



ARES
INDUSTRIAL
MANAGEMENT

WEST HENDERSON BUSINESS PARK

1065 ALPER CENTER DRIVE, SUITE 100, HENDERSON, NV 89052

FOR LEASE | ±20,986 SF Available | Warehouse / Office



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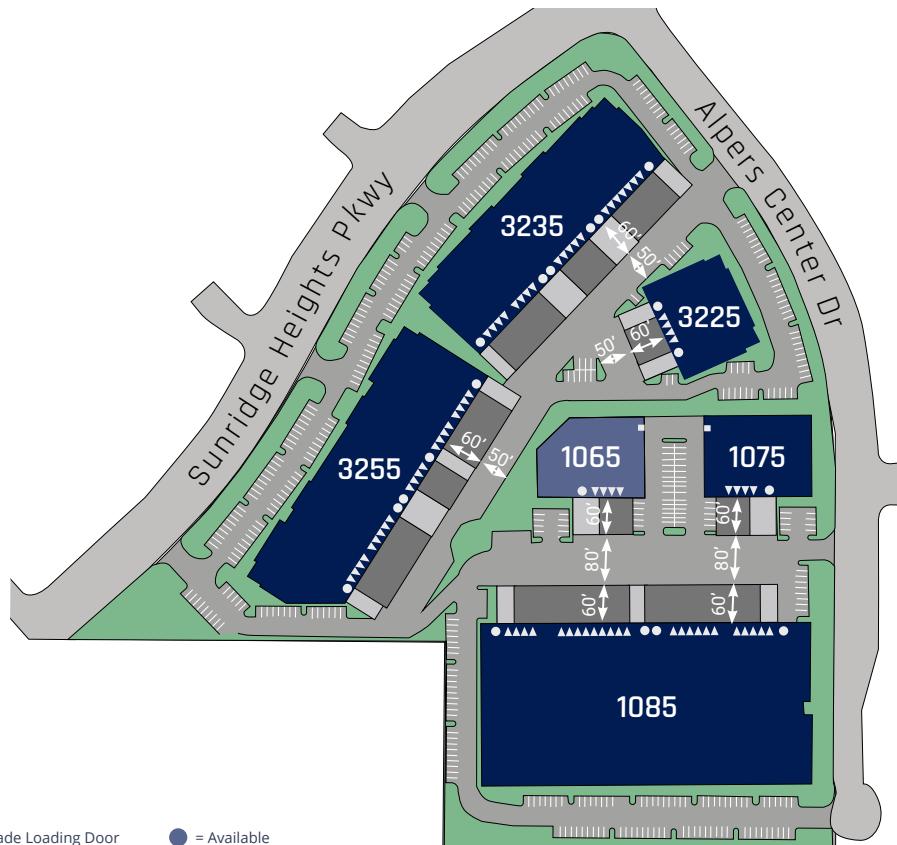
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Property FEATURES

- ±339,214 Total Project SF
- Six (6) Building Project
- Situated on ±20.81 Acres
- Built in 2022
- Zoning: IP (Industrial Park)
- West Henderson Submarket
- Dock and Grade Level Loading
- ±24' - ±28' Clear Heights
- ESFR Sprinklers
- Evaporative Cooled Warehouse
- APN: 177-35-311-001

For illustration purposes only. Not to scale.



▲ = Dock Loading Door

● = Grade Loading Door

■ = Available



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Suite 100

FLOOR PLAN

- $\pm 20,986$ Total SF
- $\pm 1,400$ SF Office
- $\pm 19,586$ SF Warehouse
- Four (4) $\pm 9' \times \pm 10'$ Dock Loading Doors
- Two (2) $\pm 12' \times \pm 14'$ Grade Loading Doors
- ESFR Sprinklers
- $\pm 24'$ Clear Height
- ± 800 Amps, 277/480V, 3-Phase Power

