

BLACK MOUNTAIN

COMMERCE CENTER

Breaking Ground Q2 2026

835 W. Warm Springs Rd
Henderson, NV 89011



CBRE

Industrial Condos for Sale: ±21,125 - ±145,962 SF


LAPOUR

HIGHLIGHTS

BUILDING FEATURES

- **Unit Sizes:** ±21,000 SF up to ±146,000 SF
- **Loading:** Dock and grade loading per unit
- **Clear Height:** 28' min. clear
- **Sprinklers:** ESFR Sprinkler System
- **Insulation:** R-38
- **Lighting:** Warehouse LED lighting
- **Power:** 400 Amp, 277/480 V, 3-phase per unit
- **Auto Parking:** 166 spaces with 16 EV installed/capable spaces
- **Included Amenities:** Outdoor seating and break areas

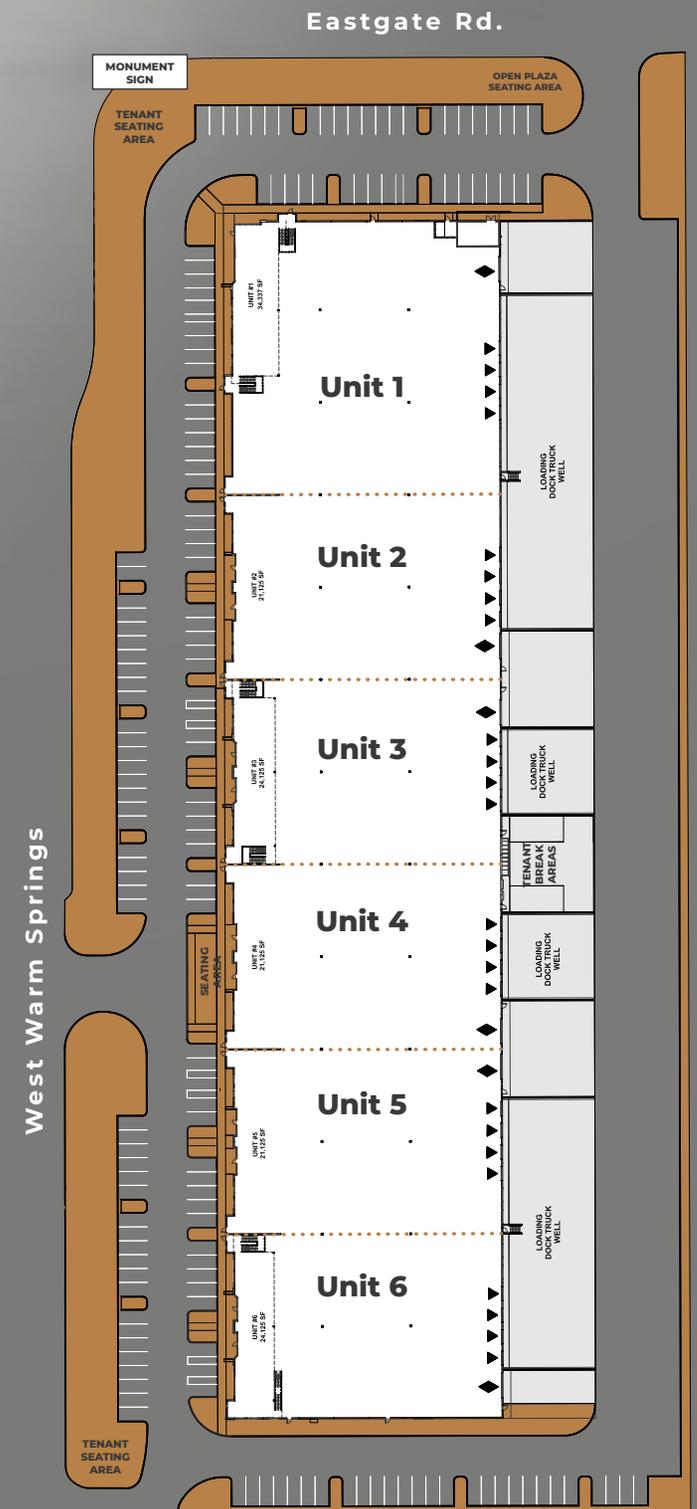
LOCATION & TRANSPORTATION

- I-11 Interchange is ±1.3 miles via Sunset Rd
- I-215 and I-11 Interchange is ±2.11 miles via Commercial Way
- Harry Reid Airport is ±7.7 miles
- The Las Vegas Strip is ±16.9 miles

