

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

JOSEPH DESIMONE
Developer & Broker
office: (702) 990-8660
cell: (702) 592-2211
jdesimone@desimonecompanies.com
B.28439, Nevada

RANDAL GIBSON
SVP
office: (702) 334-7570
rgibson@desimonecompanies.com
NV#S.0031496

PATTY RYAN
VP
office: (702) 600-0177
pryan@desimonecompanies.com
NV#BS.0144686.LLC

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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 Q2 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

Atlas Industrial Park
| Henderson, NV 89124



FIRST FEDERAL REALTY



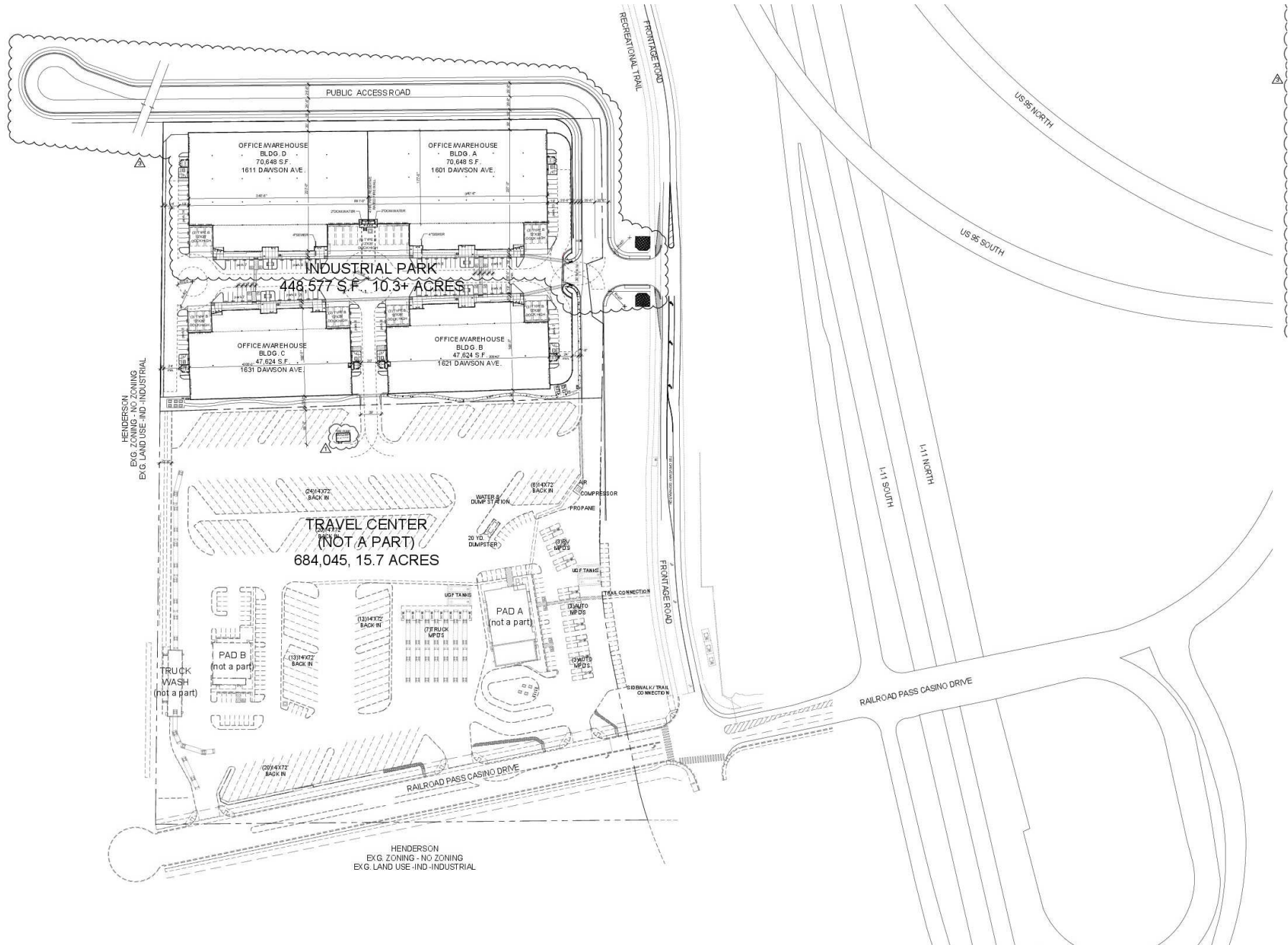
JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com

RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com

PATTY RYAN
(702) 600-0177
pryan@desimonecompanies.com

SITE PLAN 2

Atlas Industrial Park
| Henderson, NV 89124



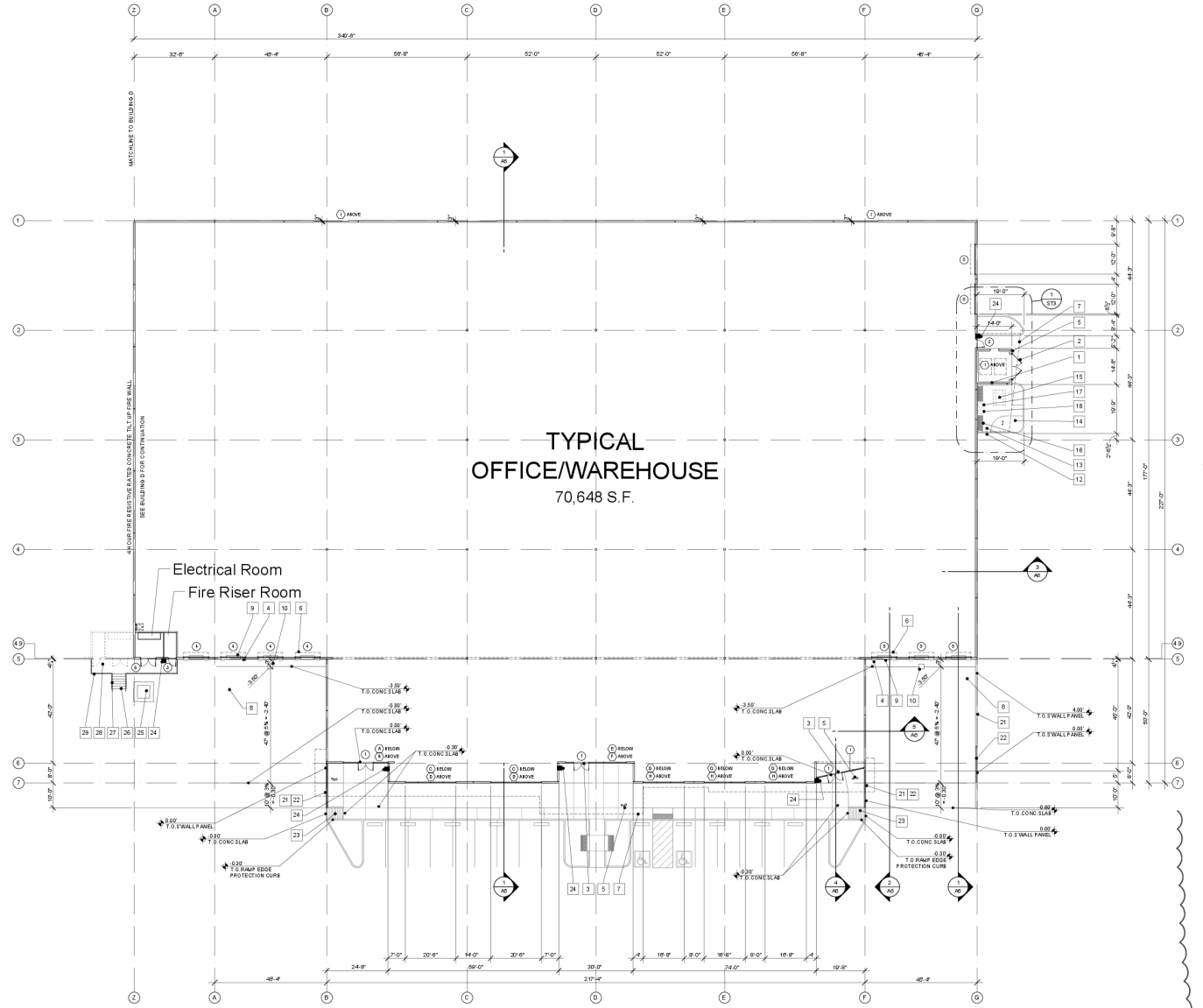
JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com

RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com

PATTY RYAN
(702) 600-0177
pryan@desimonecompanies.com

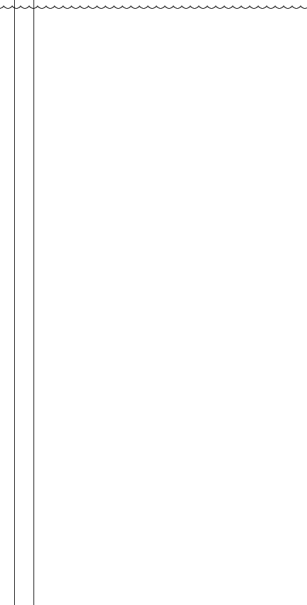
BUILDING FLOOR PLAN BLDG. A & D

Atlas Industrial Park
| Henderson, NV 89124



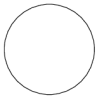
Keynotes

#	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 PUNCH 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' GIP BD, BOTH SIDES 5/8" GA METAL STUDS @ 24" O.C., 1/2" GIP BRATE, Gypsum INSULATION, FIRE MANUAL, 5/8" GIP BD, 1/2" WP