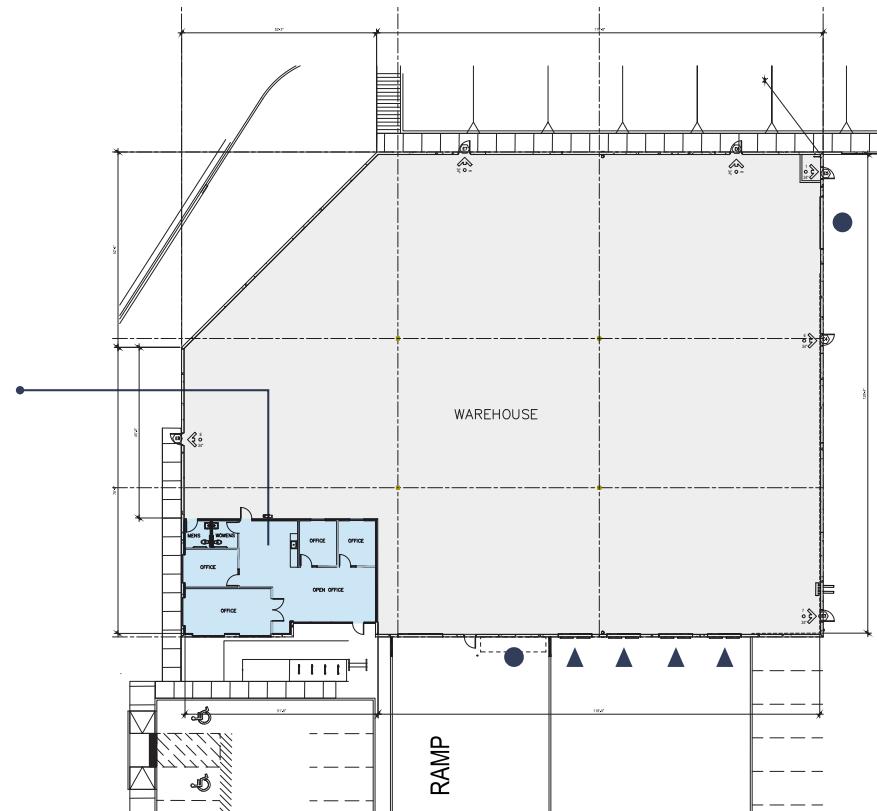


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Suite 100

RACKING PLAN

Tenant is to verify all racking specs and can reach out to Source4 for additional information



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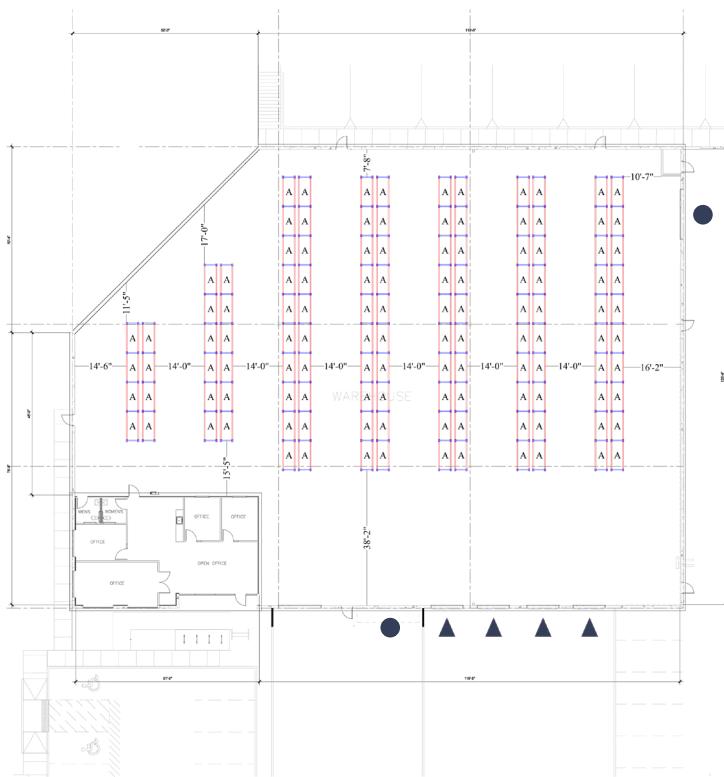


