freeway visibility along the US-95 Freeway
- Conveniently located 1.6 miles from the US-95 / I-11 / I-215 freeway interchange
- Located at the southeast corner of Eastgate Rd. and Commercial Way
- Suites include showroom space and skylights in warehouse
- Building signage opportunities available
- CAM charges include HVAC & swamp cooler maintenance, trash, and recycling **for some buildings**



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







## Leasing Details



**\$1.24 PSF NNN**

Monthly Lease Rate



**\$0.38 PSF**

CAM Charges



**\$6,222.42**

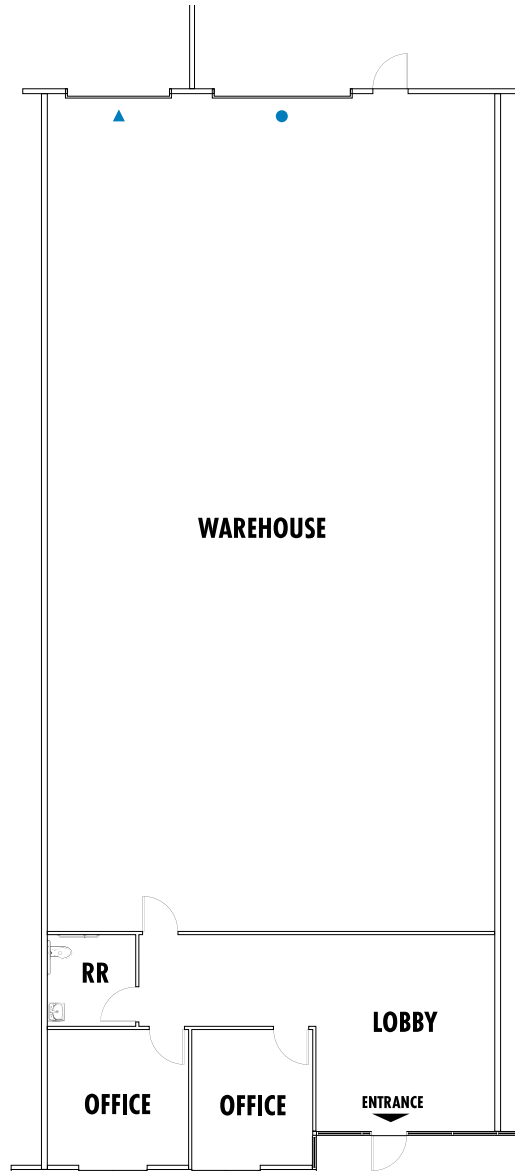
Monthly Rent

## 7725 Commercial Way

- + Suite: 115
- + Total SF: ±3,841
  - Office SF: ±853
  - Warehouse SF: ±2,988
- + Dock-High Door: (1) One
- + Grade Level Door: (1) One
- + Clear Height: ±26'
- + Power: 200 amps • 120/208v • 3-phase  
(to be verified by tenant)
- + Available: 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.*

- ▲ Dock-High Door
- Grade Level Door



**\*PROMOTIONAL RATE**

Leasing Details



**\$1.17 PSF NNN**  
Monthly Lease Rate



**\$0.38 PSF**  
CAM Charges



**\$5,953.55**  
Monthly Rent

7725 Commercial Way

- + Suite: 120
- + Total SF: ±3,841
  - Office SF: ±853
  - Warehouse SF: ±2,988
- + Dock-High Door: (1) One
- + Grade Level Door: (1) One
- + Clear Height: ±26'
- + Power: 200 amps • 120/208v • 3-phase  
(to be verified by tenant)
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- ▲ 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



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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## Schnitzer Industrial Properties: Henderson & Airport Portfolio

### Schnitzer Sites

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

### Major Retail Corridors

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

