

INDUSTRIAL FOR LEASE

ATLAS INDUSTRIAL PARK

LOCATED OFF THE RAILROAD PASS CASINO RD EXIT FROM INTERSTATE 11



FIRST FEDERAL REALTY



INDUSTRIAL DEVELOPMENT | 20,000 SF - 190,496 SF

FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012



FIRST FEDERAL REALTY

PRESENTED BY: FIRST FEDERAL REALTY

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PROPERTY SUMMARY

Atlas Industrial Park
| Henderson, NV 89124



Property Summary

Building SF:	±47,624 SF
Divisible Min:	±20,000 SF
Lease Rate:	\$1.25/SF (NNN)
Lease Term:	60+ months
Column Spacing:	± 42'2" x 43'7"
Power:	1200 AMP/ 277/480V, 3 Phase
Clear Height:	28'
Fire System:	ESFR
Parking:	130 Auto Spaces
Grade Door per Building:	4: 12'x14' - 2 per side
Dock High per Building:	6: 10x10 - 3 per side
Warehouse Skylights per Building	21: 4'x8'
Office/Mezzanine	Build to Suit

** Preliminary and
subject to change ***

Property Overview

This industrial development is located in the Henderson Submarket.

The project provides excellent connectivity to I-11 via Railroad Pass Casino Drive and approximately ±15 miles to the Arizona border.

New construction with estimated Q4 2025 delivery.

Location Overview

Prime location along the I-11/US 95 transportation corridor with great access to Arizona & Southern California markets.

Adjacent to the newly constructed Eldorado Pass Truck Stop & Travel Center.

Located ±20 miles from Harry Reid International Airport.

±19 miles to the Las Vegas Strip

±19 miles to the I-215 / I-15 Interchange

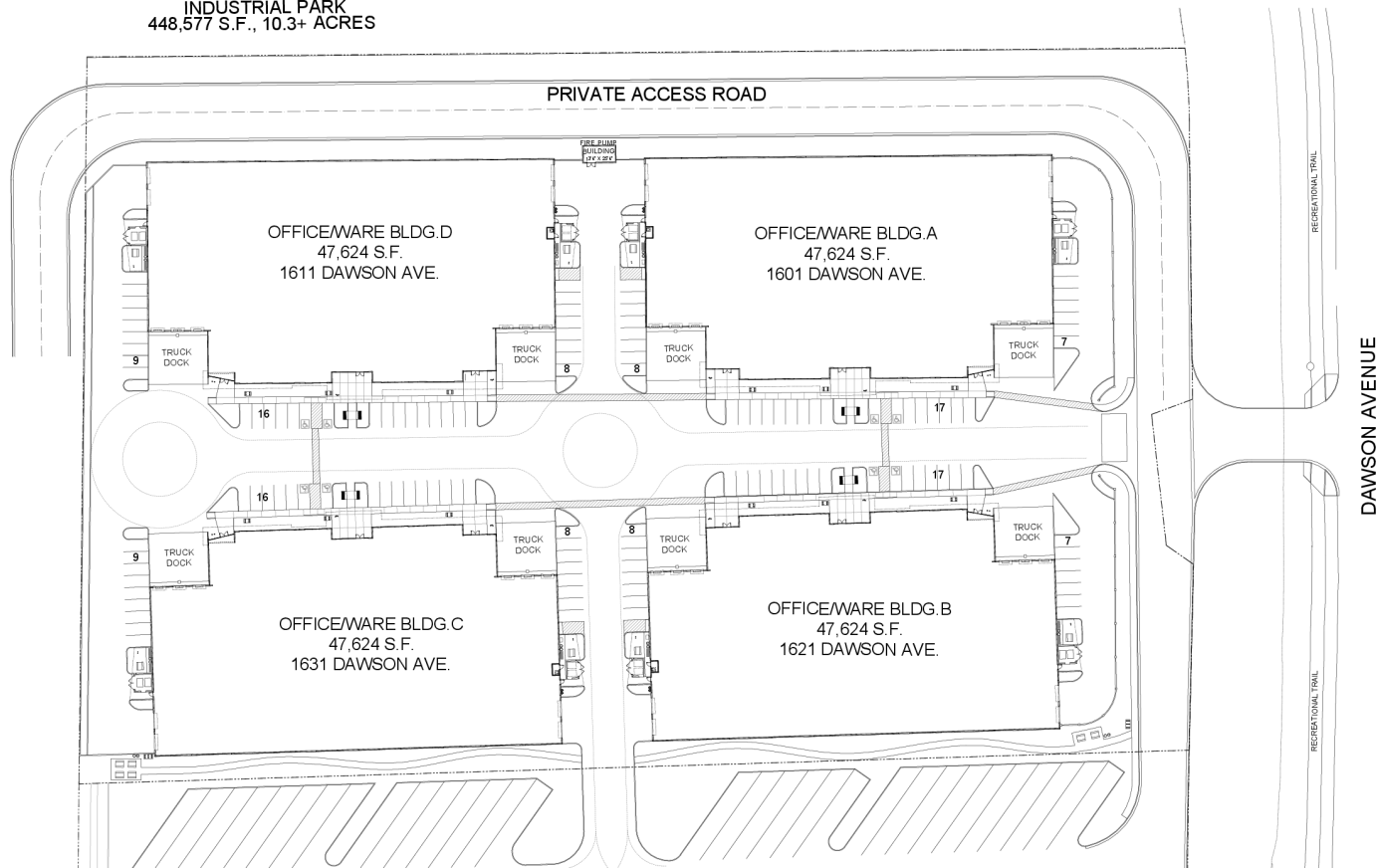
± 3 miles to Holiday Inn Express & Suites (Built 2022)

