

INDUSTRIAL FOR SALE OR LEASE

ATLAS INDUSTRIAL PARK

LOCATED OFF THE RAILROAD PASS CASINO RD EXIT FROM INTERSTATE 11



FIRST FEDERAL REALTY



INDUSTRIAL DEVELOPMENT | 23,812 SF - 236,544 SF

FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012



FIRST FEDERAL REALTY

PRESENTED BY: FIRST FEDERAL REALTY

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PROPERTY SUMMARY

Atlas Industrial Park
| Henderson, NV 89124



Property Summary

Building SF:	±47,624 - ±141,296 SF
Divisible Min:	±23,812 - ±70,648 SF
Sale Price/SF:	\$260/SF
Lease Rate:	\$1.25/SF (NNN)
Lease Term:	60+ months
Column Spacing :	± 42'2" x 43'7"
Power:	1200 AMP/ 277/480V, 3 Phase
Clear Height:	28"
Fire System:	ESFR
Parking:	130 Auto Spaces
Grade Door per Bldg.	4: 12'x14' - 2 per side
Dock High per Bldg.	6: 10x10 - 3 per side
Warehouse Skylights per Building	21: 4'x8'
Office/bathroom(s)	Build to Suit
TI Negotiable	
Preliminary and subject to change	

Property Overview

This industrial development is located in the Henderson Submarket.

The project provides excellent connectivity to I-11 via Railroad Pass Casino Drive and approximately ±15 miles to the Arizona border.

New construction with estimated Q1 2027 delivery.

Location Overview

Prime location along the I-11/US 95 transportation corridor with great access to Arizona & Southern California markets.

Adjacent to the newly constructed Eldorado Pass Truck Stop & Travel Center.

Located ±20 miles from Harry Reid International Airport.

±19 miles to the Las Vegas Strip

±19 miles to the I-215 / I-15 Interchange

± 3 miles to Holiday Inn Express & Suites (Built 2022)

ELEVATION

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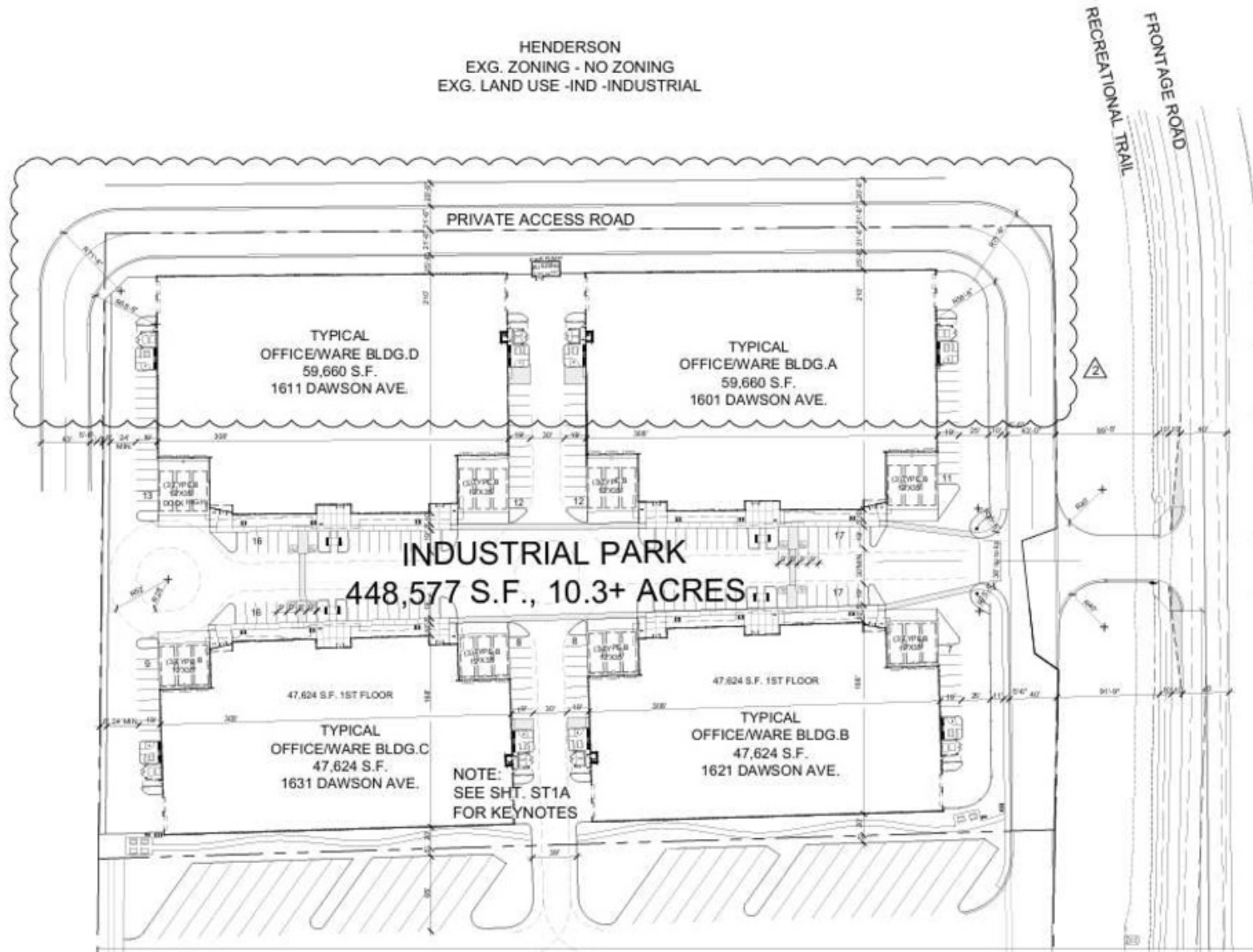
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SITE PLAN 1

