

HENDERSON COMMERCE CENTER – EASTGATE

7330 - 7390 Eastgate Rd., Henderson, NV 89011

AVAILABLE
For Lease



WINTER SPECIAL
PROMOTIONAL RATE
ON SUITE 130!



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

Jarrad Katz, SIOR, CCIM
President | 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



\$1.29 - \$1.35 PSF NNN

Monthly Lease Rate



\$0.34 PSF NNN

CAM Charges



±5,180 SF - ±6,054 SF

Space Available

Property Details

| | |
|---------------------------|--|
| + Submarket: | Henderson |
| + Campus Size: | ±601,085 SF (7 buildings) |
| + Land Size: | ±17.44 AC |
| + Zoning: | I-G (General Industrial) |
| + Power: | 200 amps • 277/480 volt • 3-phase power |
| + Clear Height: | ±20' - ±30' |
| + Loading: | Dock Level Doors Grade Level Doors |
| + Fire and Safety: | ESFR sprinkler system |
| + HVAC: | Evaporative coolers in warehouse & HVAC in office |
| + Parking: | Phase I: Parking ratio: 1:1,000 Phase II: Parking ratio: 2.2:1,000 |
| + Notes: | Energy efficient T5 office and warehouse lighting with office motion sensors and control panels in some suites |

