

# BLACK MOUNTAIN

## COMMERCE CENTER

Just Broke Ground  
Q1 2027 Delivery

835 W. Warm Springs Rd  
Henderson, NV 89011



**CBRE**

Industrial Condos for Sale: ±21,125 - ±145,962 SF

  
**LAPOUR**

# HIGHLIGHTS

## BUILDING FEATURES

- **Unit Sizes:** ±21,125 SF up to ±145,962 SF
- **Loading:** Dock and grade loading per unit
- **Clear Height:** 28' min. clear
- **Sprinklers:** ESFR Sprinkler System
- **Insulation:** R-38
- **Lighting:** Warehouse LED lighting
- **Power:** 400 Amp (expandable), 277/480 V, 3-phase per unit
- **Auto Parking:** 166 spaces with 16 EV installed/capable spaces
- **Included Amenities:** Outdoor seating and break areas

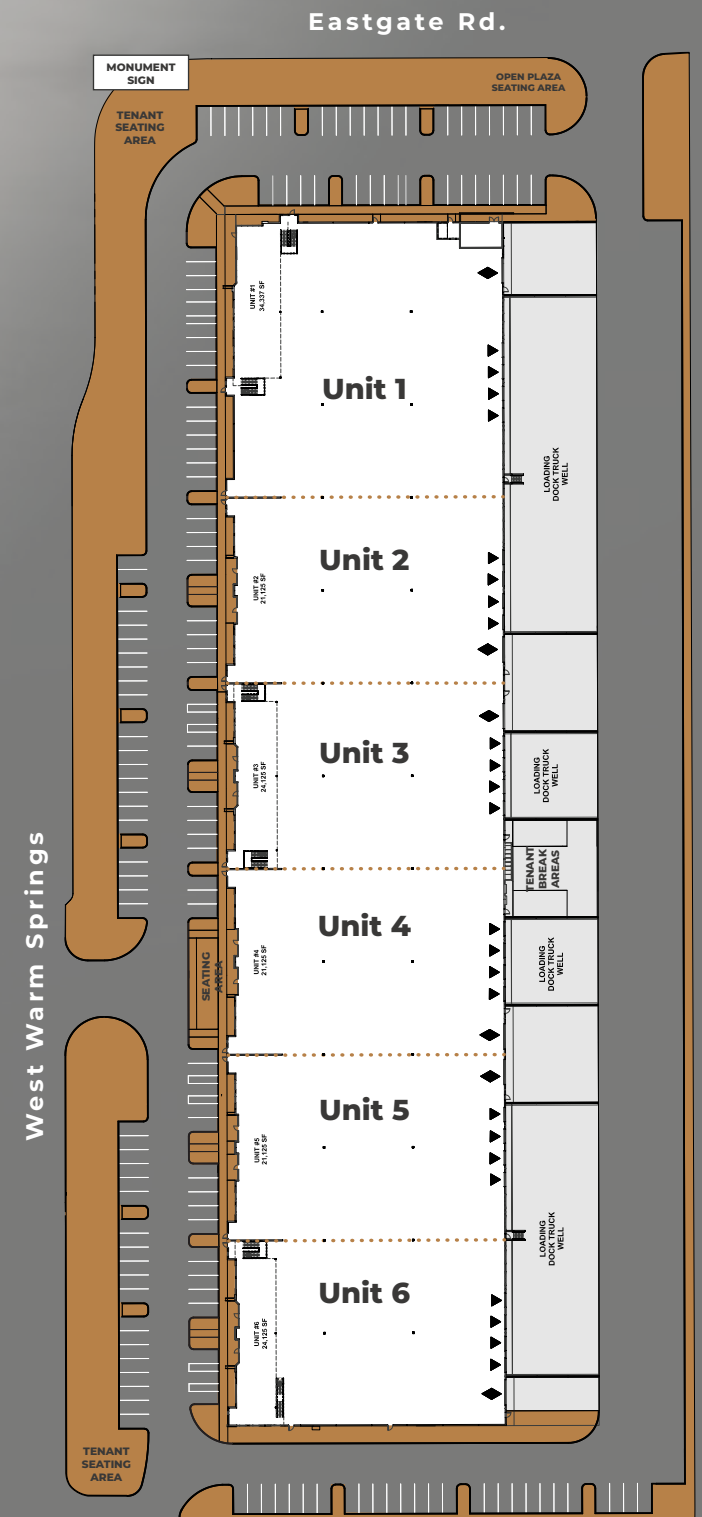
## LOCATION & TRANSPORTATION

- I-11 Interchange is ±1.3 miles via Sunset Rd
- I-215 and I-11 Interchange is ±2.11 miles via Commercial Way
- Harry Reid Airport is ±7.7 miles
- The Las Vegas Strip is ±16.9 miles