Atlas Industrial Park
| Henderson, NV 89124



FIRST FEDERAL REALTY



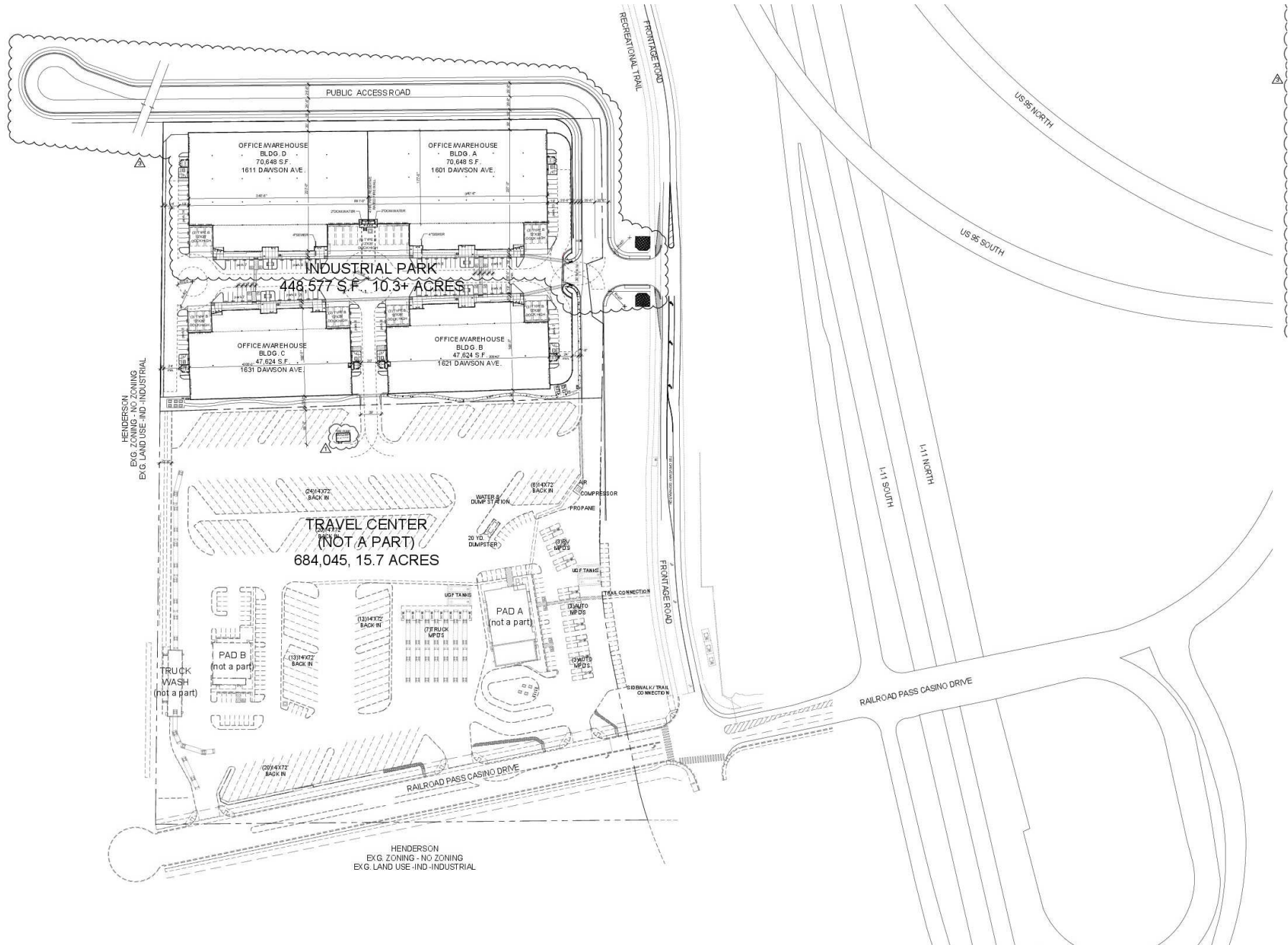
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SITE PLAN 2