ALLYN SCHLAUDER

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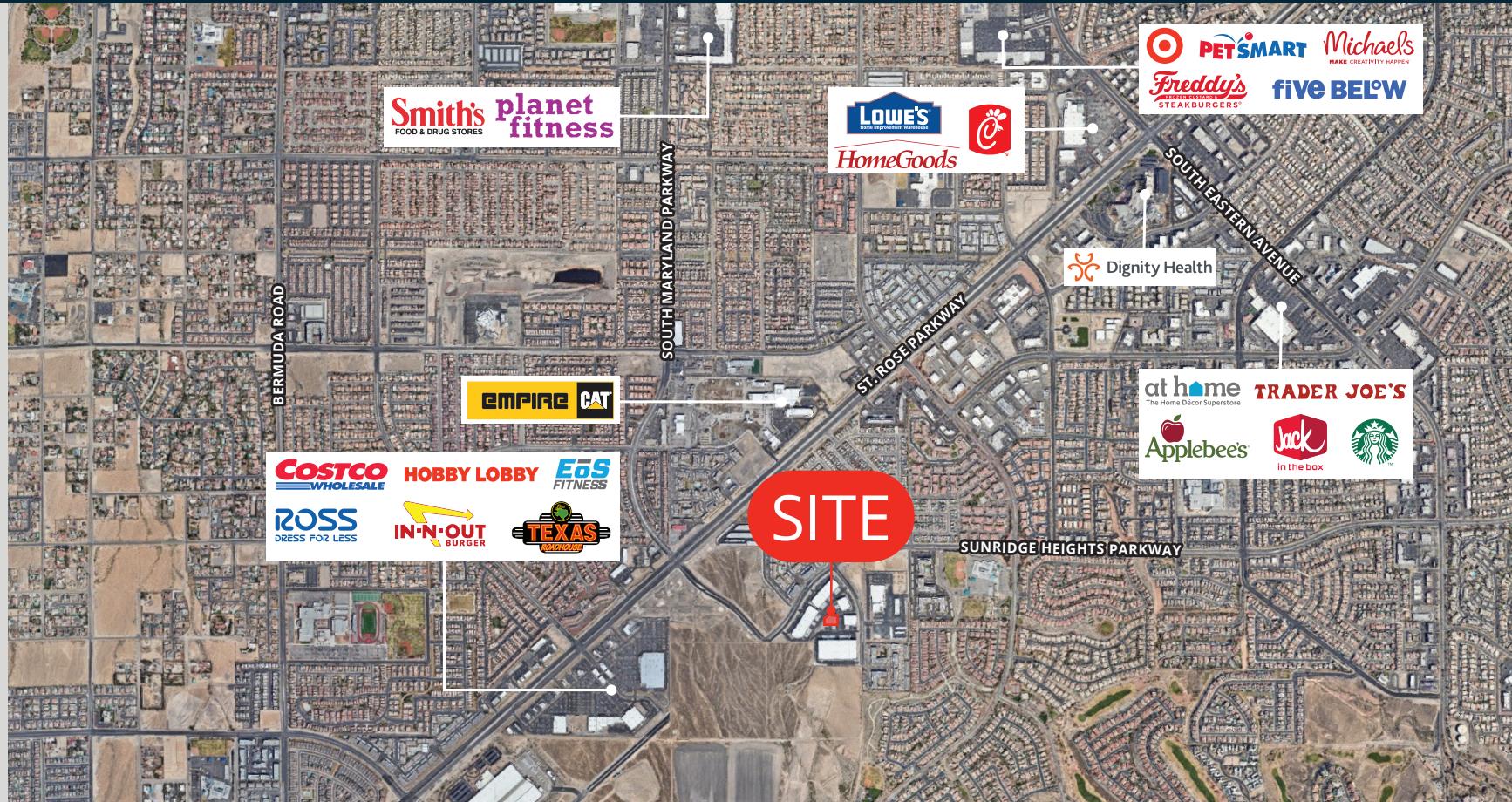


