

HENDERSON COMMERCE CENTER – COMMERCIAL WAY

7355, 7365 & 7375 Commercial Way, Henderson, NV 89011

AVAILABLE
For Lease



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Schnitzer
PROPERTIES

Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.40 PSF

CAM Charges



±4,972 - ±10,168 SF

Space Available

Property Details

+ Submarket: Henderson

+ Building Size: ±186,569 SF

+ Land Size: ±13.62 AC

+ Zoning: I-G (General Industrial)

+ Power: 200 amps | 277/480v | 3-phase

+ Clear Height: ±24'

+ Loading:
Dock high loading door
Grade level loading door
Pit levelers
Edge of dock levelers

+ Fire and Safety: ESFR fire sprinklers system

+ Parking: 2.5:1,000

+ HVAC: Evaporative coolers in warehouse
HVAC office

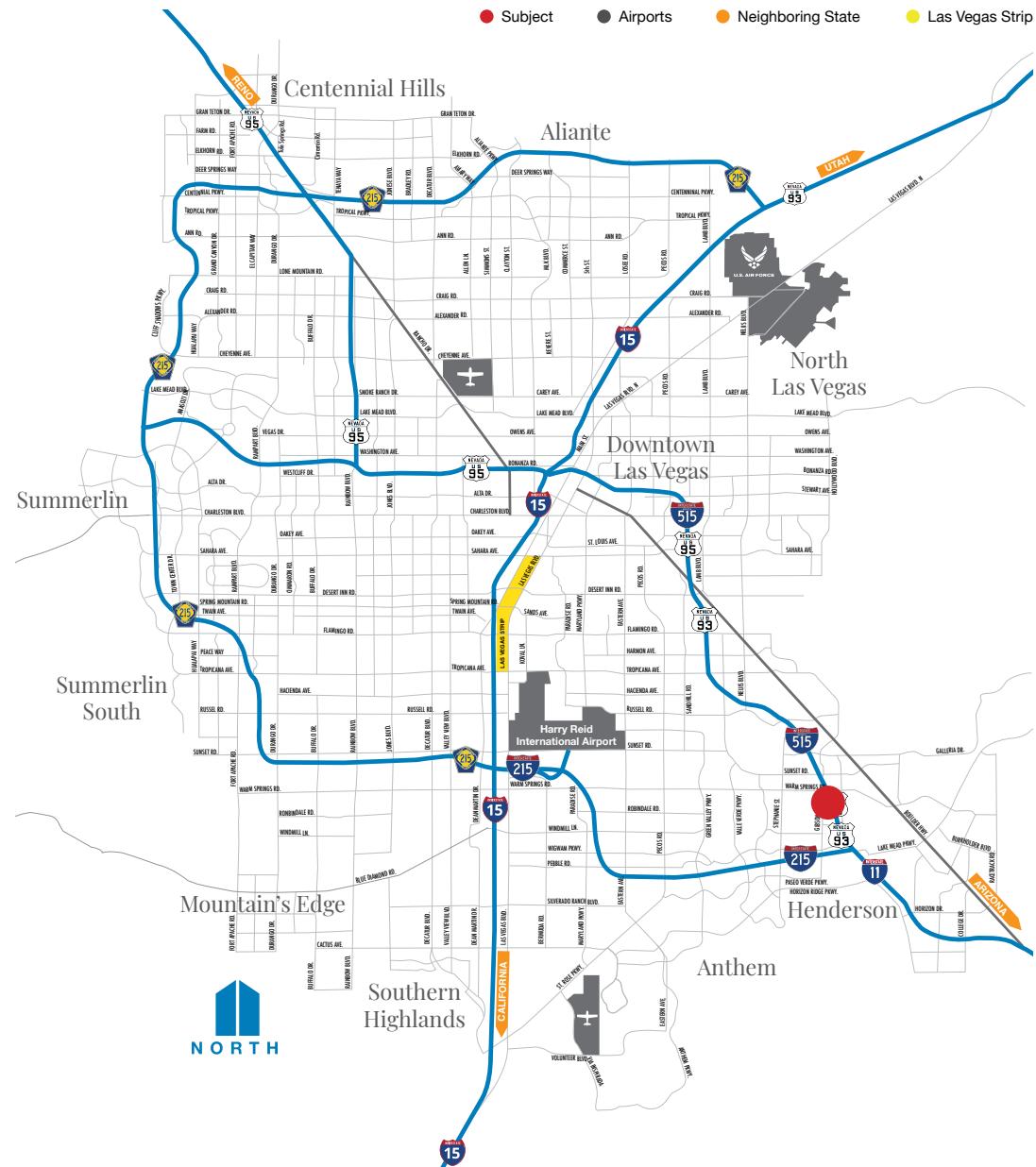


5% Co-op

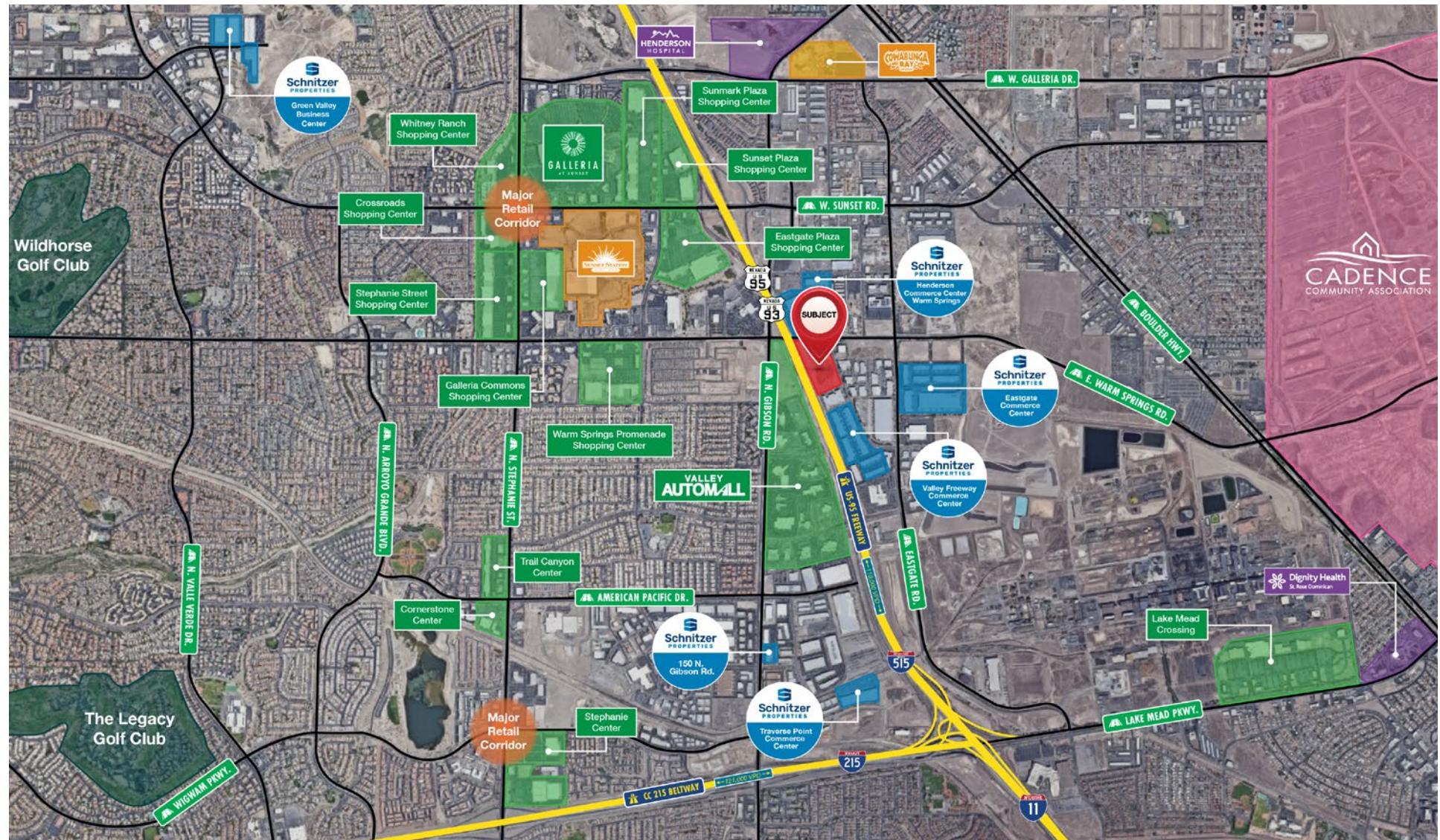
* 5% commission fee only applies for new tenant deals, excluding current Tenant renewals and relocations. Commission is paid on the base rent only excluding NNN fees, TI's and any concession.