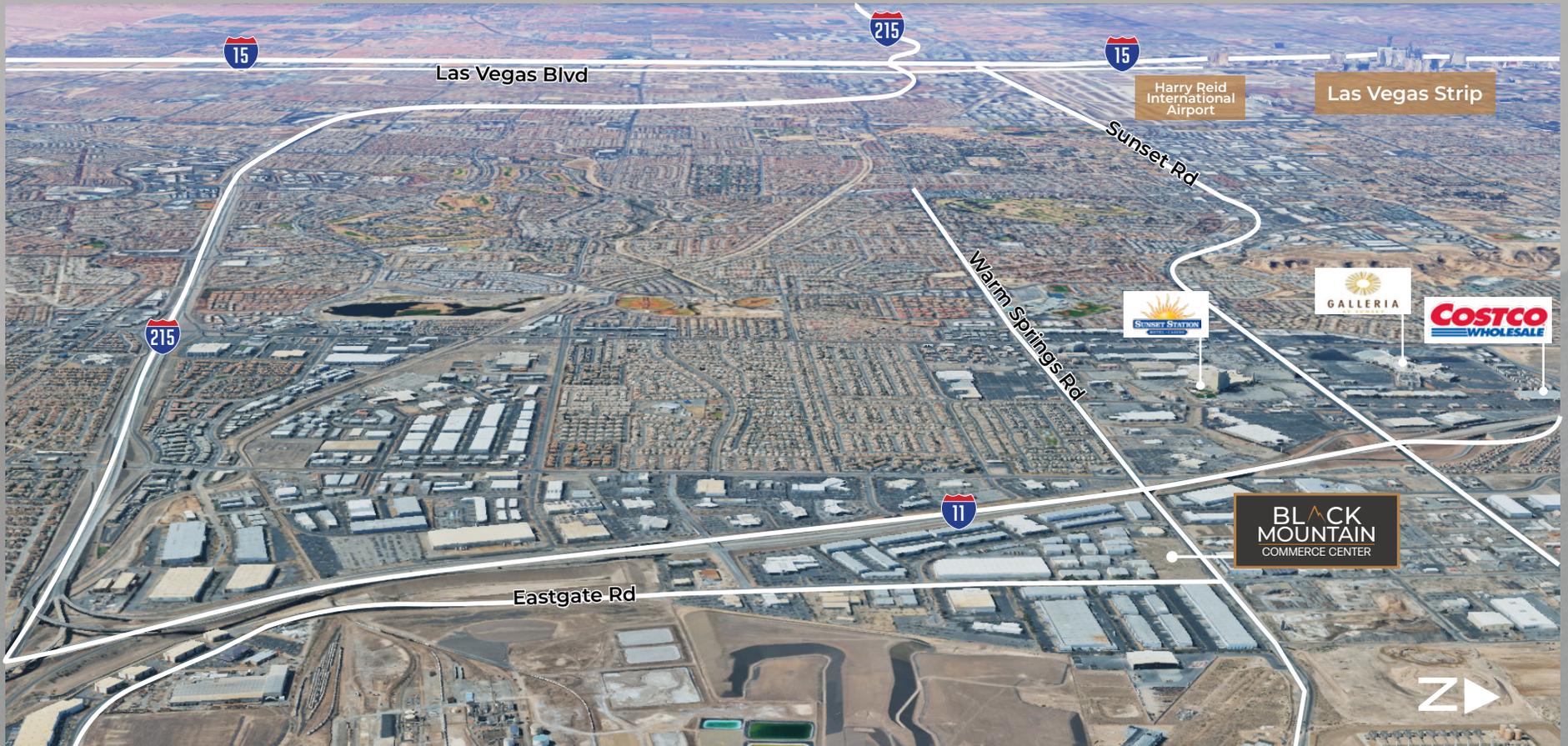


SITE PLAN & UNIT BREAKDOWN

UNIT #	TOTAL SF	FOOTPRINT SF	MEZZ SF	DOCK DOORS	GRADE DOORS	PARKING RATIO
1	±34,337	±31,337	±3,000	4	1	1.13 per 1,000
2	±21,125	±21,125	0	4	1	1.13 per 1,000
3	±24,125	±21,125	±3,000	4	1	1.13 per 1,000
4	±21,125	±21,125	0	4	1	1.13 per 1,000
5	±21,125	±21,125	0	4	1	1.13 per 1,000
6	±24,125	±21,125	±3,000	4	1	1.13 per 1,000
TOTAL				24	6	

