

# HENDERSON COMMERCE CENTER - WARM SPRINGS

900 - 950 W. Warm Springs Rd. & 470 - 480 Mirror Ct., Henderson, NV 89011

AVAILABLE  
For Lease

**PROMOTIONAL RATE  
ON SUITE 480-103!**



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**Schnitzer**  
PROPERTIES

## Leasing Details



**\$1.19 - \$1.20 PSF NNN**  
Monthly Lease Rate



**\$0.30 PSF**  
CAM Charges



**±6,516 - ±11,101 SF**  
Space Available

## Property Details

- + **Submarket:** Henderson
- + **Complex Size:** ±390,514 SF
- + **Land Size:** ±24.46 AC
- + **Zoning:** I-P (Industrial Park)
- + **Power:** 200 - 800 amps • 277/480 volt • 3-phase
- + **Clear Height:** ±18' - ±26'
- + **Loading:** Dock high loading door  
Grade level loading door
- + **Fire and Safety:** Fully fire sprinklered
- + **HVAC:** Evaporative coolers in warehouse  
HVAC office
- + **Notes:** CAM charges include HVAC & swamp cooler maintenance, trash, and recycling



\* 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.

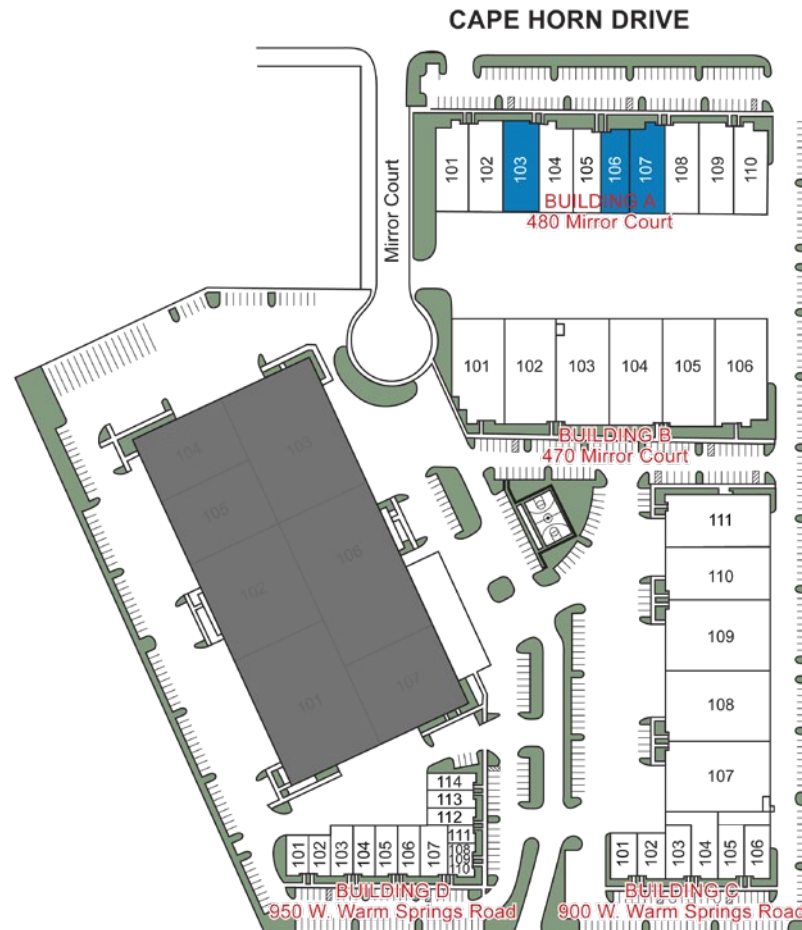
## Property Highlights

- 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 northwest corner of W. Warm Springs Road and US-95 Freeway
- Minutes from Sunset Station & Galleria Mall
- CAM charges include HVAC & swamp cooler maintenance, trash, and recycling