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Property
LOCATION

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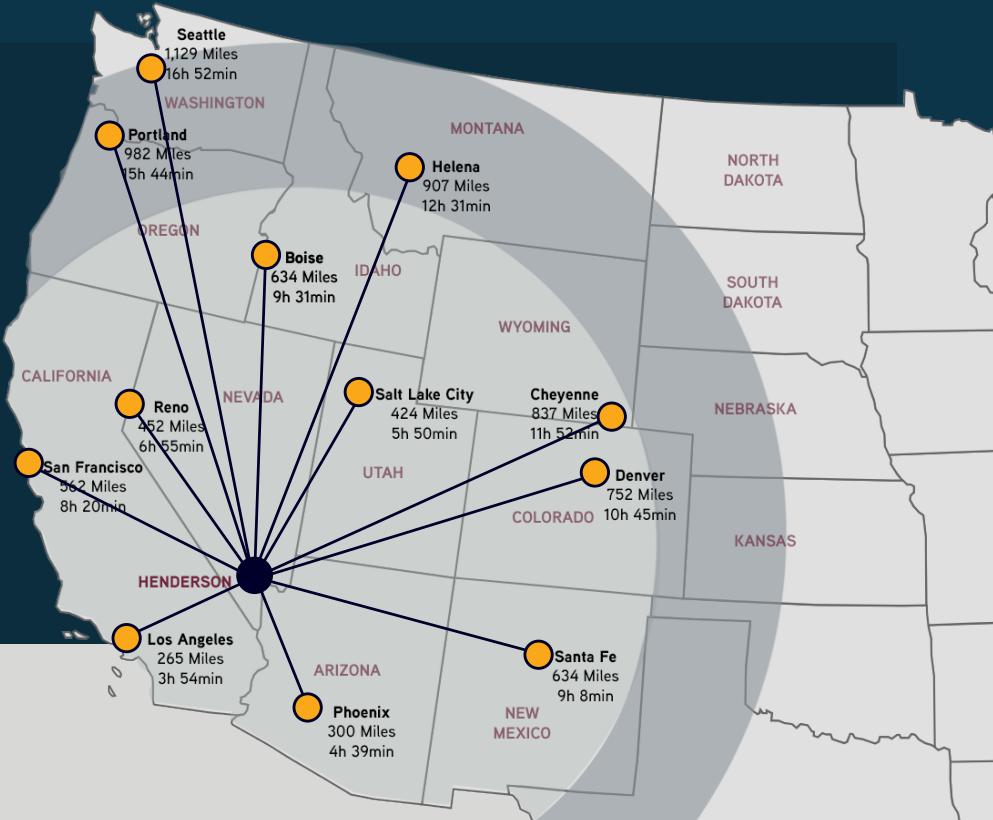
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LAS VEGAS IS CENTRALLY LOCATED

An ideal Henderson distribution hub. Conveniently located within a one day truck drive to five major markets (Los Angeles, Phoenix, Salt Lake, San Diego and San Francisco), as well as international ports

 ONE DAY TRUCK SERVICE
61,049,148 People (19.4% of US Population)

 TWO DAY TRUCK SERVICE
73,462,494 People (23.3% of US Population)



LAS VEGAS BUSINESS STATS

NEVADA IS AT THE FOREFRONT OF THE NATION WITH ONE OF THE MOST FAVORABLE TAX CLIMATES FOR BUSINESSES AND EMPLOYEES

- No personal income tax
- No corporate income tax
- No franchise tax
- No unitary tax
- No inventory tax
- No inheritance tax
- No estate tax

NEVADA WAS RANKED #1 IN THE NATION FOR EMPLOYMENT GROWTH FROM 2024-2025

- Labor costs in Nevada are one of the lowest in the region
- Approximately 69,000 students are currently enrolled in higher education in Las Vegas
- Employment in Las Vegas continues to grow with over 211,000 employees in the trade, transportation, utilities and manufacturing industries

NEVADA PROVIDES GENEROUS STATE INCENTIVE PROGRAMS

- Sales & Use, Modified Business and Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling, Aviation parts abatement and Data Center abatement
- Intellectual Property Development and Train
- Nevada Train Employees Now (TEN) assists new and expanding companies achieve high productivity by delivering skills-based intensive job training
- Silver State Works Employee Hiring Incentive
- Nevada Catalyst Fund- Incentivizes the expansion or relocation of businesses

ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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