

HENDERSON COMMERCE CENTER - WARM SPRINGS

900 - 950 W. Warm Springs Rd. & 470 - 480 Mirror Ct., Henderson, NV 89011

AVAILABLE
For Lease

PROMOTIONAL RATE
ON SUITE 480-103!



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

Jarrad Katz, SIOR, CCIM
President | Broker | 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



\$1.19 - \$1.35 PSF NNN
Monthly Lease Rate



\$0.30 PSF
CAM Charges



±1,766 - ±11,101 SF
Space Available

Property Details

- + **Submarket:** Henderson
- + **Complex Size:** ±390,514 SF
- + **Land Size:** ±24.46 AC
- + **Zoning:** I-P (Industrial Park)
- + **Power:** 200 - 800 amps • 277/480 volt • 3-phase
- + **Clear Height:** ±18' - ±26'
- + **Loading:** Dock high loading door
Grade level loading door
- + **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.

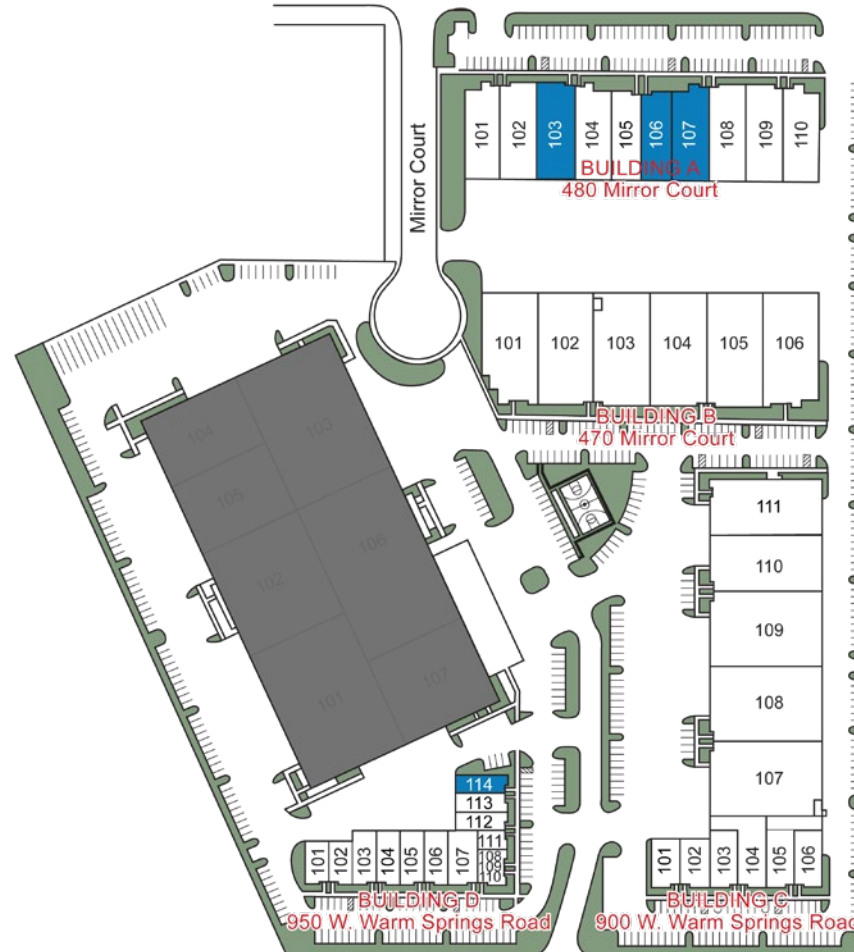
Property Highlights

- 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



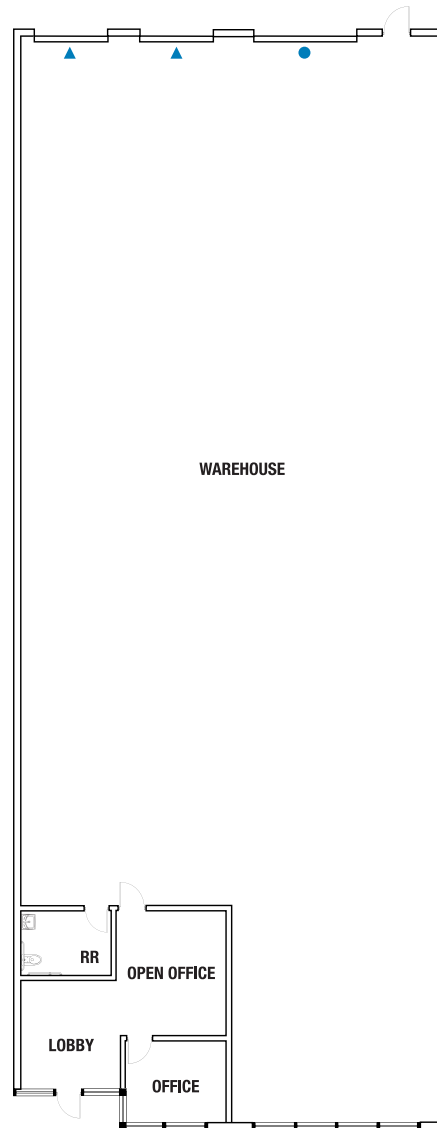
- Power Retail
- Hotel & Casino
- Golf & Recreation
- Hospital
- Master-Planned Community
- Industrial