SITE PLAN

Atlas Industrial Park
Henderson, NV 89124



INDUSTRIAL PARK
448,577 S.F., 10.3+ ACRES



Building:

Suite	Size	Rate	Term	Use	Type	Condition	Available	Tenant
A	20K - 47,624	\$1.25 /sf/mo	60+ months	Industrial	NNN	NEW	Built to Suit Now	TI Negotiable
B	20K - 47,624	\$1.25 /sf/mo	60+ months	Industrial	NNN	NEW	Built to Suit Now	TI Negotiable
C	20K - 47,624	\$1.25 /sf/mo	60+ months	Industrial	NNN	NEW	Built to Suit Now	TI Negotiable
D	20K - 47,624	\$1.25 /sf/mo	60+ months	Industrial	NNN	NEW	Built to Suit Now	TI Negotiable

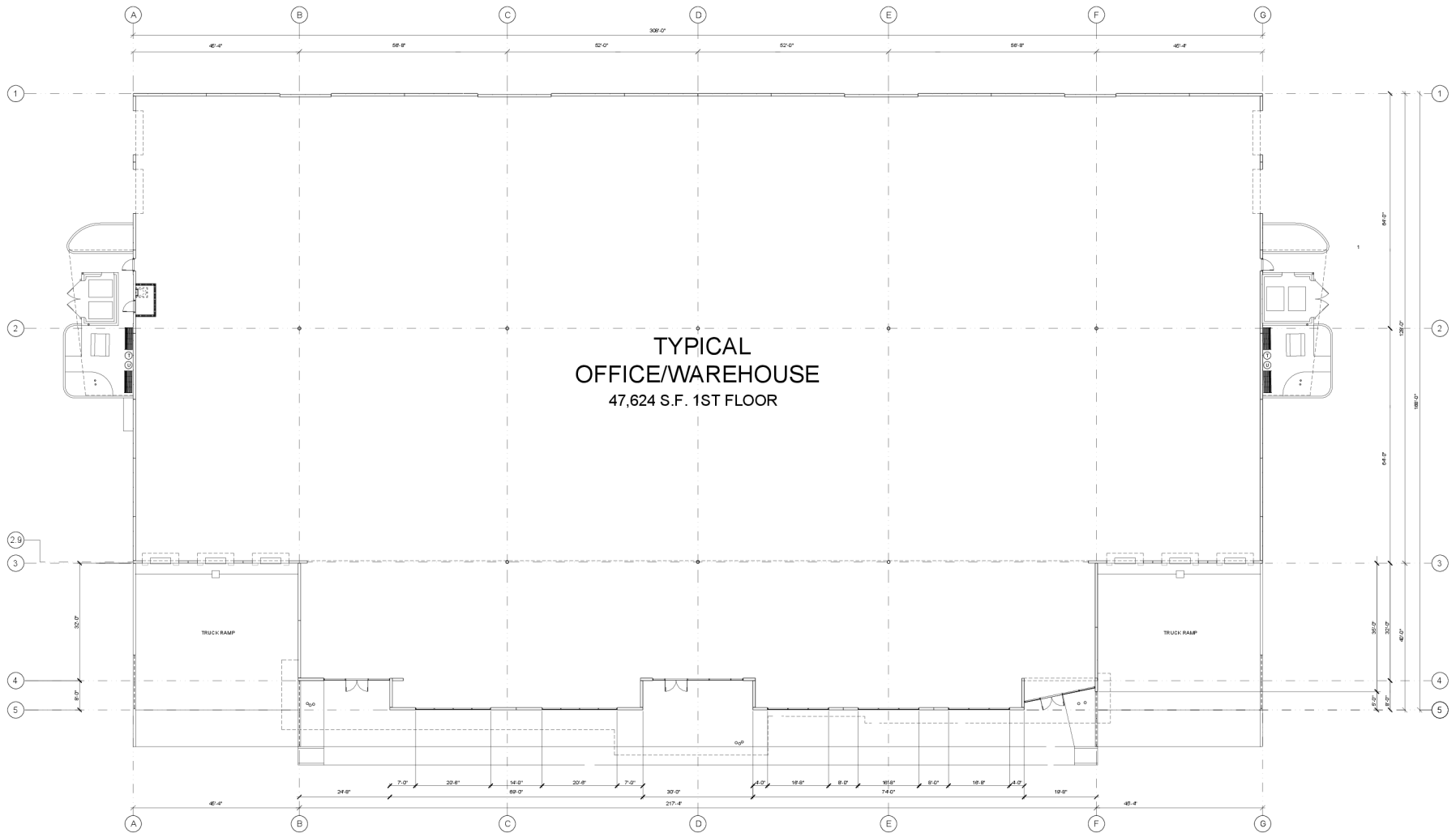
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BUILDING FLOOR PLAN

