

# OMP CONESTOGA

COMMERCE CENTER

A PROJECT BY **OMP**

30 & 35 Conestoga Way, Henderson, NV 89002

**BLDG 2**  
±85,531 SF

**BLDG 1**  
±107,135 SF

**65,500 VPD**



Inquire about Purchase and Lease Opportunities



# OMP CONESTOGA

COMMERCE CENTER

## Distance Highlights

- Prime location along the I-11/US-95 transportation corridor with great access to Arizona & Southern California markets
- Great visibility along US-95
- Henderson is centrally located making it an ideal southwest distribution hub
- Direct visibility on the I-11/US95 freeway that sees over 65,500 vehicles per day



±6.3 MILES TO THE I-215



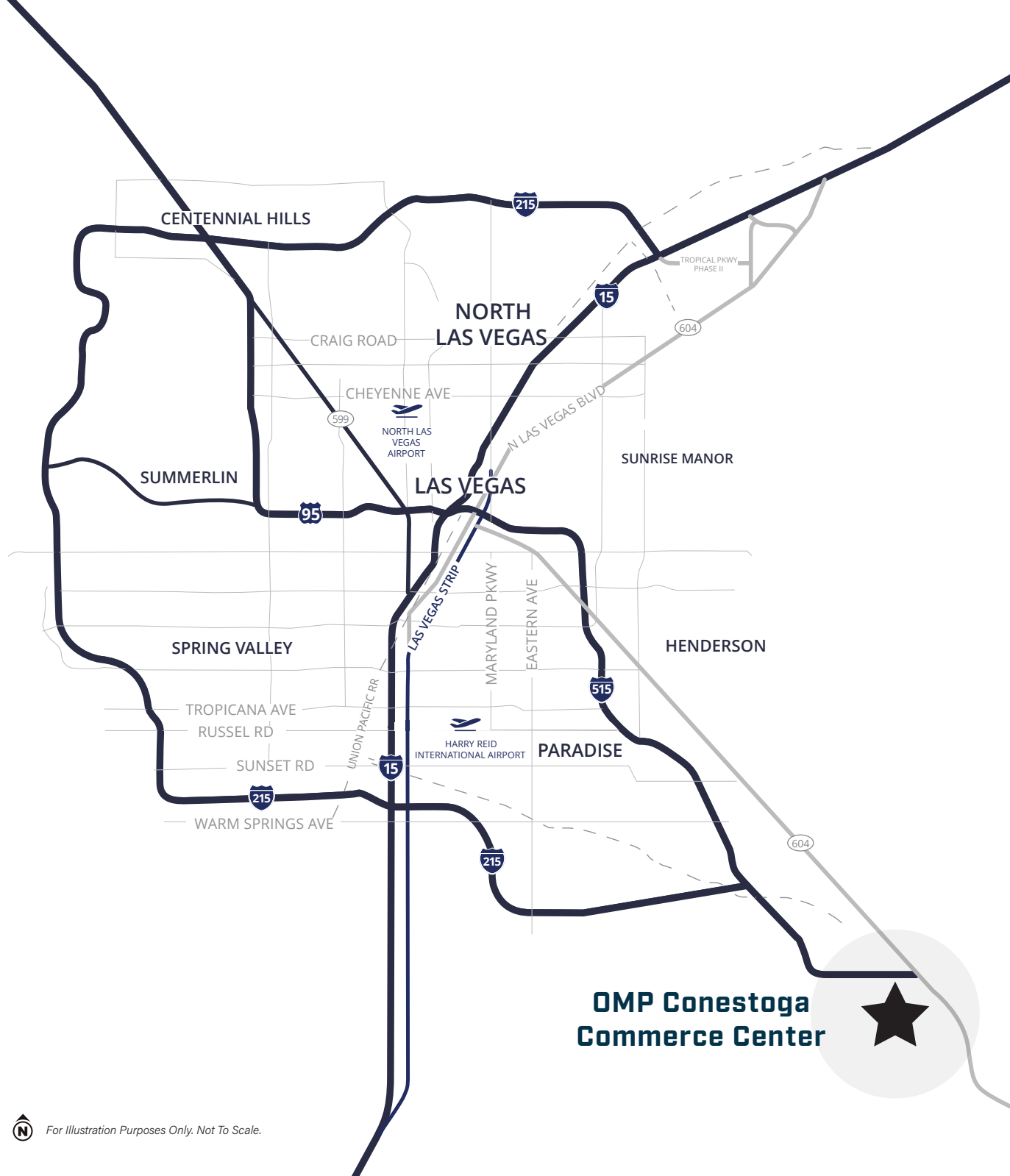
±16 MILES TO THE HARRY REID INTERNATIONAL AIRPORT