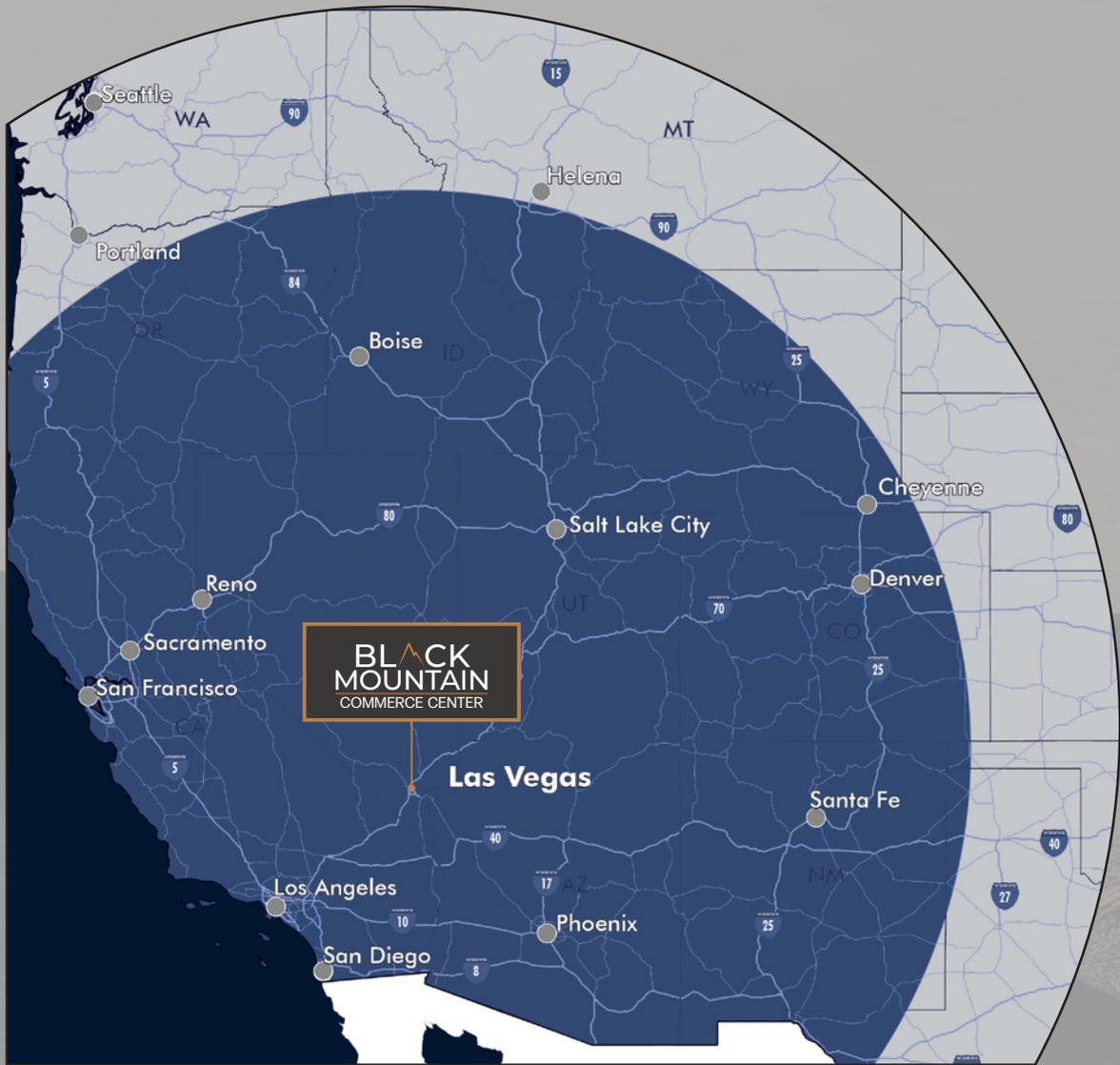


CONNECTIVITY MAP



DRIVE TIME ANALYSIS

Las Vegas Strip	±13.1	18 min
Harry Reid International Airport	±7.3	18 min
I-11	±1.2	5 min
I-215	±2	6 min
I - 15	±12.3	15 min



REGIONAL ADVANTAGE

	Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min
Phoenix, AZ	335	5 hrs, 25 min
San Diego, CA	323	4 hrs, 58 min
Salt Lake City, UT	433	6 hrs, 19 min
Reno, NV	447	7 hrs, 4 min
San Francisco, CA	561	8 hrs, 35 min
Sacramento, CA	564	8 hrs, 36 min
Boise, ID	636	9 hrs, 49 min
Santa Fe, NM	640	9 hrs, 8 min
Denver, CO	761	11 hrs, 14 min
Cheyenne, WY	846	12 hrs, 44 min
Helena, MT	914	13 hrs, 11 min
Portland, OR	975	15 hrs, 50 min
Seattle, WA	1,126	17 hrs, 14 min

Shipping & Mailing Services

- FedEx Freight 12.1 Miles
- FedEx Ship Center 7.8 Miles
- FedEx Air Cargo 12.0 Miles
- FedEx Ground 13.4 Miles
- UPS Freight Service Center 8.9 Miles
- UPS Customer Center 8.9 Miles
- UPS Air Cargo 8.1 Miles
- US Post Office 4.5 Miles

LAS VEGAS BUSINESS FACTS



BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive



NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



LABOR OVERVIEW

- Nevada has one of the lowest labor costs in the region
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 63,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



INVEST IN YOUR FUTURE: THE POWER OF OWNERSHIP

Build Equity & Long-Term Value

Owning your industrial condo means every payment builds equity, creating a valuable asset that appreciates over time. Instead of paying rent, you invest in your future.

Control & Customization

Ownership gives you full autonomy to design, modify, and expand your space without landlord restrictions. Tailor your facility to meet your operational needs.

Tax Advantages

Enjoy significant tax benefits, including deductions for mortgage interest, property taxes, and depreciation—helping reduce your overall tax burden.

Stable Costs

Fixed-rate financing provides predictable monthly payments, protecting you from rising lease rates and market volatility.



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