Atlas Industrial Park
Henderson, NV 89124



1 Floor Plan - Buildings 'A' & 'C'

Atlas Industrial Park

for: Joseph DeSimone, Jr.
City of Henderson Nevada



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ELEVATION

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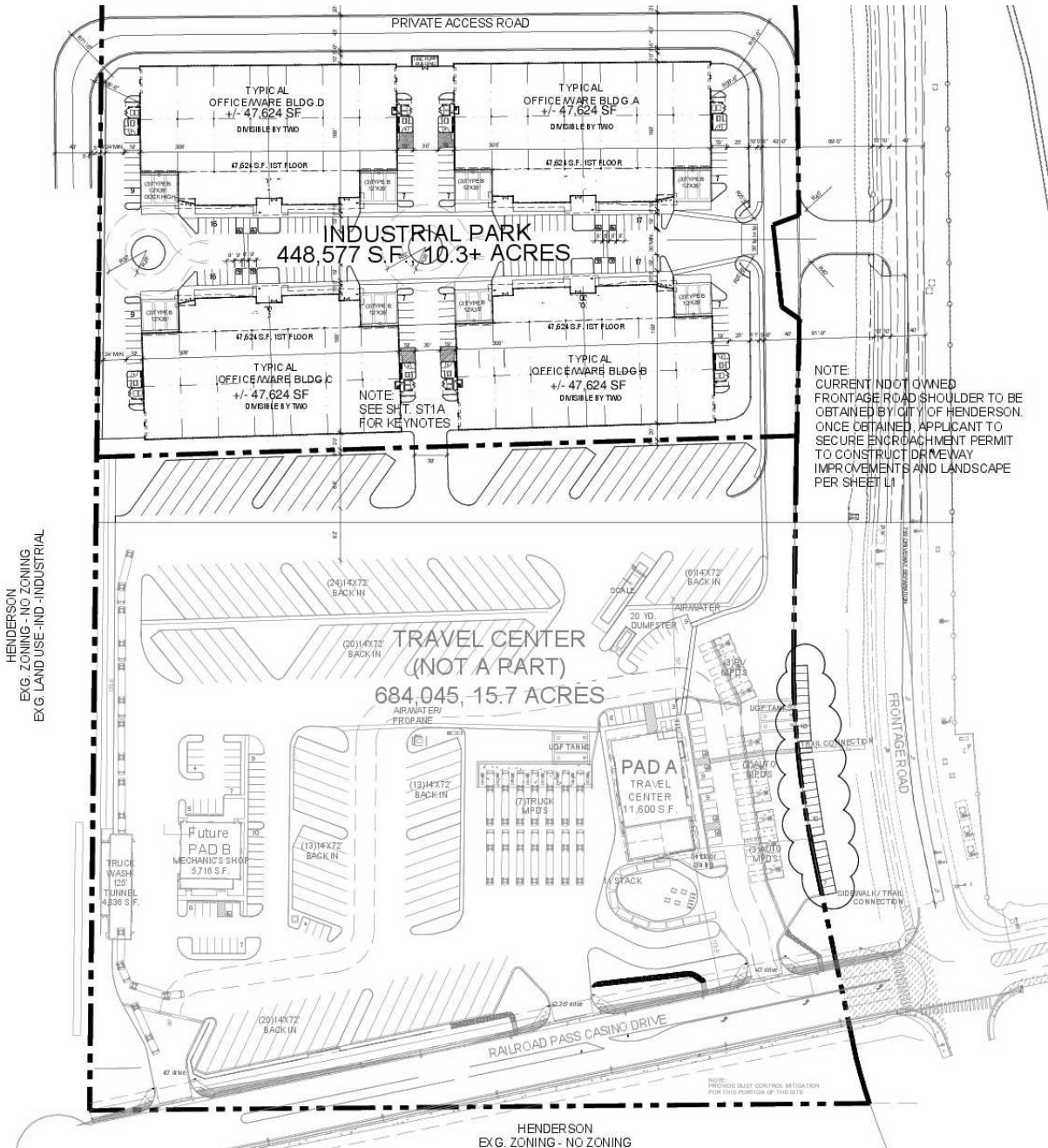
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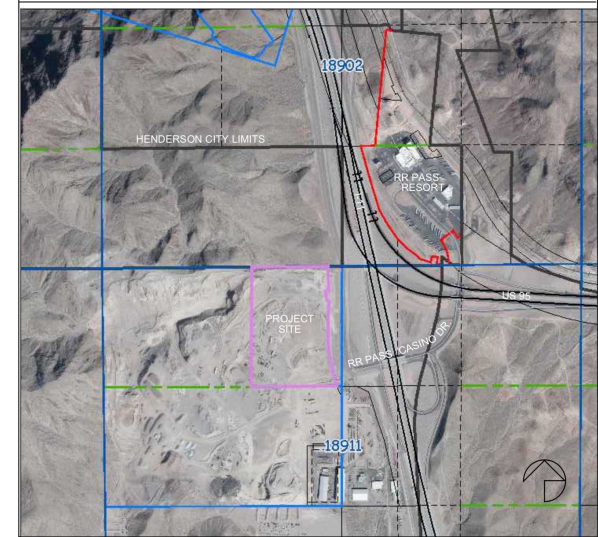
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LOCATION SITE PLAN

Atlas Industrial Park
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Location Map



Location Highlights

- Strategically located at I-11 Fwy & Railroad Pass Casino Rd.
- Next to newly constructed Eldorado Pass Travel Center
- Prominent location into Eldorado Valley
- I-11 is the main corridor into Las Vegas from Arizona
- Excellent visibility