±9.6 MILES TO THE LAS VEGAS STRIP



LESS THAN 1HR FROM THE CA BORDER



# OMP CONESTOGA

COMMERCE CENTER

## Building 1

35 CONESTOGA WAY  
HENDERSON, NV 89046



- ±107,135 SF
- ±2,388 SF Spec Office
- ±104,747 SF Warehouse
- ±6.16 Acres
- Industrial Park (IP Zoning)
- 32' Clear Height
- 104 Auto Parking Stalls
- 9 Trailer Parking Stalls
- Eighteen (18) - ±9' x ±10' Dock Doors
- Two (2) - ±14' x ±16' Grade Level Doors
- ±3,000 Amps, 277,480 Volts, 3-Phase, 4-Wire
- ESFR Sprinkler System
- Building Dimensions: ±475' x ±220'
- ±50' x ±52' Typical Column Bays
- ±135' - ±185' Concrete Truck Court
- LED Warehouse Lighting
- Fully Secured Gated Truck Courts
- Natural Gas to Building
- Metal Deck with TPO Roof

# OMP CONESTOGA

## COMMERCE CENTER

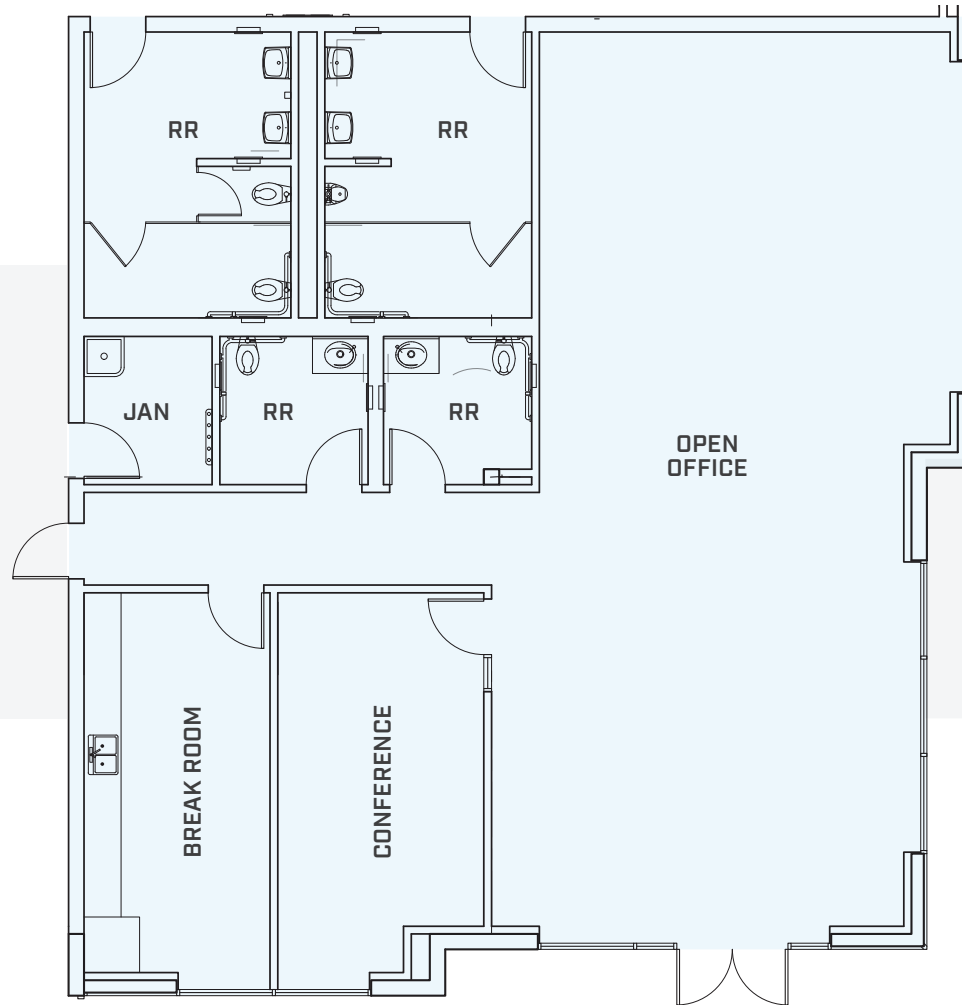


### Building 1

35 CONESTOGA WAY  
HENDERSON, NV 89046

SPEC OFFICE PLAN

**±2,388 SF**



 For Illustration Purposes Only. Not To Scale.

# OMP CONESTOGA

## COMMERCE CENTER

# Building 2

30 CONESTOGA WAY  
HENDERSON, NV 89046



- ±85,531 SF
- ±2,034 SF Spec Office
- ±83,497 SF Warehouse
- ±5.2 Acres
- Industrial Park (IP Zoning)
- 32' Clear Height
- 80 Auto Parking Stalls
- 12 Trailer Parking Stalls
- Ten (10) - ±9' x ±10' Dock Doors
- One (1) - ±14' x ±16' &  
One (1) - ±20' x ±16'  
Grade Level Doors
- ±3,000 Amps, 277,480 Volts,  
3-Phase, 4-Wire
- ESFR Sprinkler System
- Building Dimensions: ±518' x ±62'
- ±50' x ±52' Typical Column Bays
- ±145' Concrete Truck Court
- LED Warehouse Lighting
- Potential for Secure Gated  
Truck Courts
- Natural Gas to Building
- Metal Deck with TPO Roof