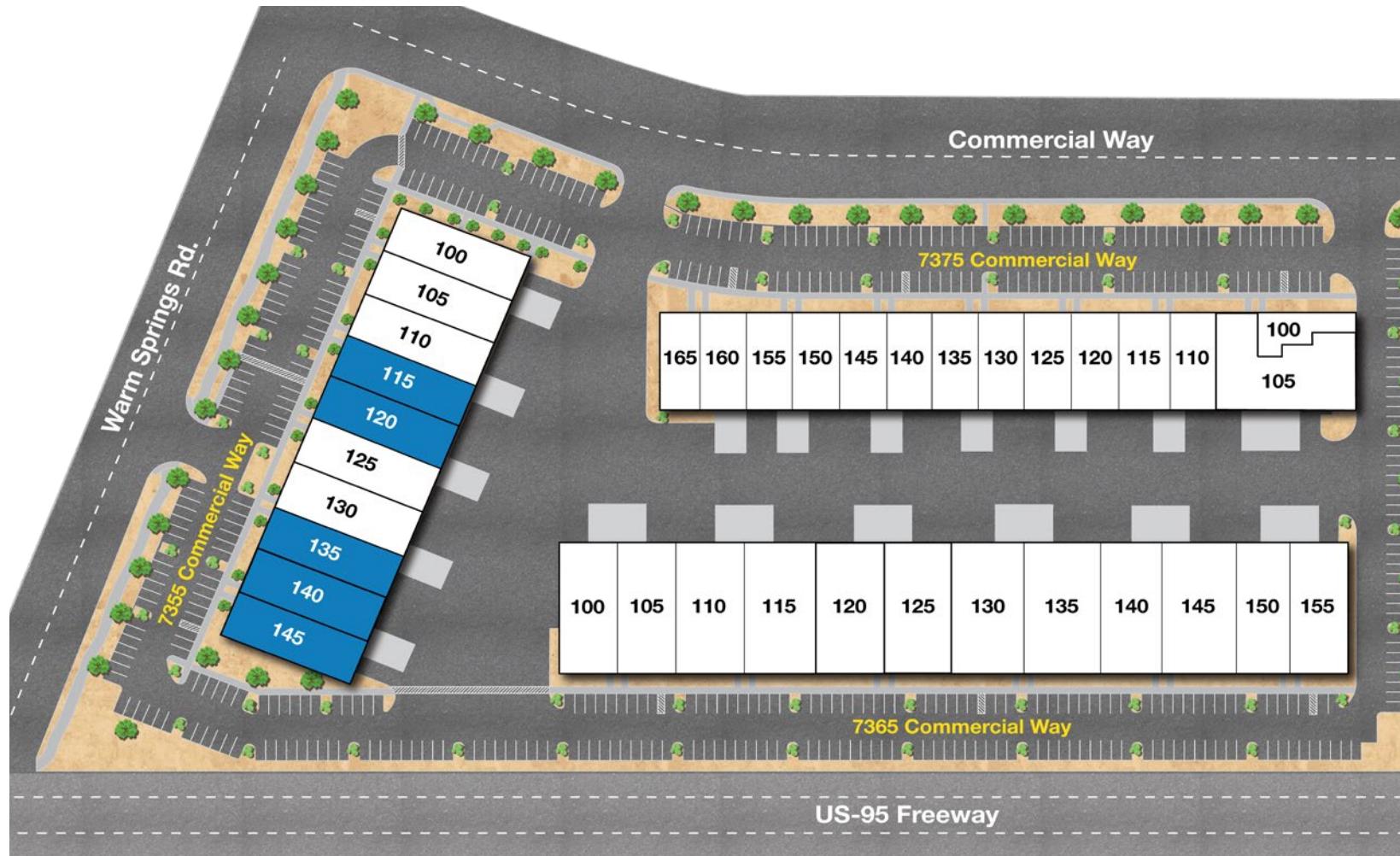
Property Highlights

- 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 southeast corner of W. Warm Springs Rd. and Commercial Way
- Suites include showroom space and skylights in warehouse
- CAM charges include HVAC & swamp cooler maintenance, trash, and recycling

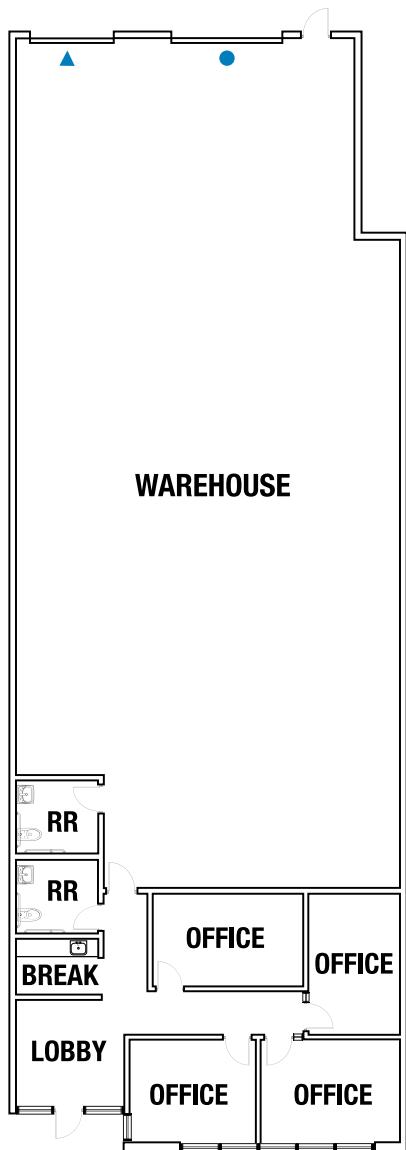


- Power Centers
- Industrial
- Golf Courses
- Hospitals
- Casino & Recreation
- Planned Communities





Building	Total SF	Office SF	Warehouse SF	Lease Rate:	CAM:	Total Monthly Rent	Available
7355 Commercial Way, Suite 115	±4,972	±1,285	±3,687	\$1.35 PSF NNN	\$0.40 PSF	\$8,701.00	Immediately
7355 Commercial Way, Suite 120	±4,972	±1,285	±3,687	\$1.35 PSF NNN	\$0.40 PSF	\$8,701.00	Immediately
7355 Commercial Way, Suite 135	±5,084	±1,285	±3,799	\$1.35 PSF NNN	\$0.40 PSF	\$8,897.00	Immediately
7355 Commercial Way, Suite 140 & 145	±10,168	±1,258	±8,910	\$1.35 PSF NNN	\$0.40 PSF	\$17,794.00	03.01.2026



Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.40 PSF

Monthly CAM Charges



\$8,701.00

Monthly Rent

Suite Details

+ **Bldg./ Suite:** 7355 Commercial Way, Ste. 115

+ **Total SF:** ±4,972

▪ **Office SF:** ±1,285

▪ **Warehouse SF:** ±3,687

+ **Dock Level Doors:** One (1) dock high door

+ **Grade Level Doors:** One (1) grade level door

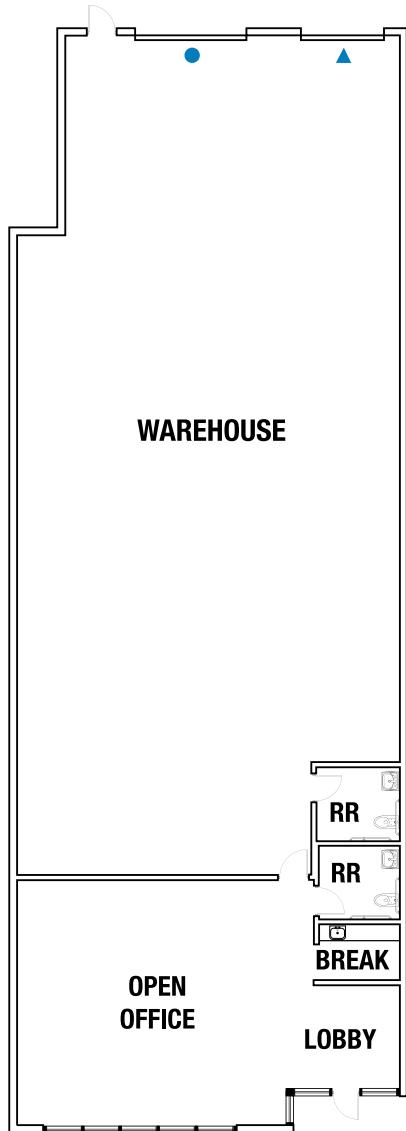
+ **Power:** 200 amps | 277/480v | 3-phase
(To be verified by Tenant)

+ **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 Level Door

● Grade Level Door



Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.40 PSF

Monthly CAM Charges



\$8,701.00

Monthly Rent

Suite Details

+ **Bldg./ Suite:** 7355 Commercial Way, Ste. 120

+ **Total SF:** ±4,972

▪ **Office SF:** ±1,285

▪ **Warehouse SF:** ±3,687

+ **Dock Level Doors:** One (1) dock high door

+ **Grade Level Doors:** One (1) grade level door

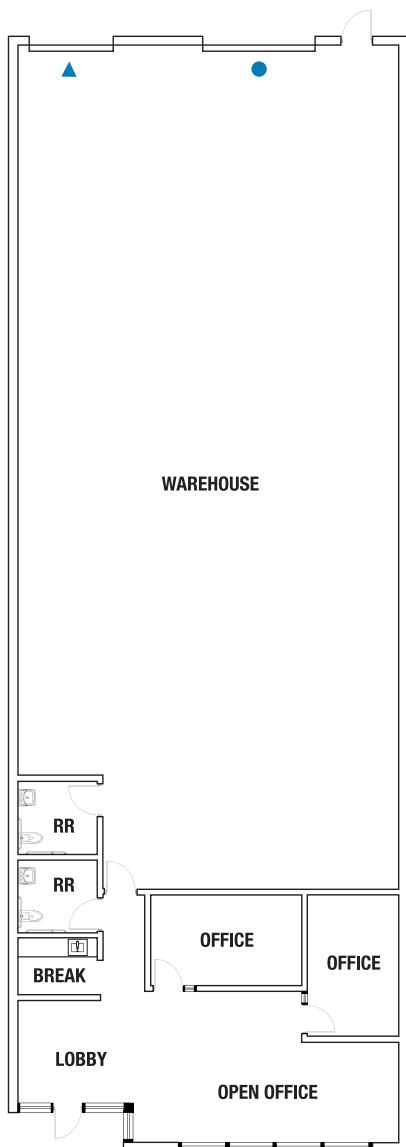
+ **Power:** 200 amps | 277/480v | 3-phase
(To be verified by Tenant)

+ **Available:** Immediately

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▲ Dock Level Door

● Grade Level Door



Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.40 PSF

Monthly CAM Charges



\$8,897.00

Monthly Rent

Suite Details

+ **Bldg./ Suite:** 7355 Commercial Way, Ste. 135

+ **Total SF:** ±5,084

▪ **Office SF:** ±1,285

▪ **Warehouse SF:** ±3,799

+ **Dock Level Doors:** One (1) dock high door

+ **Grade Level Doors:** One (1) grade level door

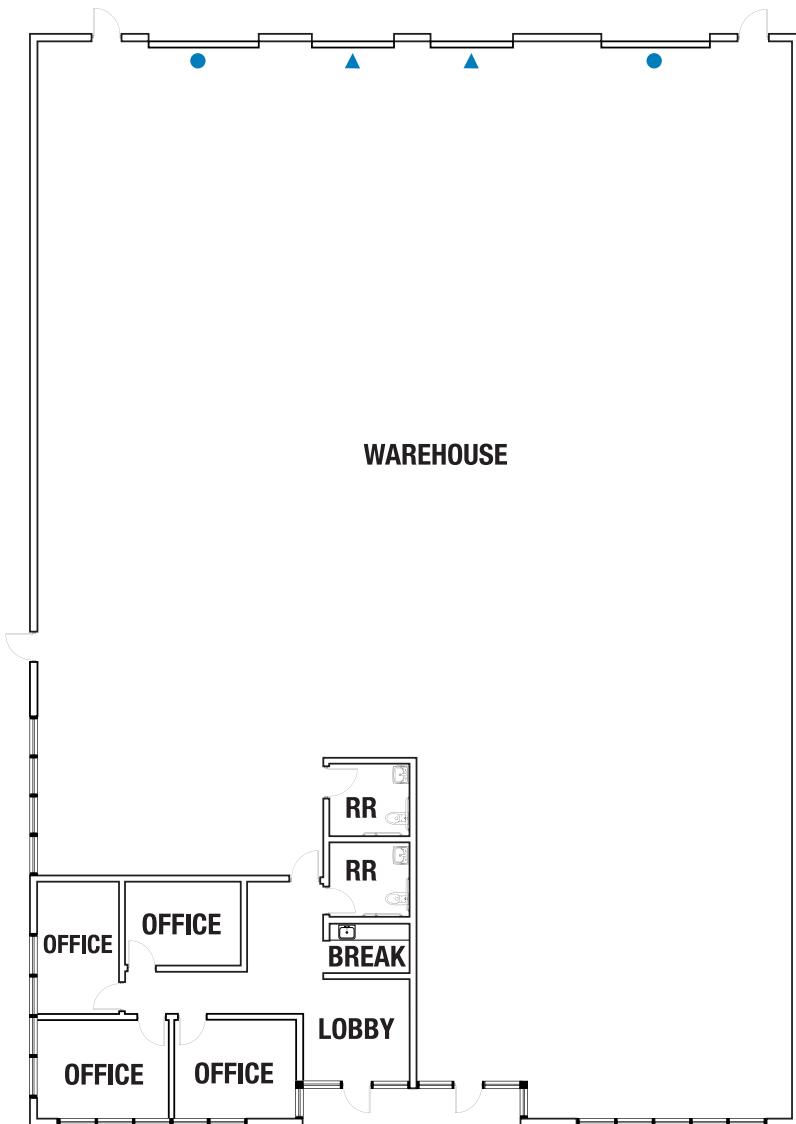
+ **Power:** 200 amps | 277/480v | 3-phase
(To be verified by Tenant)

+ **Available:** Immediately

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▲ Dock Level Door

● Grade Level Door



Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.40 PSF

Monthly CAM Charges



\$17,794.00

Monthly Rent

Suite Details

+ **Bldg./ Suite:** 7355 Commercial Way, Ste. 140 & 145

+ **Total SF:** ±10,168

▪ **Office SF:** ±1,258

▪ **Warehouse SF:** ±8,910

+ **Dock Level Doors:** Two (2) dock high doors

+ **Grade Level Doors:** Two (2) grade level doors

+ **Power:** 200 amps | 277/480v | 3-phase
(To be verified by Tenant)

+ **Available:** March 1, 2026

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▲ Dock Level Door

● 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

Cargo Center
3 Mi

UPS Air Cargo
18 Mi

Air Cargo
20 Mi

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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

