


FOR LEASE

Office/Warehouse Suites

**BRUNER**  
COMMERCE PARK

1600-1620 Raiders Way, Henderson, NV 89052



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## FOR LEASE Office/Warehouse Suites

Located only 30 miles from the California state line, minutes from the Las Vegas “Strip”, Harry Reid International Airport, and other nearby amenities.

### AVAILABLE SUITES

Building	Suite	RSF
1610	125	±1,758
1620	120	±1,749
1620	135	±1,749
1620	150	±1,978

### HIGHLIGHTS:

- Class A Industrial
- Concrete tilt up construction
- Three buildings totaling ±49,896 SF
- Fire sprinklers .295 density
- 120/208V, 3-phase power per building
- Industrial Park (IP) Zoning
- ±20’ clear height
- 14’ x 16’ grade level loading doors
- Close proximity to I-15 and I-215 Freeway
- Located adjacent to Henderson Executive Airport

### SURROUNDING NEIGHBORS INCLUDE:



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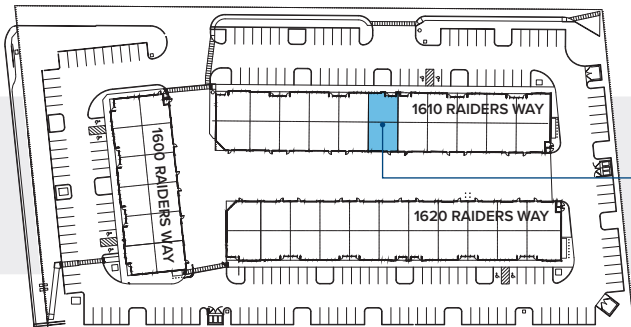
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## BUILDING

1610 Raiders Way, Suite 125

±1,758 Total SF

- Approximately ±857 SF Office Space
- Warehouse: ±901 SF
- Grade Door: One (1) 14' x 16'
- Base Rent: \$3,252.30 Monthly
- NNN Fees: \$632.88 Monthly
- Monthly Total: \$3,885.18



For illustration purposes only. Not to scale.

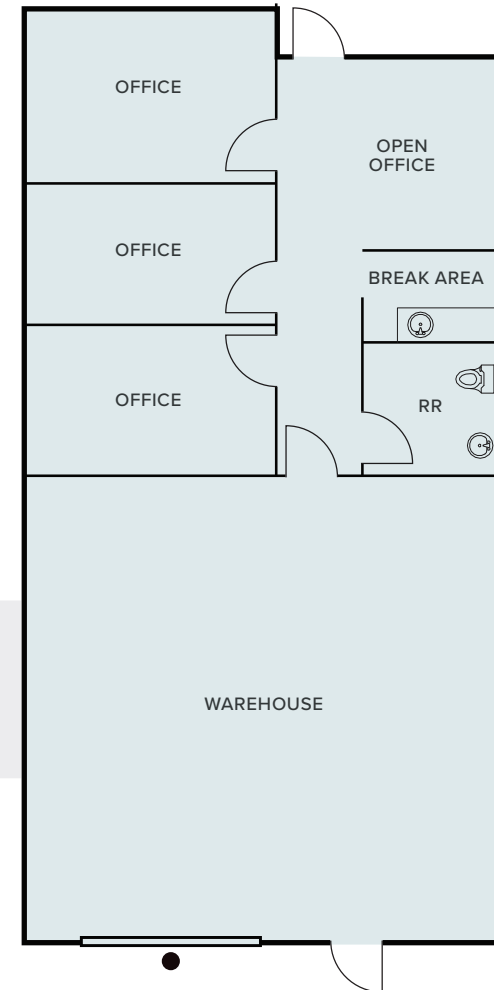
● = GRADE LEVEL DOORS

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WEST HENDERSON SUBMARKET

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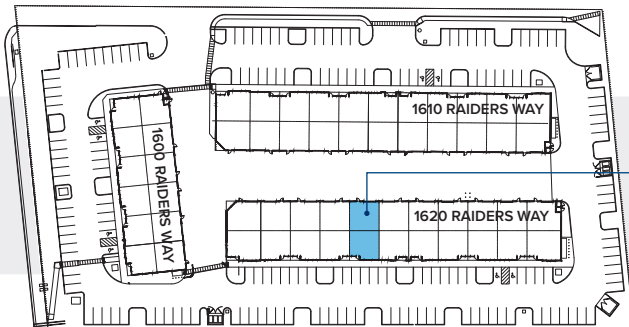
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## BUILDING