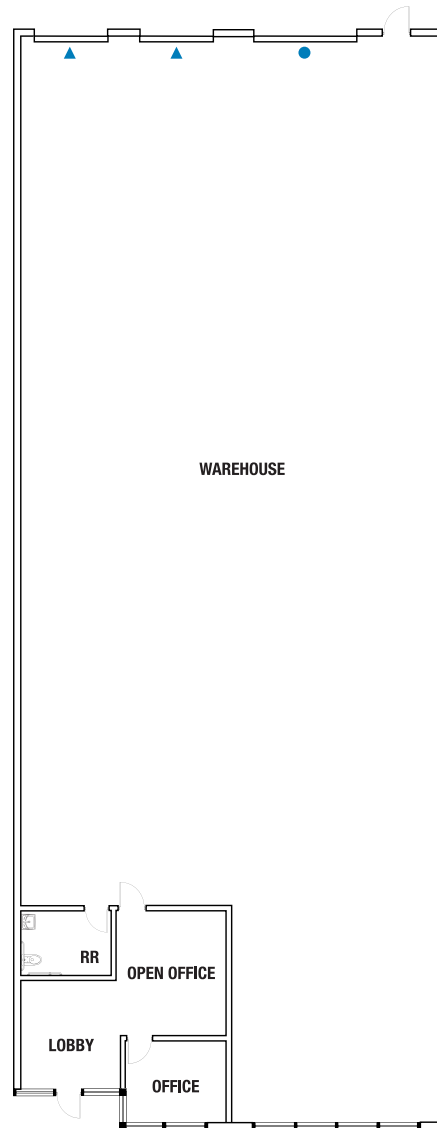
- Power Retail
- Hotel & Casino
- Golf & Recreation
- Hospital
- Master-Planned Community
- Industrial





### Suite Details

Suite	Total SF	Office SF	Warehouse SF	Grade Doors	Dock Doors	Lease Rate	CAM Charges	Monthly Rent
480 Mirror Ct, Ste. 103	±6,516	±653	±5,863	1	2	<b>\$1.19 PSF NNN</b>	\$0.30 PSF	\$9,708.84
480 Mirror Ct, Ste 106/107	±11,101	±973	±10,128	3	2	\$1.20 PSF NNN	\$0.30 PSF	\$16,651.50