# OMP CONESTOGA

## COMMERCE CENTER

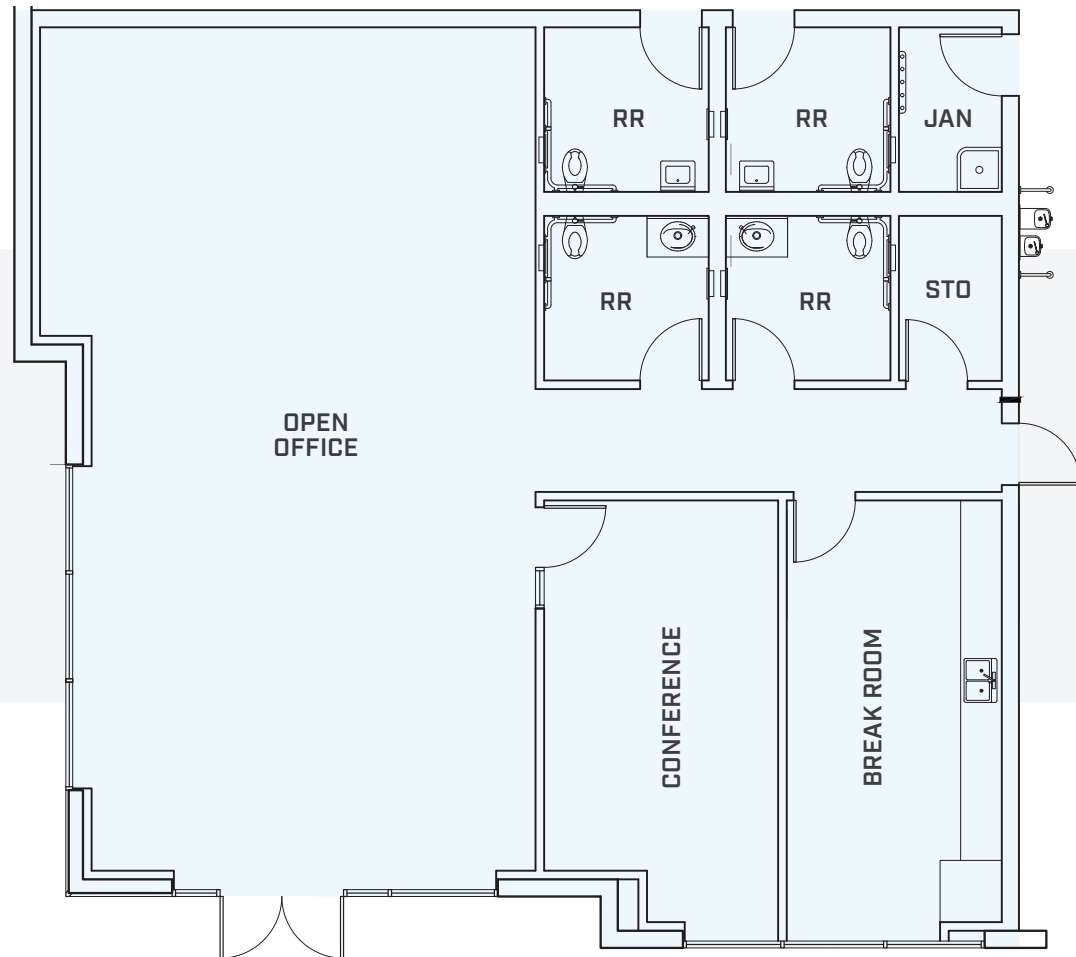


## Building 2

30 CONESTOGA WAY  
HENDERSON, NV 89046

SPEC OFFICE PLAN

±2,034 SF



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# OMP CONESTOGA

COMMERCE CENTER

±85,531 SF & ±107,135 SF

30 & 35 Conestoga Way, Henderson, NV 89002



Site Plan

Colliers

# OMP CONESTOGA

## COMMERCE CENTER

# Corporate Neighbors

30 & 35 Conestoga Way, Henderson, NV 89002



±85,531 SF & ±107,135 SF





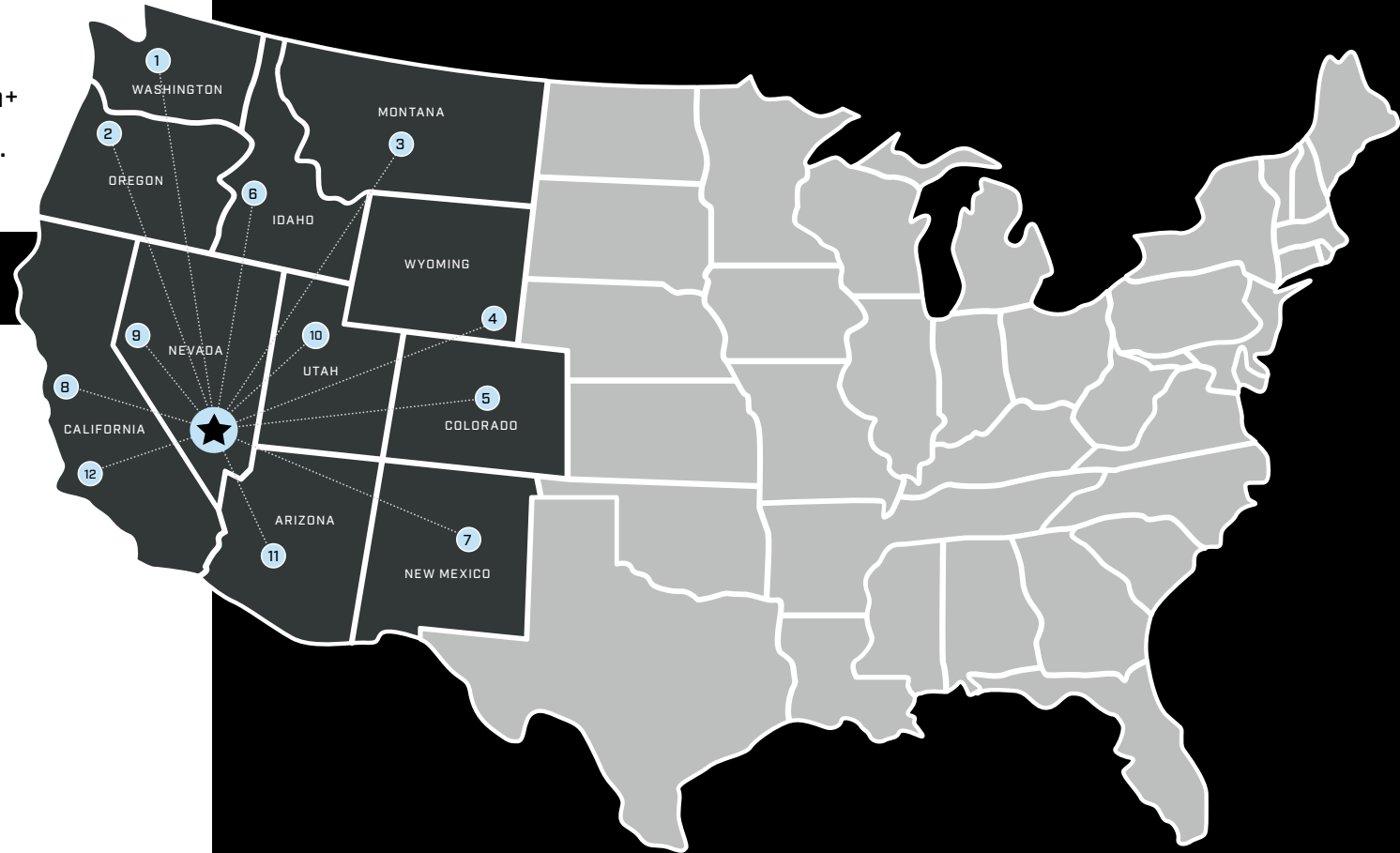
# One Day Truck Service

Access to serving over 77 million+ people within a one day truck drive.

LABOR COSTS AMONG THE LOWEST IN THE SOUTHWEST REGION