Suite Details

| Suite | Total SF | Office SF | Warehouse SF | Grade Doors | Dock Doors | Lease Rate | CAM Charges | Monthly Rent |
|---------------------------------|----------|-----------|--------------|-------------|------------|-----------------------|-------------|--------------|
| 480 Mirror Ct, Ste. 103 | ±6,516 | ±653 | ±5,863 | 1 | 2 | \$1.19 PSF NNN | \$0.30 PSF | \$9,708.84 |
| 480 Mirror Ct, Ste 106/107 | ±11,101 | ±973 | ±10,128 | 3 | 2 | \$1.20 PSF NNN | \$0.30 PSF | \$16,651.50 |
| 950 W. Warm Springs Rd, Ste 114 | ±1,766 | ±753 | ±1,013 | 1 | - | \$1.35 PSF NNN | \$0.30 PSF | \$2,913.90 |



*PROMOTIONAL RATE

480 Mirror Court Suite 103 Leasing Details



\$1.19 PSF NNN

Monthly Lease Rate



\$0.30 PSF

CAM Charges



\$9,708.84

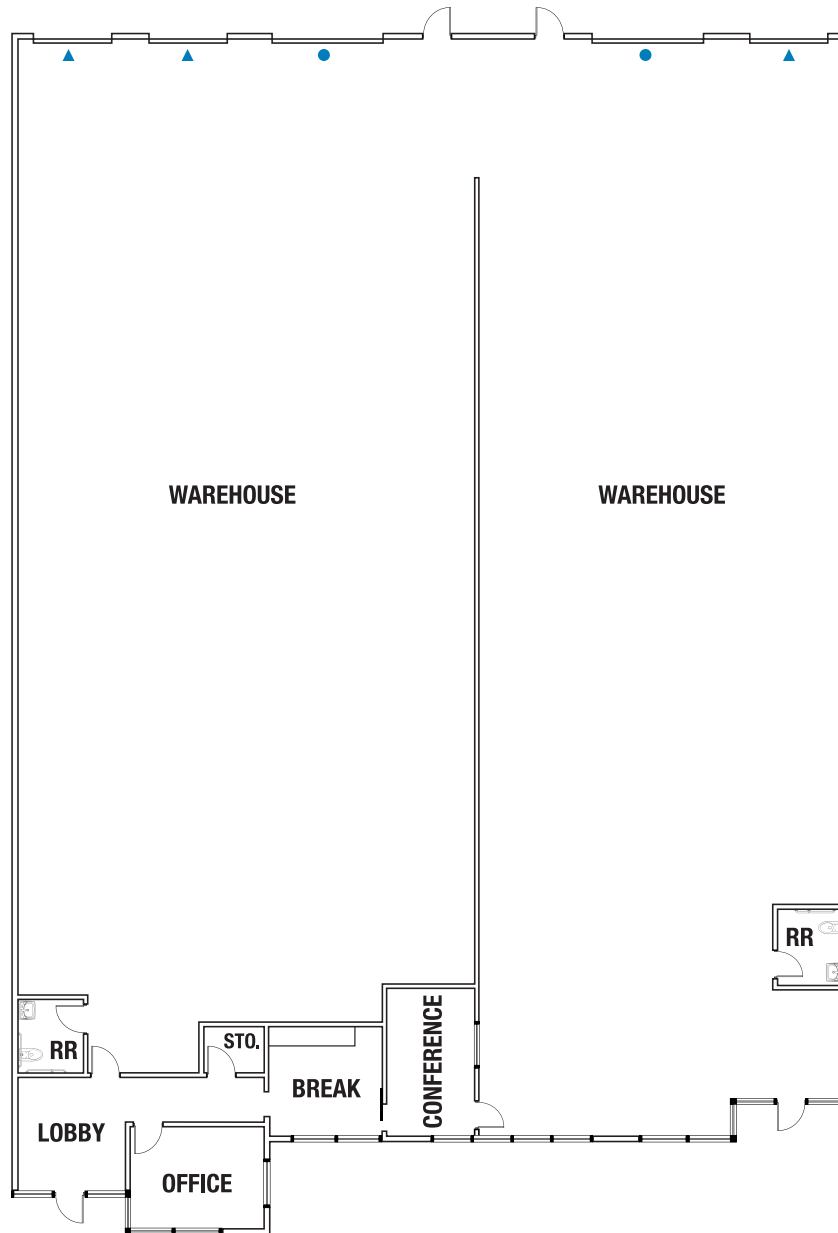
Monthly Rent

Suite Details

- + **Total SF:** ±6,516
- **Office SF:** ±653
- **Warehouse SF:** ±5,863
- + **Grade Level Doors:** 1
- + **Dock-High Doors:** 2
- + **Power:** 200 amps • 277/480 volt • 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.

- ▲ Dock-High Door
- Grade Level Door



480 Mirror Court Suite 106/107 Leasing Details



\$1.20 PSF NNN

Monthly Lease Rate



\$0.30 PSF

CAM Charges



\$16,651.50

Monthly Rent

Suite Details

- + **Total SF:** ±11,101
- **Office SF:** ±973
- **Warehouse SF:** ±10,128
- + **Grade Level Doors:** 2
- + **Dock-High Doors:** 3
- + **Power:** 200 amps • 277/480 volt • 3-Phase
(to be verified by tenant)
- + **Availability:** July 1, 2026

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▲ Dock-High Door ● Grade Level Door



950 W. Warm Springs Rd, Suite 114 Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.30 PSF

CAM Charges



\$2,913.90

Monthly Rent

Suite Details

- + **Total SF:** ±1,766
- **Office SF:** ±753
- **Warehouse SF:** ±1,013
- + **Grade Level Doors:** 1
- + **Power:** 200 amps • 277/480 volt • 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

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. MontLago Village at Lake Las Vegas