**\*PROMOTIONAL RATE**

480 Mirror Court Suite 103  
 Leasing Details



**\$1.19 PSF NNN**

Monthly Lease Rate



**\$0.30 PSF**

CAM Charges



**\$9,708.84**

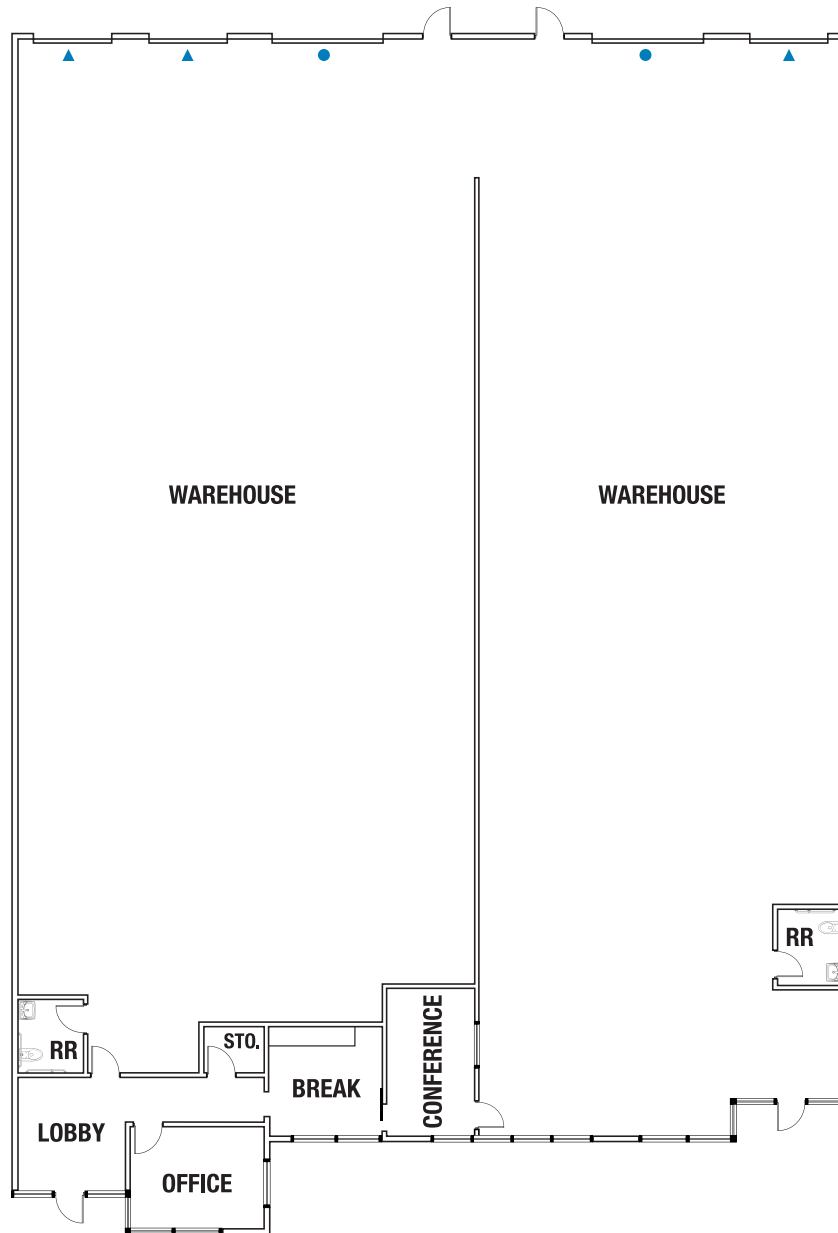
Monthly Rent

Suite Details

- + Total SF: ±6,516
- Office SF: ±653
- Warehouse SF: ±5,863
- + Grade Level Doors: 1
- + Dock-High Doors: 2
- + Power: 200 amps • 277/480 volt • 3-Phase  
(to be verified by tenant)
- + 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-High Door      ● Grade Level Door



## 480 Mirror Court Suite 106/107 Leasing Details



**\$1.20 PSF NNN**

Monthly Lease Rate



**\$0.30 PSF**

CAM Charges



**\$16,651.50**

Monthly Rent

## Suite Details

- + **Total SF:** ±11,101
- **Office SF:** ±973
- **Warehouse SF:** ±10,128
- + **Grade Level Doors:** 2
- + **Dock-High Doors:** 3
- + **Power:** 200 amps • 277/480 volt • 3-Phase  
*(to be verified by tenant)*
- + **Availability:** July 1, 2026

*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

# 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

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## Schnitzer Industrial Properties: Henderson & Airport Portfolio

### Schnitzer Sites

1. Green Valley Business Center
2. Sunset Business Center
3. Henderson Commerce Center Warm Springs
4. Henderson Commerce Center Commercial Way
5. Henderson Commerce Center Eastgate
6. Valley Freeway Commerce Center
7. Traverse Point Commerce Center
8. 150 N. Gibson Road
9. Paradise Airport Center
10. Eastern Commerce Center
11. Patrick Commerce Center
12. Patrick Airport Center
13. Patrick Airport Business Center
14. Sunset Airport Center 1
15. Sunset Airport Center 2

### Major Retail Corridors

1. St. Rose Pkwy. & Eastern Ave.
2. Sunset Rd. & Green Valley Pkwy.
3. Galleria Mall Area
4. The District at Green Valley Ranch
5. Boulder Hwy. & Lake Mead Dr.
6. MontLago Village at Lake Las Vegas