23.1% of U.S. Population



- |                                                       |                                                            |
|-------------------------------------------------------|------------------------------------------------------------|
| <p><b>1 SEATTLE</b><br/>1,129 Miles<br/>16h 52min</p> | <p><b>2 PORTLAND</b><br/>982 Miles<br/>15h 44min</p>       |
| <p><b>3 HELENA</b><br/>907 Miles<br/>12h 31min</p>    | <p><b>4 CHEYENNE</b><br/>837 Miles<br/>11h 52min</p>       |
| <p><b>5 DENVER</b><br/>752 Miles<br/>10h 45min</p>    | <p><b>6 BOISE</b><br/>634 Miles<br/>9h 31min</p>           |
| <p><b>7 SANTA FE</b><br/>634 Miles<br/>9h 8min</p>    | <p><b>8 SAN FRANCISCO</b><br/>562 Miles<br/>8h 20min</p>   |
| <p><b>9 RENO</b><br/>452 Miles<br/>6h 55min</p>       | <p><b>10 SALT LAKE CITY</b><br/>424 Miles<br/>5h 50min</p> |
| <p><b>11 PHOENIX</b><br/>300 Miles<br/>4h 39min</p>   | <p><b>12 LOS ANGELES</b><br/>265 Miles<br/>3h 54min</p>    |

## LABOR FORCE INCENTIVES

- 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 Catalyst Fund

**±12.5%**

Projected Growth for 2022

**±2.3 Million+**

Southern Nevada Residents

**±55,000+**

Logistics & Manufacturing Employees

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BUILDING 1 ±107,135 SF

BUILDING 2 ±85,531 SF



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EXCLUSIVE LISTING BY:

