

VALLEY FREEWAY COMMERCE CENTER III

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

AVAILABLE
For Lease



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Schnitzer
PROPERTIES

Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.38 PSF

CAM Charges



±3,369 SF - ±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% Co-op

** 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 The Property, Units and/or Rates may be withdrawn and/or changed without notice.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**

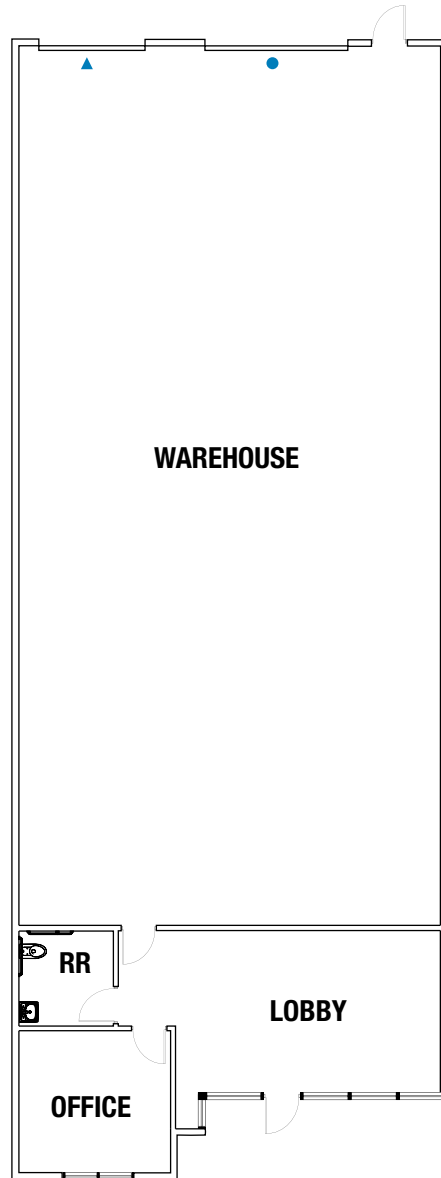


● Power Retail ● Hotel & Casino ● Golf & Recreation ● Hospital ● Master-Planned Community ● Industrial





| Building | Suite | Total SF | Office SF | Warehouse SF | Dock Doors | Grade Doors | Lease Rate | CAM Charges | Monthly Rent | Available |
|---------------------|-------|----------|-----------|--------------|------------|-------------|----------------|-------------|--------------|-------------|
| 7715 Commercial Way | 110 | ±3,369 | ±641 | ±2,728 | 1 | 1 | \$1.35 PSF NNN | \$0.38 PSF | \$5,828.37 | Immediately |
| 7725 Commercial Way | 115 | ±3,841 | ±853 | ±2,988 | 1 | 1 | \$1.35 PSF NNN | \$0.38 PSF | \$6,644.93 | Immediately |
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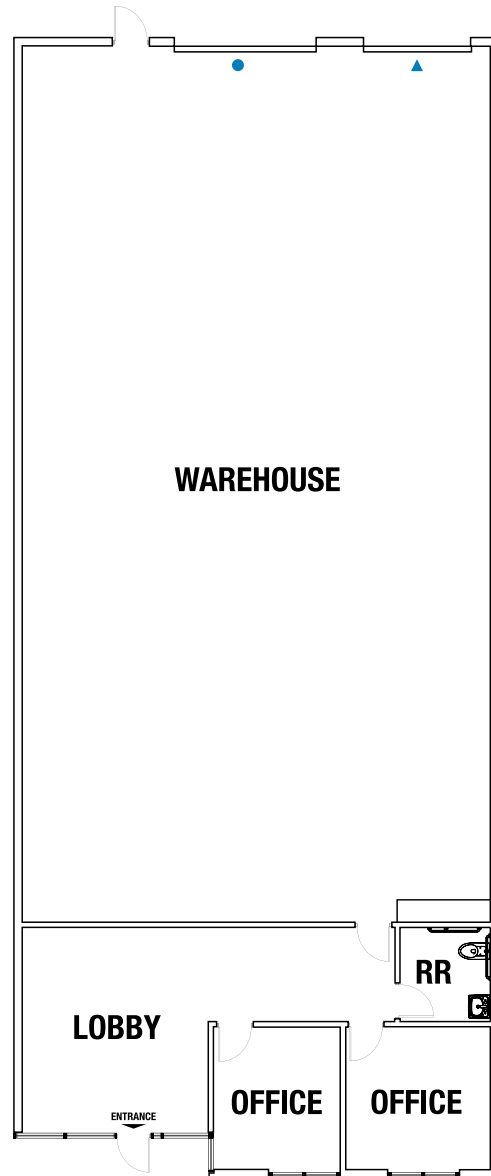
Monthly Rent

7715 Commercial Way

| | |
|---------------------|---|
| + Suite: | 110 |
| + Total SF: | ±3,369 |
| ■ Office SF: | ±641 |
| ■ Warehouse SF: | ±2,728 |
| + 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



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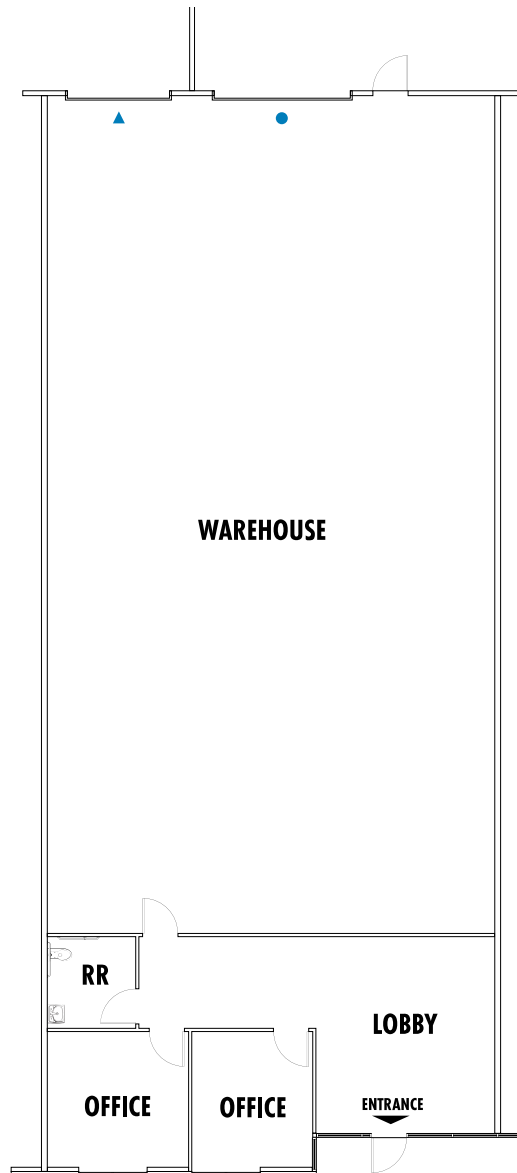
Monthly Rent

7725 Commercial Way

| | |
|---------------------|---|
| + Suite: | 115 |
| + Total SF: | ±3,841 |
| ■ Office SF: | ±853 |
| ■ Warehouse SF: | ±2,988 |
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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 | -- |

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