# SITE PLAN & UNIT BREAKDOWN

| UNIT #       | TOTAL SF | FOOTPRINT SF | MEZZ SF | DOCK DOORS | GRADE DOORS | PARKING RATIO  |
|--------------|----------|--------------|---------|------------|-------------|----------------|
| 1            | ±34,337  | ±31,337      | ±3,000  | 4          | 1           | 1.13 per 1,000 |
| 2            | ±21,125  | ±21,125      | 0       | 4          | 1           | 1.13 per 1,000 |
| 3            | ±24,125  | ±21,125      | ±3,000  | 4          | 1           | 1.13 per 1,000 |
| 4            | ±21,125  | ±21,125      | 0       | 4          | 1           | 1.13 per 1,000 |
| 5            | ±21,125  | ±21,125      | 0       | 4          | 1           | 1.13 per 1,000 |
| 6            | ±24,125  | ±21,125      | ±3,000  | 4          | 1           | 1.13 per 1,000 |
| <b>TOTAL</b> |          |              |         | <b>24</b>  | <b>6</b>    |                |

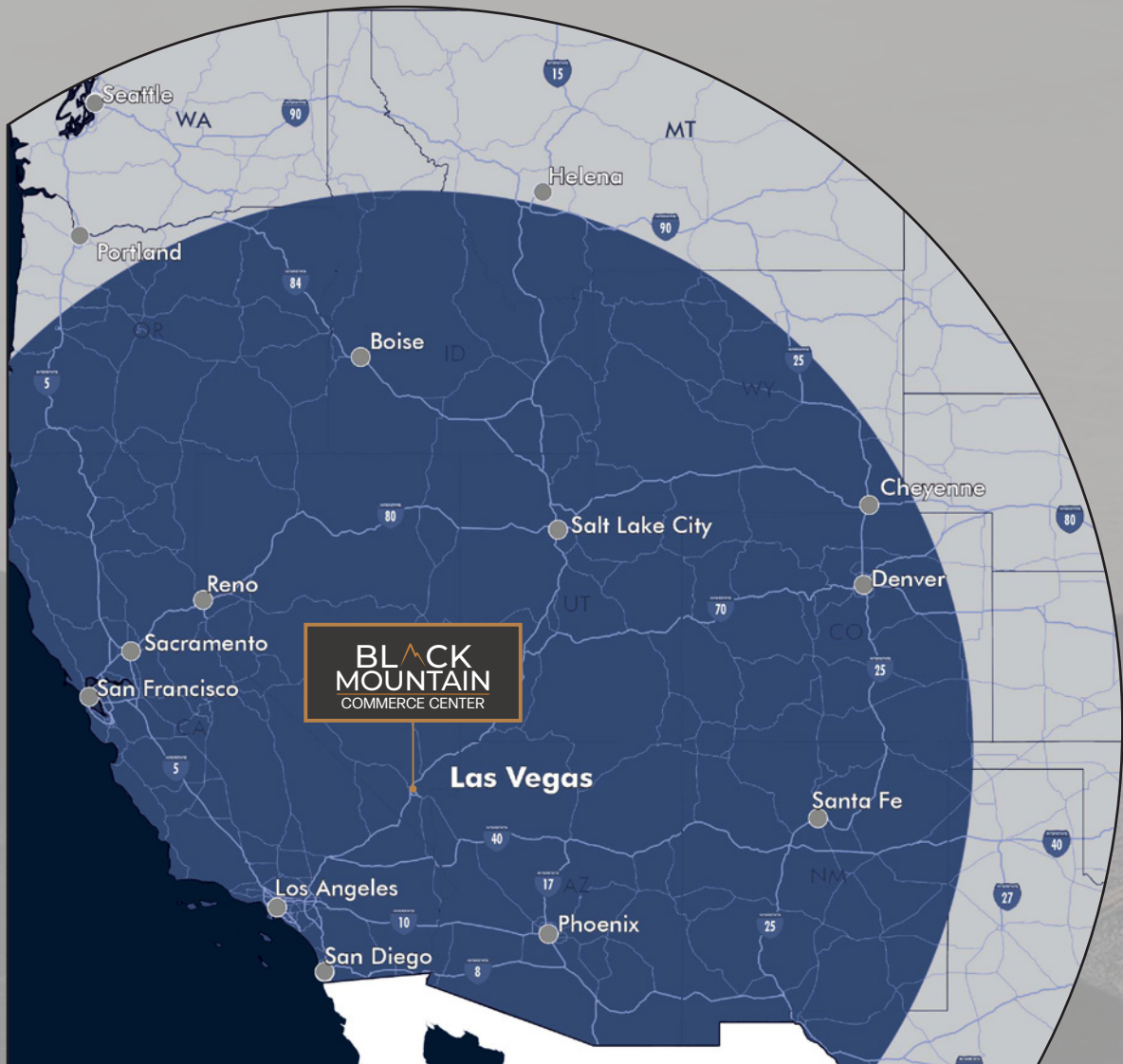


# CONNECTIVITY MAP



## DRIVE TIME ANALYSIS

|                                  |       |        |
|----------------------------------|-------|--------|
| Las Vegas Strip                  | ±13.1 | 18 min |
| Harry Reid International Airport | ±7.3  | 18 min |
| I-11                             | ±1.2  | 5 min  |
| I-215                            | ±2    | 6 min  |
| I - 15                           | ±12.3 | 15 min |



# REGIONAL ADVANTAGE

|                    | Distance (mi.) | Time (est.)    |
|--------------------|----------------|----------------|
| Los Angeles, CA    | 262            | 4 hrs, 1 min   |
| Phoenix, AZ        | 335            | 5 hrs, 25 min  |
| San Diego, CA      | 323            | 4 hrs, 58 min  |
| Salt Lake City, UT | 433            | 6 hrs, 19 min  |
| Reno, NV           | 447            | 7 hrs, 4 min   |
| San Francisco, CA  | 561            | 8 hrs, 35 min  |
| Sacramento, CA     | 564            | 8 hrs, 36 min  |
| Boise, ID          | 636            | 9 hrs, 49 min  |
| Santa Fe, NM       | 640            | 9 hrs, 8 min   |
| Denver, CO         | 761            | 11 hrs, 14 min |
| Cheyenne, WY       | 846            | 12 hrs, 44 min |
| Helena, MT         | 914            | 13 hrs, 11 min |
| Portland, OR       | 975            | 15 hrs, 50 min |
| Seattle, WA        | 1,126          | 17 hrs, 14 min |

## Shipping & Mailing Services

- FedEx Freight 12.1 Miles
- FedEx Ship Center 7.8 Miles
- FedEx Air Cargo 12.0 Miles
- FedEx Ground 13.4 Miles
- UPS Freight Service Center 8.9 Miles
- UPS Customer Center 8.9 Miles
- UPS Air Cargo 8.1 Miles
- US Post Office 4.5 Miles

# LAS VEGAS BUSINESS FACTS



## BUSINESS ASSISTANCE PROGRAMS

- 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 TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



## LABOR OVERVIEW

- Nevada has one of the lowest labor costs in the region
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 63,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



# INVEST IN YOUR FUTURE: THE POWER OF OWNERSHIP

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## Build Equity & Long-Term Value

Owning your industrial condo means every payment builds equity, creating a valuable asset that appreciates over time. Instead of paying rent, you invest in your future.

## Control & Customization

Ownership gives you full autonomy to design, modify, and expand your space without landlord restrictions. Tailor your facility to meet your operational needs.

## Tax Advantages

Enjoy significant tax benefits, including deductions for mortgage interest, property taxes, and depreciation—helping reduce your overall tax burden.

## Stable Costs

Fixed-rate financing provides predictable monthly payments, protecting you from rising lease rates and market volatility.





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