

# HENDERSON COMMERCE CENTER - WARM SPRINGS

451 Mirror Court, Henderson, NV 89011

AVAILABLE  
For Lease

PROMOTIONAL LEASE  
RATES STARTING AT  
\$0.70 - \$0.75 PSF NNN!



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

**Jarrad Katz, SIOR, CCIM**  
President | Broker | 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



**\$0.70 - \$0.75 PSF NNN**  
Monthly Lease Rate



**\$0.30 PSF**  
CAM Charges



**±32,422 - ±66,722 SF**  
Space Available

## Property Details

- + **Submarket:** Henderson
- + **Complex Size:** ±390,514 SF
- + **Land Size:** ±24.46 AC
- + **Zoning:** I-P (Industrial Park)
- + **Power:** 200 - 400 amps • 277/480 volt • 3-phase  
*An additional 400 amps could potentially be added at the Tenant's cost.*
- + **Clear Height:** ±26'
- + **Loading:** Dock high loading doors  
Grade level loading doors
- + **Fire and Safety:** Fully fire sprinklered
- + **HVAC:** Evaporative coolers in warehouse  
HVAC office
- + **Notes:** CAM charges include HVAC & swamp cooler maintenance, trash, and recycling

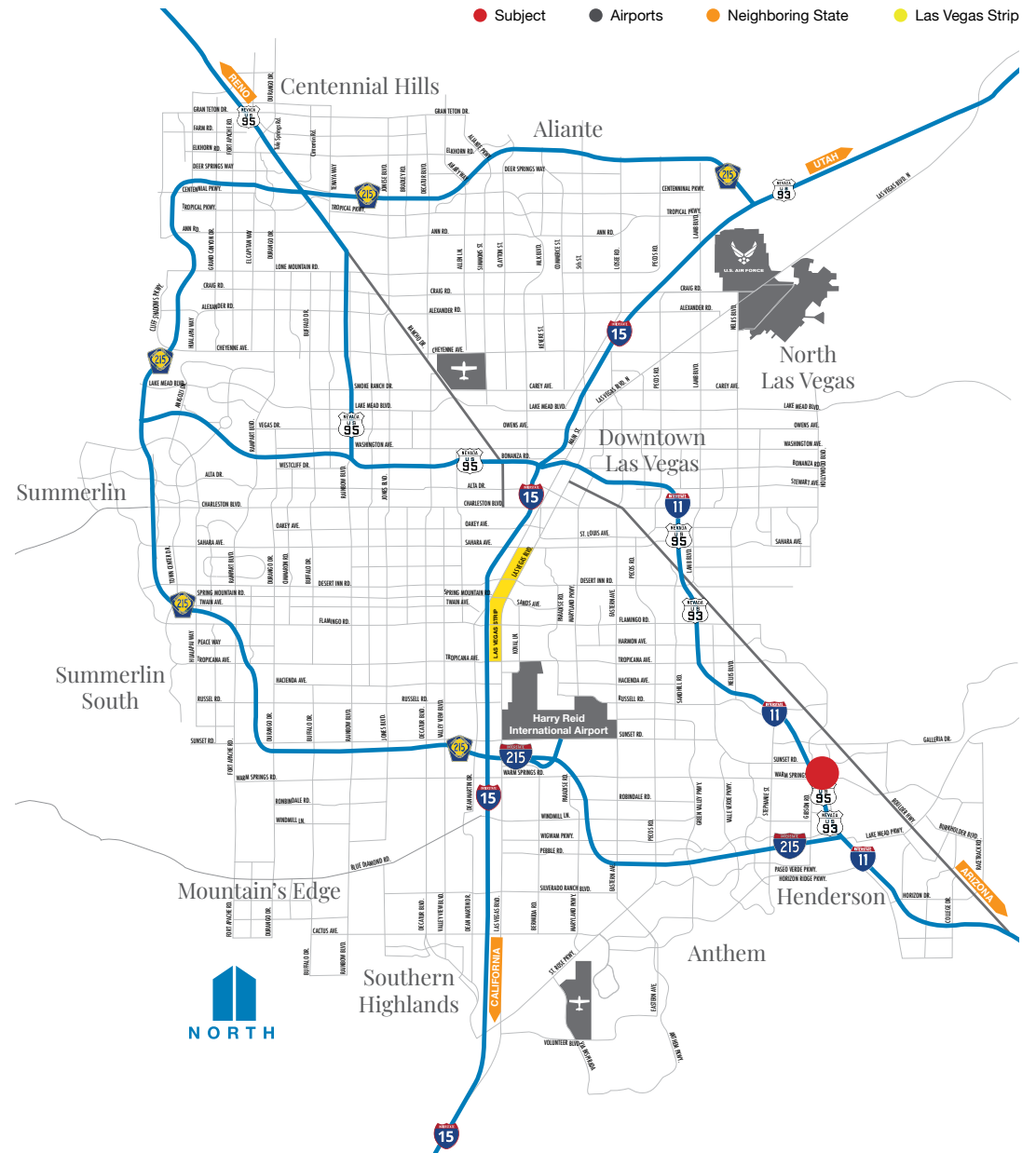


**5% Co-op**

*\* 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



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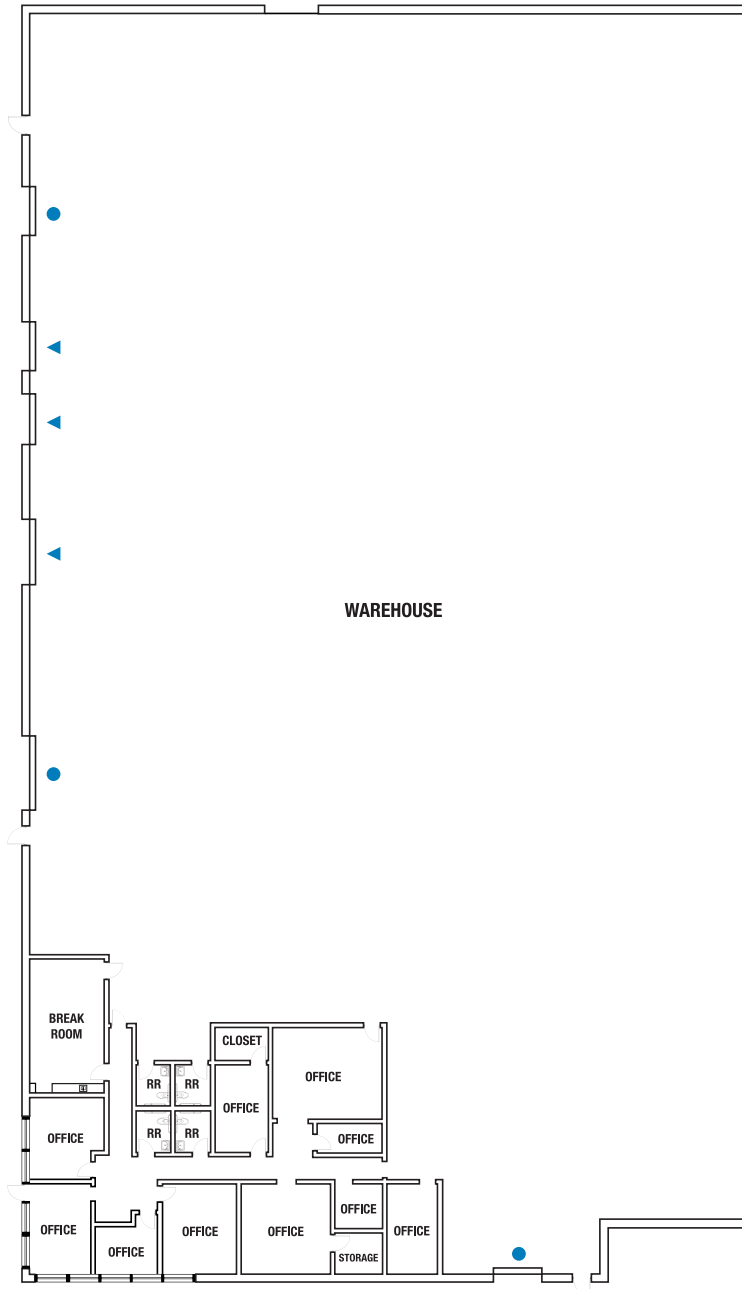
- Power Retail
- Hotel & Casino
- Golf & Recreation
- Hospital
- Master-Planned Community
- Industrial





### Suite Details

Suite	Total SF	Office SF	Warehouse SF	Grade Doors	Dock Doors	Lease Rate	CAM Charges	Monthly Rent
451 Mirror Ct, Ste. 101	±34,300	±3,730	±30,570	3	3	\$0.75 PSF NNN	\$0.30 PSF	\$36,015.00
451 Mirror Ct, Ste. 106	±32,422	±2,490	±29,932	1	4	\$0.75 PSF NNN	\$0.30 PSF	\$34,043.10
451 Mirror Ct, Ste. 101/106	±66,722	±6,220	±60,502	4	7	\$0.70 PSF NNN	\$0.30 PSF	\$66,722.00



## 451 Mirror Court Suite 101 Leasing Details



**\$0.75 PSF NNN**  
Monthly Lease Rate



**\$0.30 PSF**  
CAM Charges



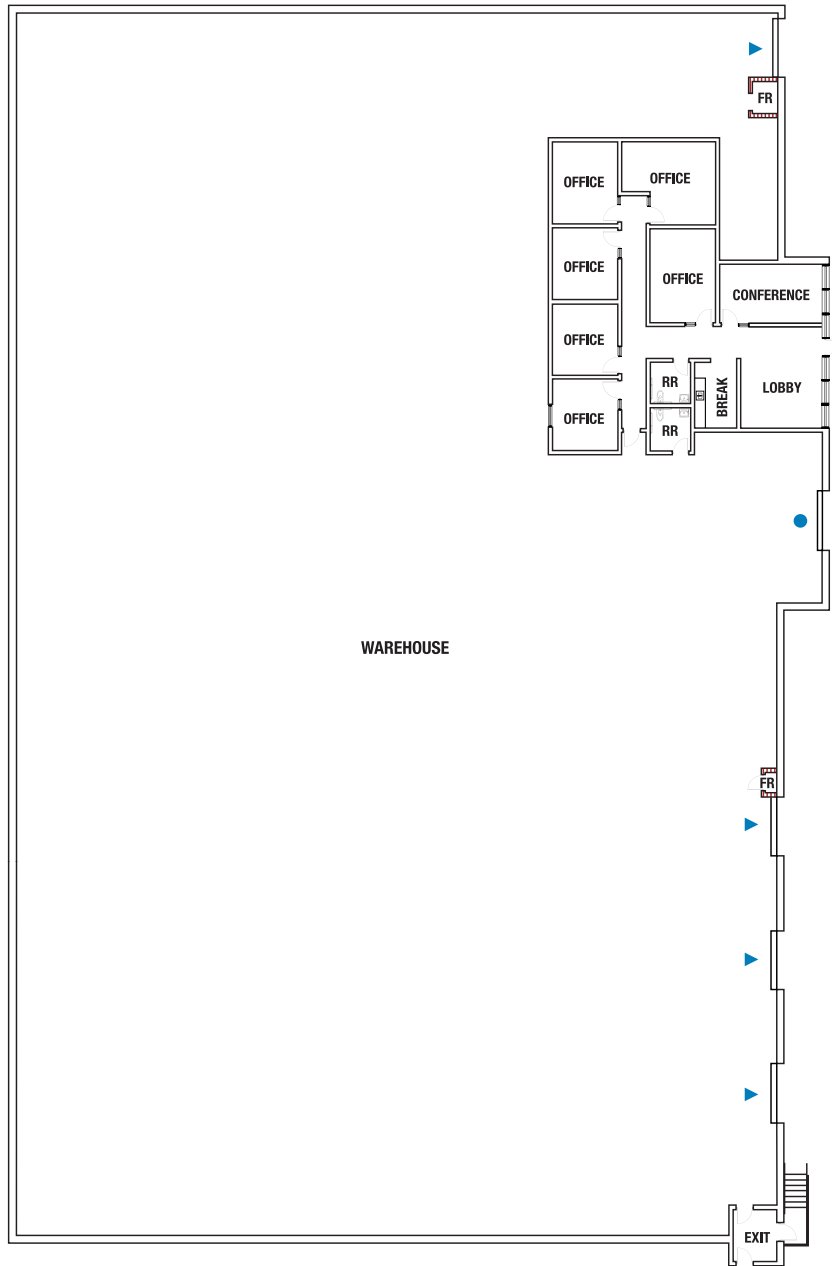
**\$36,015.00**  
Monthly Rent

### Suite Details

- + **Total SF:** ±34,300
- **Office SF:** ±3,730
- **Warehouse SF:** ±30,570
- + **Grade Level Doors:** 3
- + **Dock-High Doors:** 3
- + **Power:** 200 amps • 277/480 volt • 3-Phase  
*(to be verified by tenant)*  
**An additional 400 amps could potentially be added at the Tenant's cost.**
- + **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



## 451 Mirror Court Suite 106 Leasing Details



**\$0.75 PSF NNN**  
Monthly Lease Rate



**\$0.30 PSF**  
CAM Charges



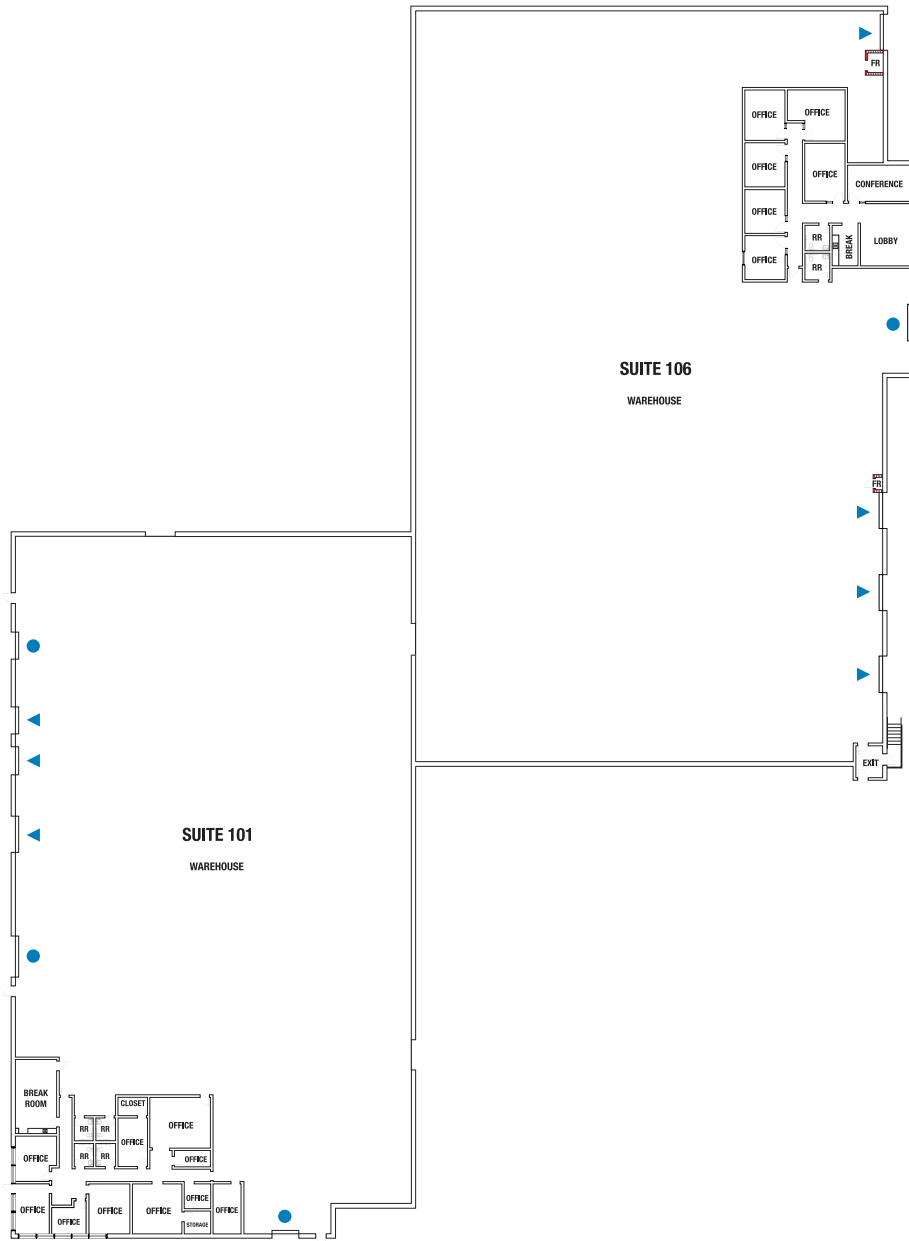
**\$34,043.10**  
Monthly Rent

### Suite Details

- + **Total SF:** ±32,422
- **Office SF:** ±2,490
- **Warehouse SF:** ±29,932
- + **Grade Level Doors:** 1
- + **Dock-High Doors:** 4
- + **Power:** 200 amps • 277/480 volt • 3-Phase  
*(to be verified by tenant)*  
**An additional 400 amps could potentially be added at the Tenant's cost.**
- + **Availability:** Immediately

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▲ Dock-High Door      ● Grade Level Door



## 451 Mirror Court Suite 101/106 Leasing Details



**\$0.70 PSF NNN**

Monthly Lease Rate



**\$0.30 PSF**

CAM Charges



**\$66,722.00**

Monthly Rent

### Suite Details

- + **Total SF:** ±66,722
- **Office SF:** ±6,220
- **Warehouse SF:** ±60,502
- + **Grade Level Doors:** 4
- + **Dock-High Doors:** 7
- + **Power:** 400 amps • 277/480 volt • 3-Phase  
*(to be verified by tenant)*  
**An additional 400 amps could potentially be added at the Tenant's cost.**
- + **Availability:** Immediately

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▲ 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. MonteLago Village at Lake Las Vegas