1620 Raiders Way, Suite 120

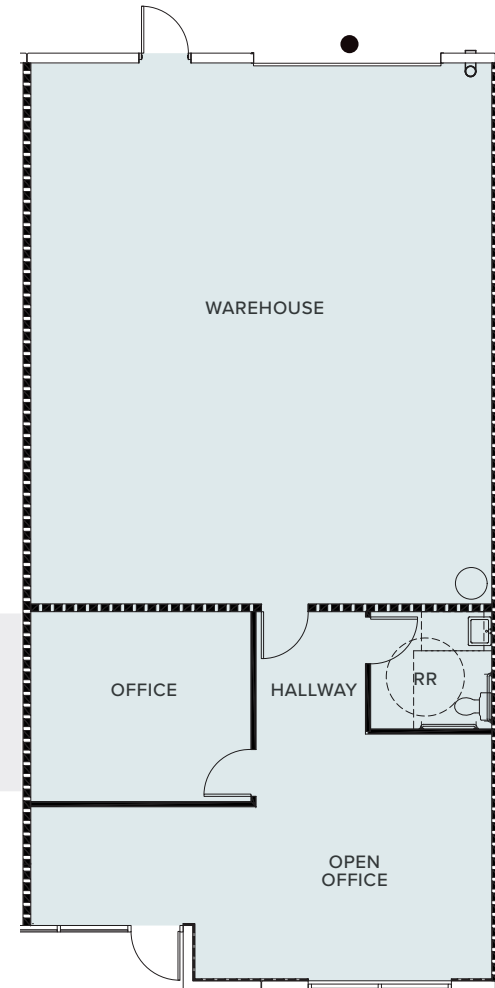
±1,749 Total SF

- Approximately ±678 SF Office Space
- Warehouse: ±1,071 SF
- Grade Door: One (1) 14' x 16'
- Base Rent: \$3,235.65 Monthly
- NNN Fees: \$629.64 Monthly
- Monthly Total: \$3,865.29



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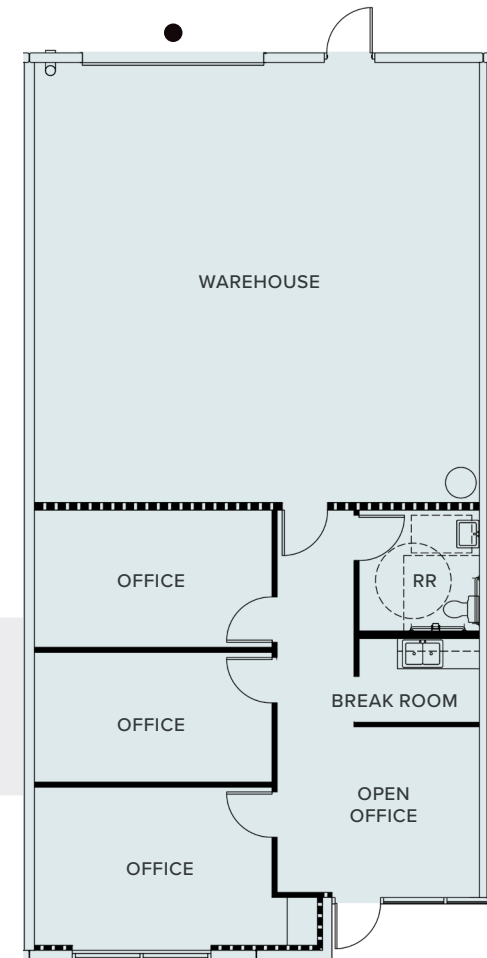
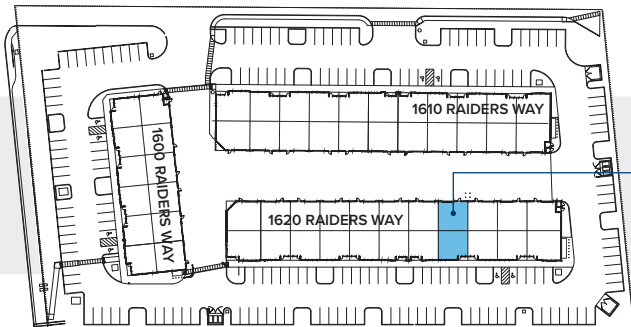
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## BUILDING