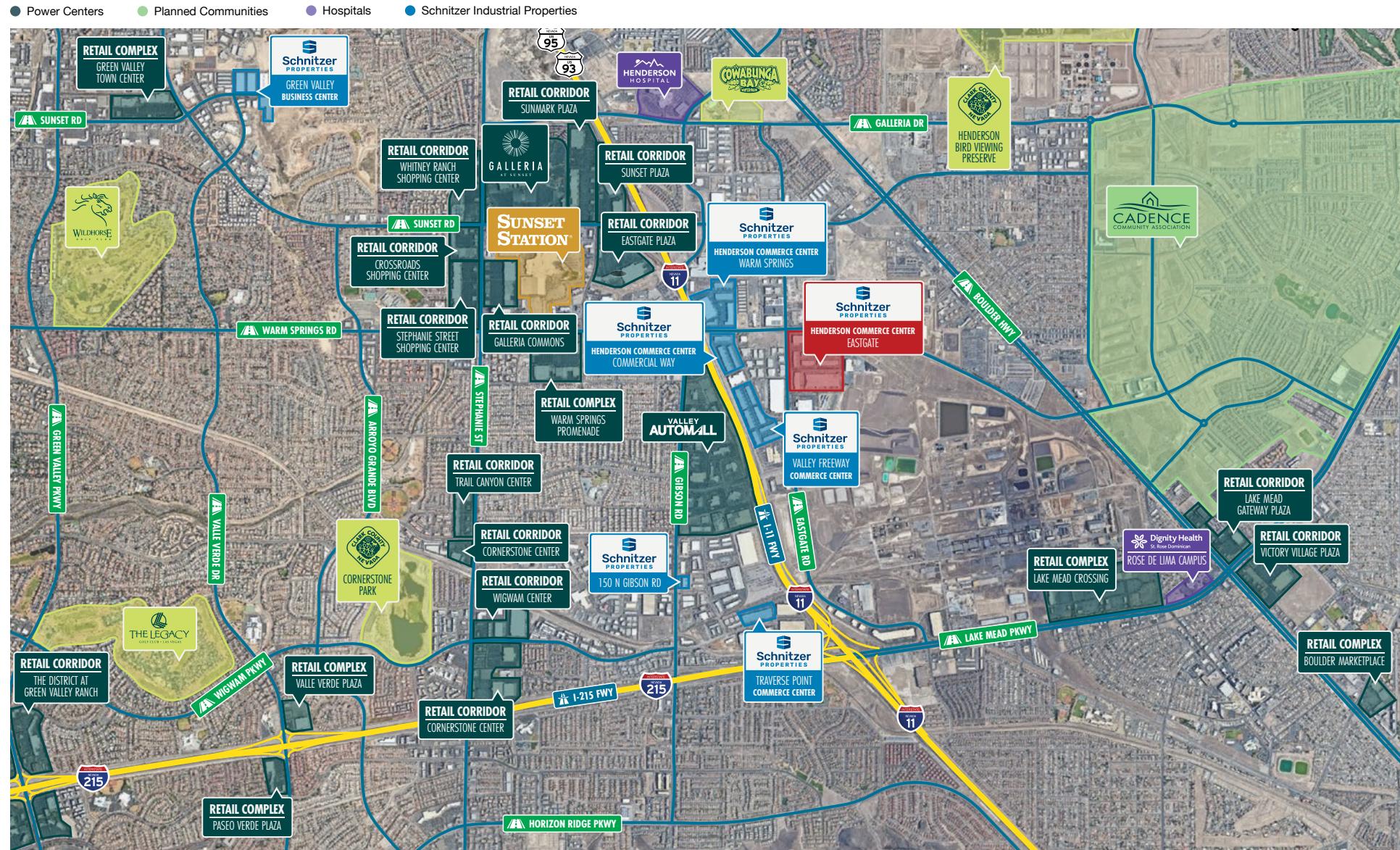


** 5% commission fee only applies for new tenant deals, excluding current Tenant renewals and relocations. Commission is paid on the base rent only excluding NNN fees, TI's and any concession.*

Location Highlights

- Located 1.6 miles (3-min.) from the I-215/I-11 Interchange to the southeast, and 13.2 miles (15-min.) from the I-15 and CC 215/I-215 Interchange to the west
- Conveniently located 9.7 miles (17-min.) from Harry Reid International Airport
- The property benefits from being surrounded by ample amenities such as Galleria Mall, Sunset Station Hotel and Casino, Stephanie Street Shopping Center, Eastgate Plaza, dozens of national, regional, and local quick-service and dine-in service restaurants, and much more
- The office portion of the space is HVAC controlled and the warehouse space is maintained with evaporative coolers

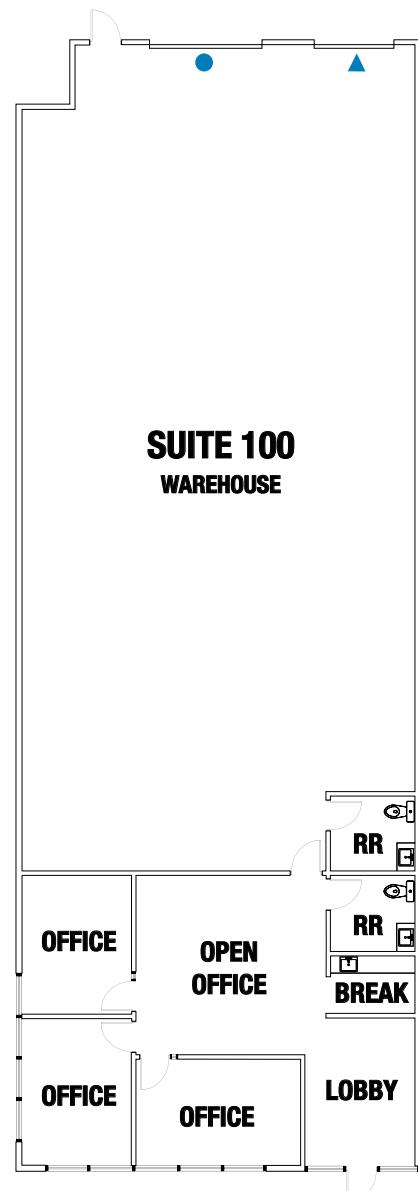






Suite Details

| Building/Suite | Total SF | Office SF | Warehouse SF | Monthly Lease Rate | Monthly CAM Charges | Monthly Rent | Available |
|-------------------------------|----------|-----------|--------------|-----------------------|---------------------|--------------|-------------|
| 7350 Eastgate Road, Suite 100 | ±5,180 | ±1,511 | ±3,669 | \$1.35 PSF NNN | \$0.34 PSF | \$8,754.20 | Immediately |
| 7350 Eastgate Road, Suite 160 | ±5,524 | ±1,163 | ±4,361 | \$1.35 PSF NNN | \$0.34 PSF | \$9,335.56 | Immediately |
| 7370 Eastgate Road, Suite 130 | ±6,054 | ±1,374 | ±4,680 | \$1.29 PSF NNN | \$0.34 PSF | \$9,868.02 | Immediately |



Building K- Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.34 PSF NNN

Monthly CAM Charges



\$8,754.20

Monthly Total Rent

Suite Details

+ Building/Suite:

7350 Eastgate Road, Suite 100

+ Total SF:

±5,180

▪ Office SF:

±1,511

▪ Warehouse SF:

±3,669

+ Clear Height:

±24'

+ Power:

200 amps | 277/480 volt | 3-Phase
(to be verified by tenant)

+ Dock Level Doors:

One (1)

+ Grade Level Doors:

One (1)

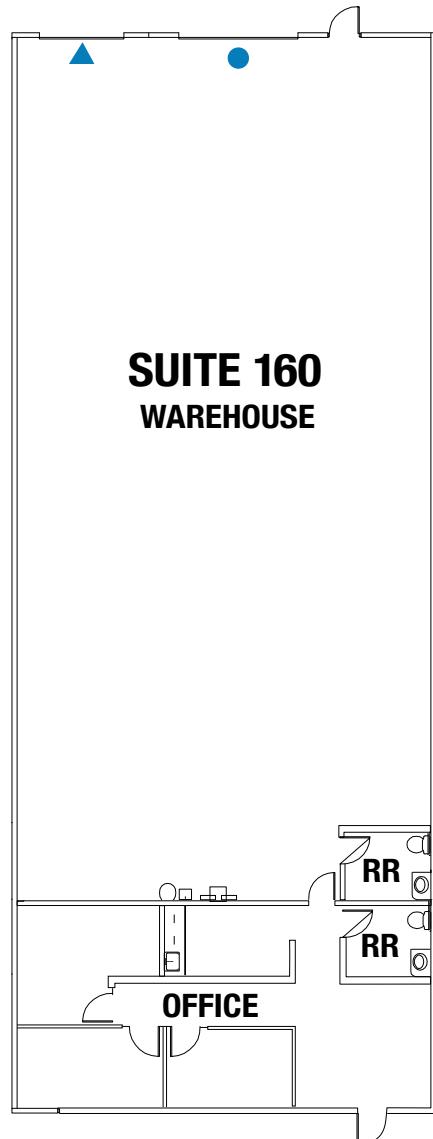
+ Availability:

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 Level Door

● Grade Level Door



Building K- Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.34 PSF NNN

Monthly CAM Charges



\$9,335.56

Monthly Total Rent

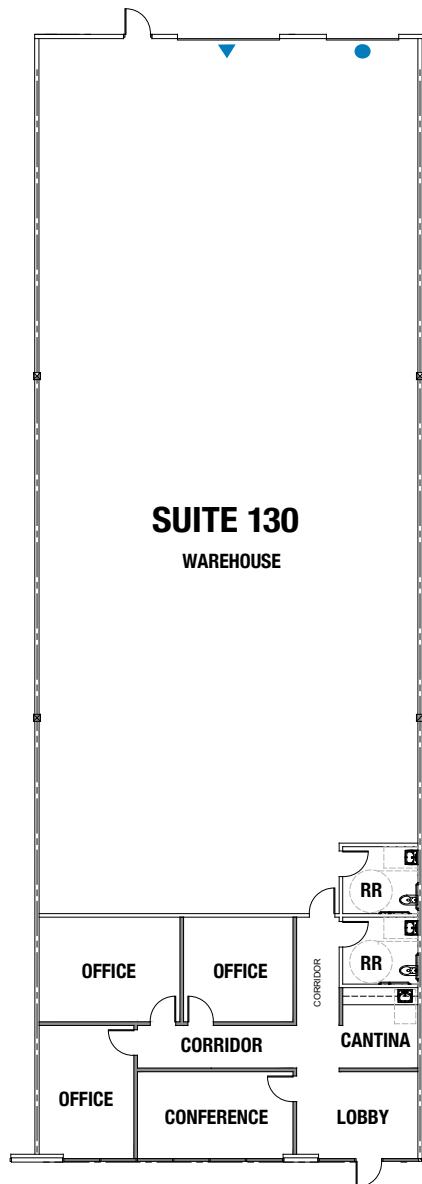
Suite Details

- + Building/Suite:** 7350 Eastgate Road, Suite 160
- + Total SF:** ±5,524
- Office SF:** ±1,163
- Warehouse SF:** ±4,361
- + Clear Height:** ±24'
- + Power:** 200 amps | 277/480 volt | 3-Phase
(to be verified by tenant)
- + Dock Level Doors:** One (1)
- + Grade Level Doors:** One (1)
- + Availability:** Immediately

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▲ Dock Level Door

● Grade Level Door



*WINTER SPECIAL

Building M- Leasing Details



\$1.29 PSF NNN

Monthly Lease Rate



\$0.34 PSF NNN

Monthly CAM Charges



\$9,868.02

Monthly Total Rent

Suite Details

- + Building/Suite:** 7370 Eastgate Road, Suite 130
- + Total SF:** ±6,054
- Office SF:** ±1,374
- Warehouse SF:** ±4,680
- + Clear Height:** ±24'
- + Power:** 200 amps | 277/480 volt | 3-Phase
(to be verified by tenant)
- + Dock Level Doors:** One (1)
- + Grade Level Doors:** One (1)
- + 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 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 Center
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