Atlas Industrial Park
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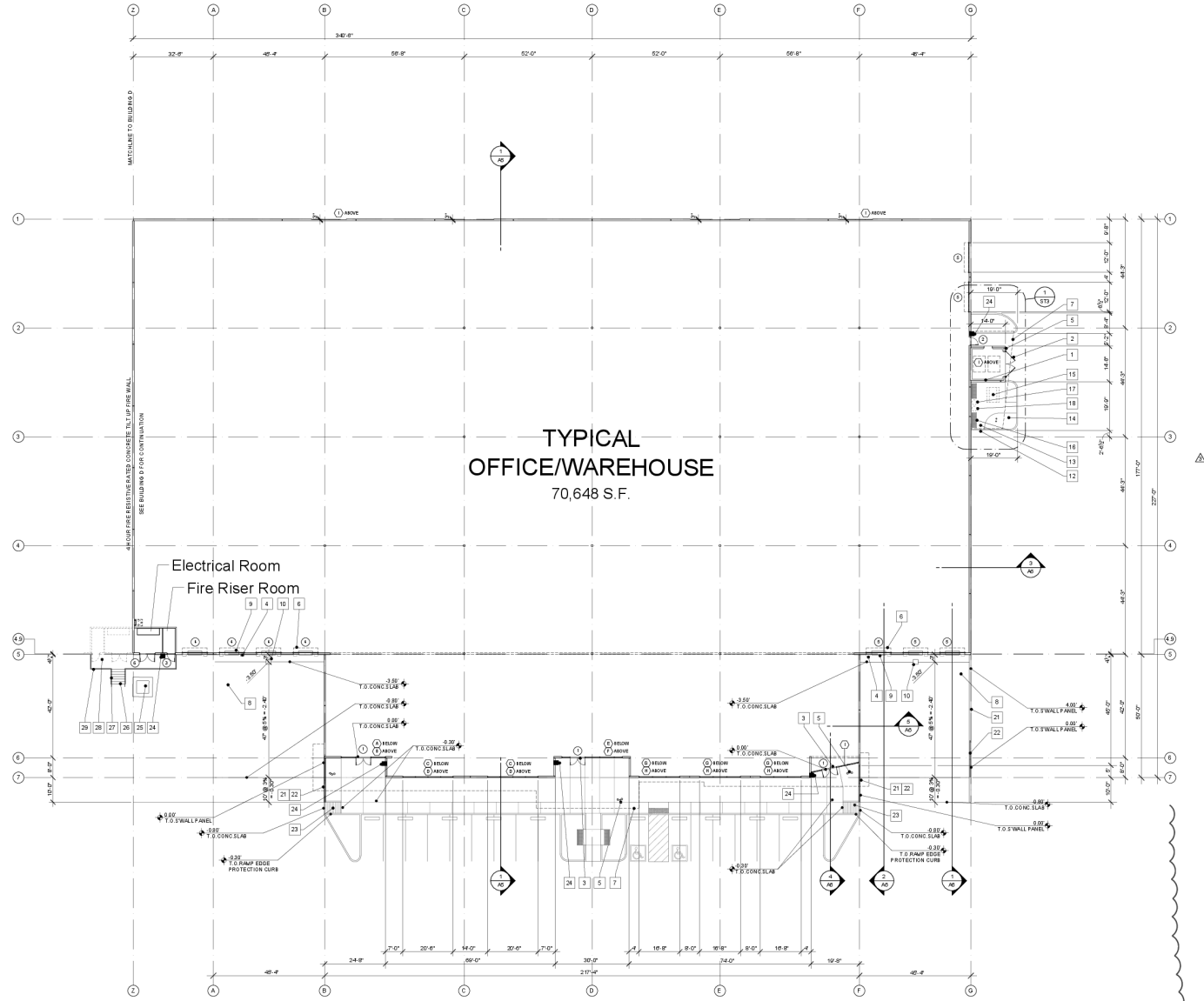
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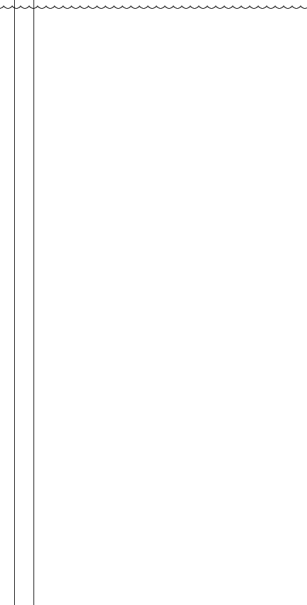
BUILDING FLOOR PLAN BLDG. A & D

Atlas Industrial Park
| Henderson, NV 89124



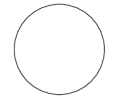
Keynotes

#	Description
1	CONCRETE TILT TRASH ENCLOSURE
2	PAINTED METAL SCREEN GATES
3	ALUMINUM STOREFRONT
4	DOCK BAMPERS
5	STEEL PIPE COLUMNS
6	OVERHEAD ROLL UP DOOR
7	LINE OF AVENING ABOVE
8	CONCRETE RAMP WITH SIDE WALL
9	MANUAL DOOR LEVELER
10	24" SQUARE SUMP W/DUAL SUMP PUMP
11	ELECTRICAL SWITCHGEAR
12	6" CONCRETE 'A' CURB
13	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
14	LANDSCAPING
15	PICNIC TABLE
16	BENCH
17	TRASH RECEPTACLE
18	ASH URN
19	ROOF ACCESS LADDER
20	LADDER SAFETY CASE & ROOF ACCESS HATCH ABOVE
21	CONCRETE TILT UP SIDEWALL PANEL
22	4"x2" HIGH PAINTED 1 1/2" DIAMETER STEEL PIPE GUARDRAIL
23	HANDICAP ACCESSIBLE CURB RAMP
24	C O H F APPROVED RECESSED PITCH BOX LOCATION
25	1/4" ELECTRICAL TRANSFORMER
26	CONCRETE STAIR - (5) 12" TREADS & (6) 7" RISERS
27	1 1/2" STEEL PIPE HANDRAIL GUARDRAIL
28	CONCRETE LANDING
29	1 1/2" STEEL PIPE GUARDRAIL



Assemblies

Symbol	Description
WW	TYPICAL EXTERIOR WALL - TILT UP CONCRETE (SEE STRUCTURAL DRAWINGS FOR THICKNESS AND REINFORCING)
WC	TYPICAL 1 HR FIRE BARRIER OCCUPANCY SEPARATION, 5/8" TYPE 'X' GYP BD. BOTH SIDES 5" 3/4 GA METAL STUDS @ 24" O.C. 1/2" 3/8 BATT. 0.15 IN. INSULATION 1/2" P. MANU. 5/8 GA FL. HD. WP 107



JOSEPH DESIMONE & COMPANY, INC.
ARCHITECTS
1601 DAWSON AVENUE
HENDERSON, NV 89124
PH: 702.990.8660
WWW.JDCOMPA.COM

JD
architect

Atlas Industrial Park
Building A
1601 Dawson Avenue
for: Joseph Desimone, Jr.
Henderson Nevada

DATE: 8/20/2024
PROJECT NO.: 2024018A
DRAWN BY:
CHECKED BY:

SHEET NO.: **A3**

1 1st Floor Plan - Typical Bldg. 'A' - Office/Warehouse
Scale: 1/16" = 1'-0"

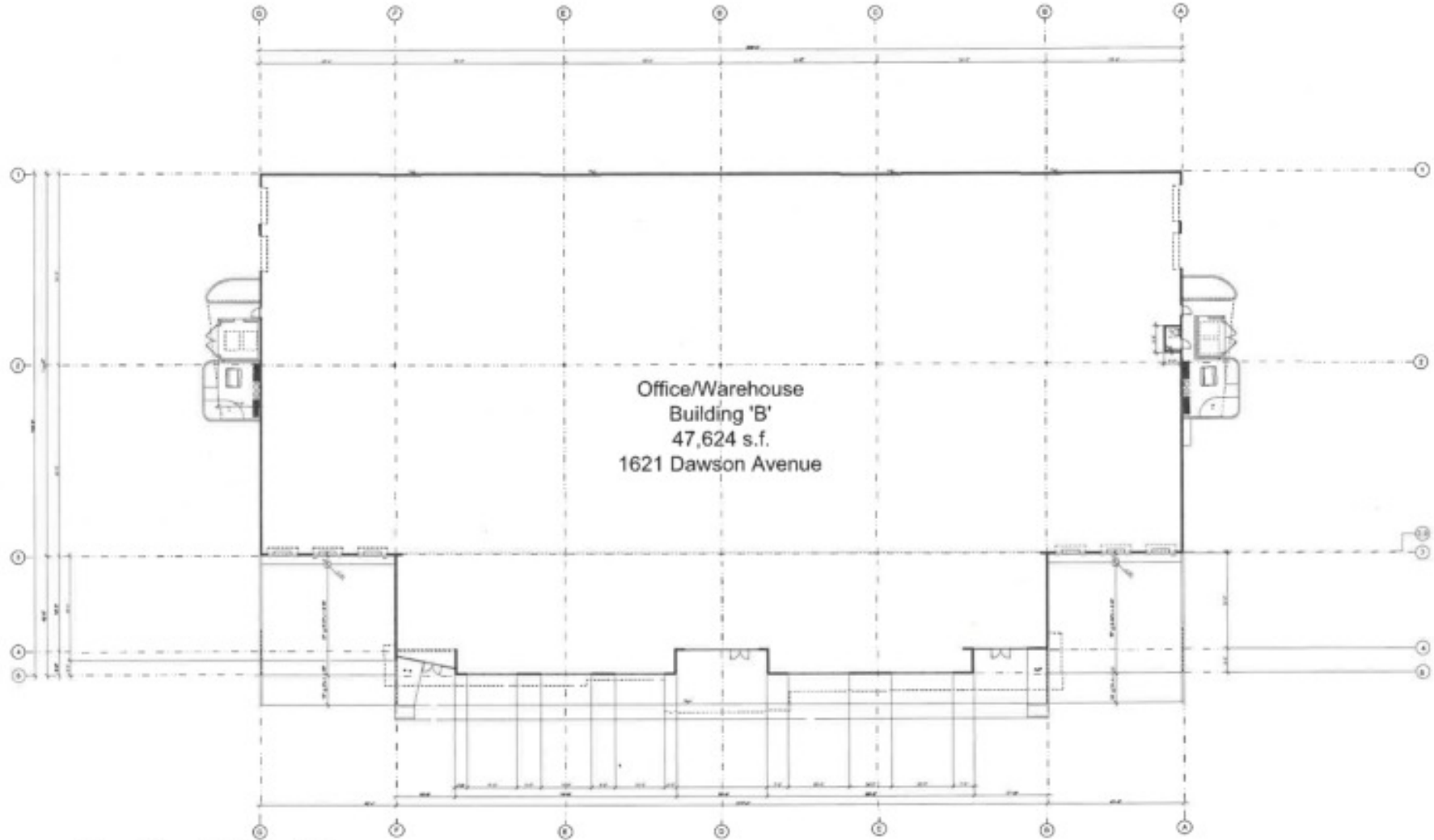
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BUILDING FLOOR PLAN BLDG. B & C

Atlas Industrial Park
| Henderson, NV 89124



Office/Warehouse
Building 'B'
47,624 s.f.
1621 Dawson Avenue

1 Floor Plan - Building 'B'

Atlas Industrial Park

for: Joseph DeSimone, Jr.
City of Henderson Nevada



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LOCATION SITE PLAN

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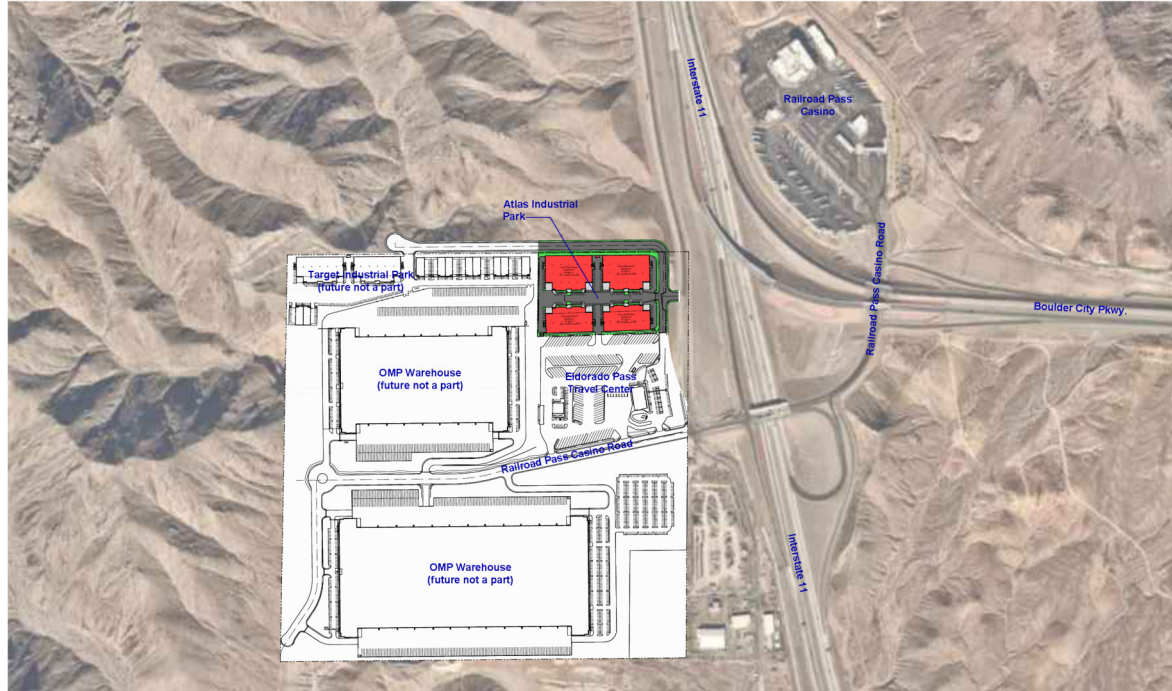


Location Map



Location Highlights

- Strategically located at I-11 Fwy & Railroad Pass Casino Rd.
- Next to newly constructed Eldorado Pass Travel Center
- Prominent location into Eldorado Valley
- I-11 is the main corridor into Las Vegas from Arizona
- Excellent visibility



① Overall Site Plan

Atlas Industrial Park

for: Joseph DeSimone, Jr.
City of Henderson Nevada



AERIAL MAP

Atlas Industrial Park
Henderson, NV 89124



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DISCLAIMER

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