1620 Raiders Way, Suite 135

±1,749 Total SF

- Approximately ±842 SF Office Space
- Warehouse: ±907 SF
- Grade Door: One (1) 14' x 16'
- Base Rent: \$3,235.65 Monthly
- NNN Fees: \$629.64 Monthly
- Monthly Total: \$3,865.29



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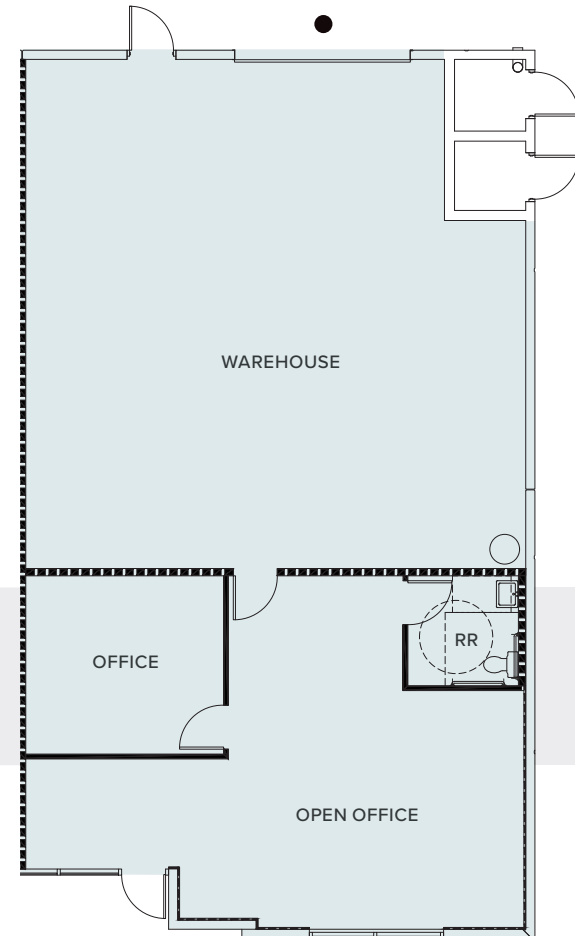
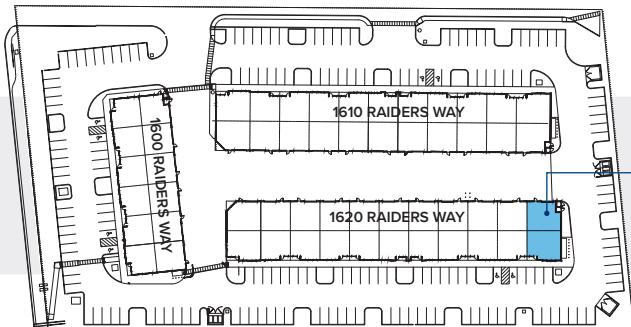
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## BUILDING

1620 Raiders Way, Suite 150

±1,978 Total SF

- Approximately ±791 SF Office Space
- Warehouse: ±1,187 SF
- Grade Door: One (1) 14' x 16'
- Base Rent: \$3,659.30 Monthly
- NNN Fees: \$712.08 Monthly
- Monthly Total: \$4,371.38



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\$4.5B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$99B Assets under management

22,000 Professionals

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Exclusive Listing Agents:

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## ABOUT COLLIERS INTERNATIONAL

Colliers is a leading global diversified professional services company, specializing in commercial real estate services, engineering consultancy and investment management. With operations in 70 countries, our 22,000 enterprising professionals provide exceptional service and expert advice to clients. For nearly 30 years, our experienced leadership – with substantial inside ownership – has consistently delivered approximately 20% compound annual investment returns for shareholders. With annual revenues exceeding \$4.5 billion and \$99 billion of assets under management, Colliers maximizes the potential of property, infrastructure and real assets to accelerate the success of our clients, investors and people. Learn more at [corporate.colliers.com](http://corporate.colliers.com), X @Colliers or LinkedIn.

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