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

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

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

DATE: 8/20/2025
PROJECT NO.: 2025018A
DRAWN BY:
CHECKED BY:

Sheet No: **A3**

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

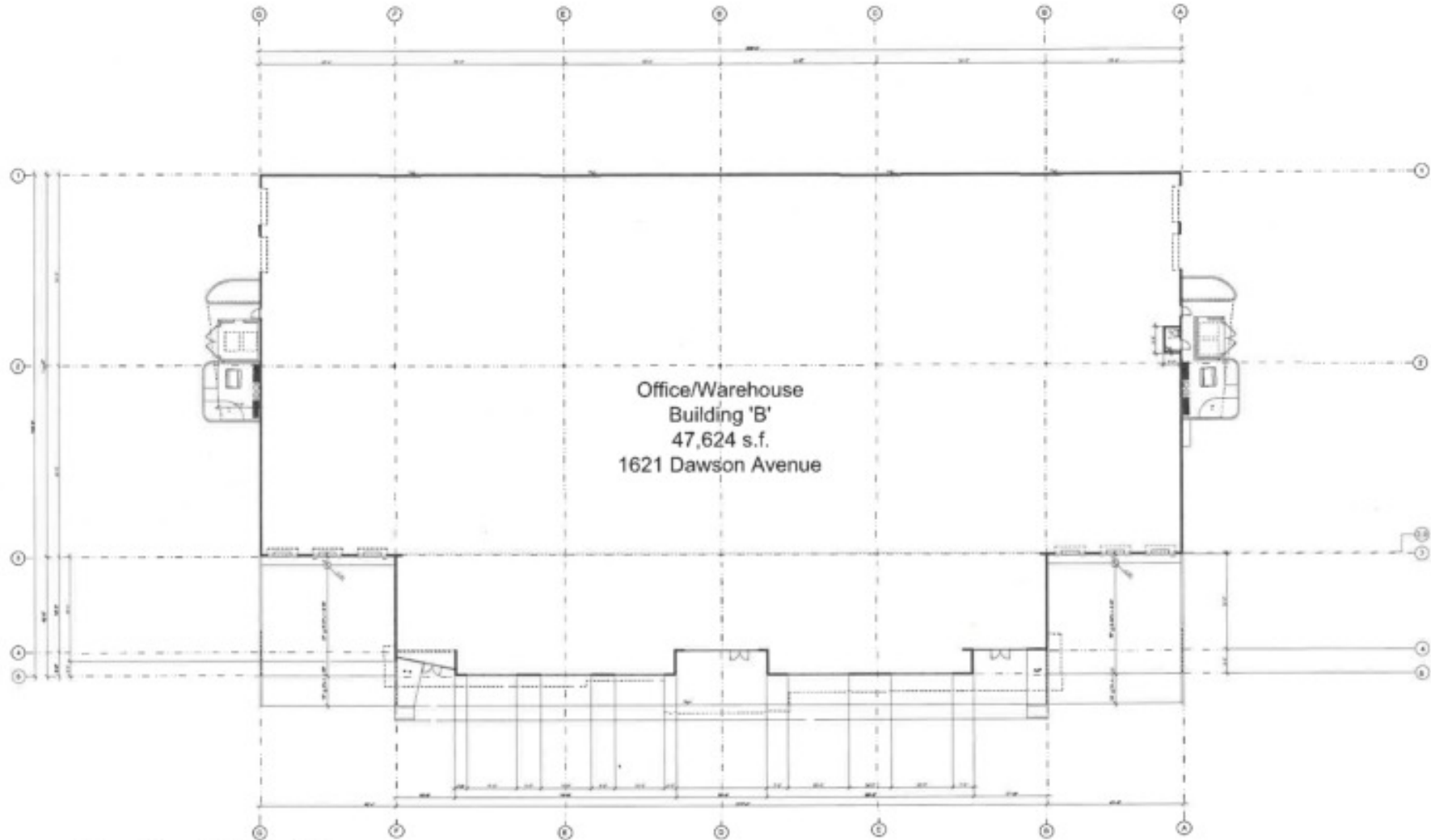
JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com

RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com

PATTY RYAN
(702) 600-0177
pryan@desimonecompanies.com

BUILDING FLOOR PLAN BLDG. B & C

Atlas Industrial Park
| Henderson, NV 89124



1 Floor Plan - Building 'B'

Atlas Industrial Park

for: Joseph DeSimone, Jr.
City of Henderson Nevada

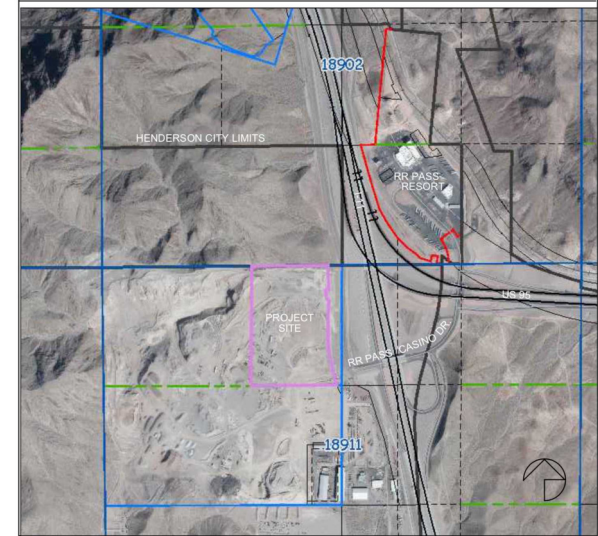


LOCATION SITE PLAN

Atlas Industrial Park
| Henderson, NV 89124

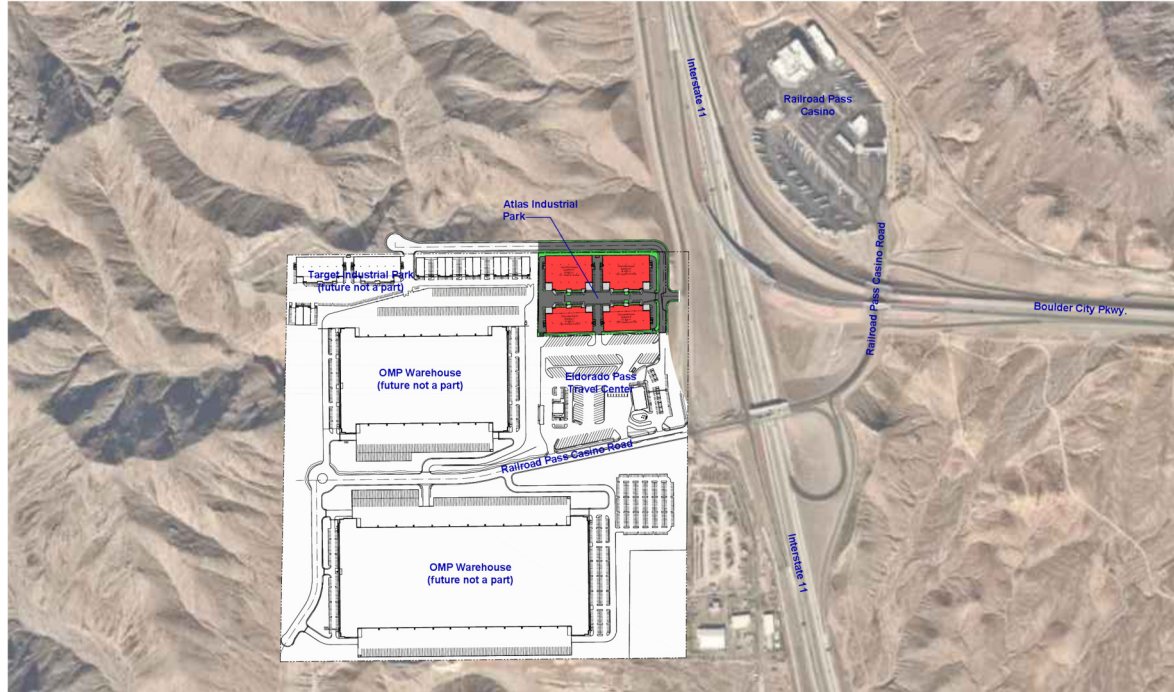


Location Map



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



FIRST FEDERAL REALTY



JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com

RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com

PATTY RYAN
(702) 600-0177
pryan@desimonecompanies.com

DISCLAIMER

Atlas Industrial Park
Henderson, NV 89124



All materials and information received or derived from First Federal Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither First Federal Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. First Federal Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. First Federal Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. First Federal Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by First Federal Realty in compliance with all applicable fair housing and equal opportunity laws.