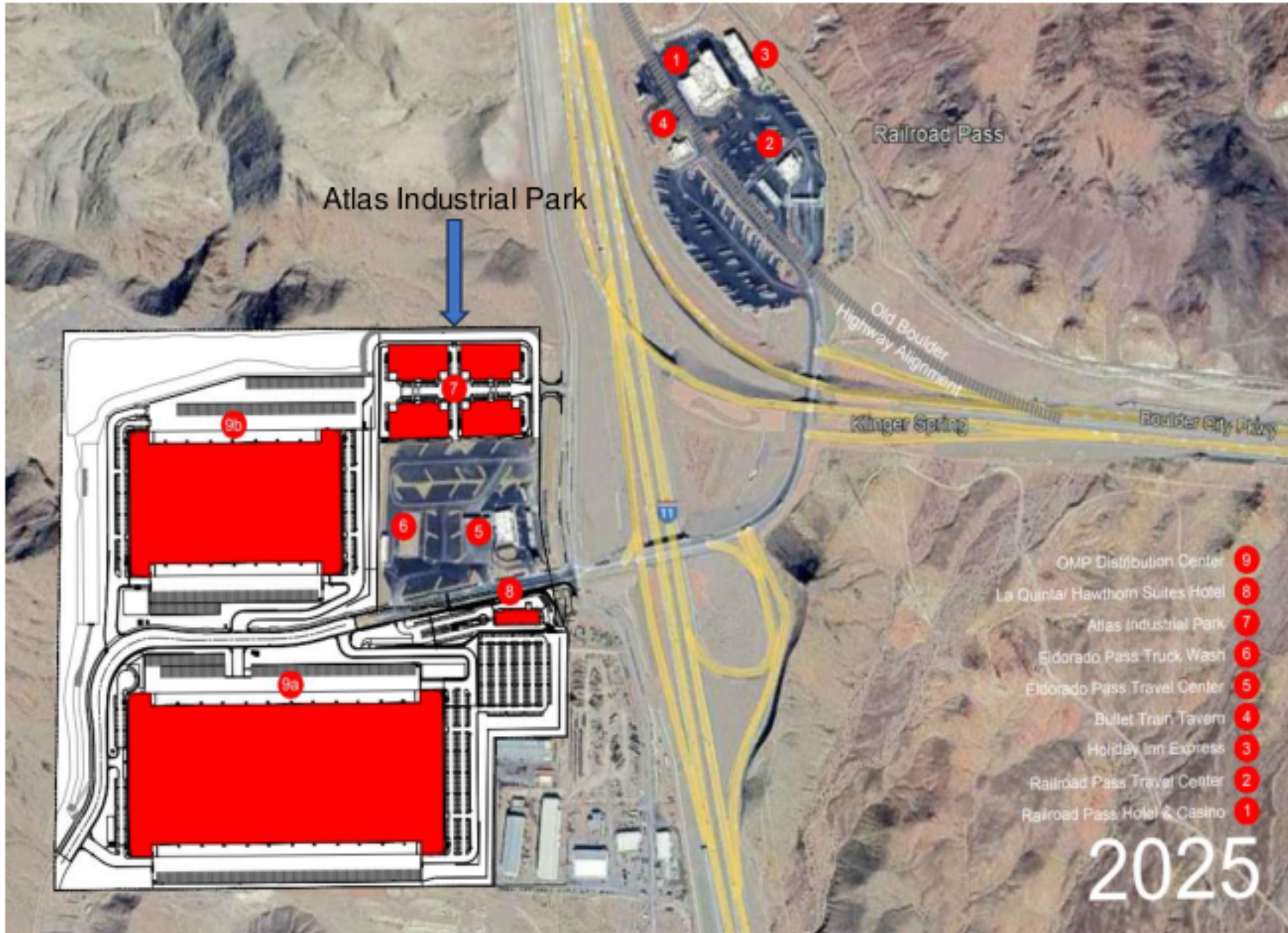
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PROPERTY PHOTOS

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REGIONAL MAP

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