

VALLEY FREEWAY COMMERCE CENTER I & II

7565, 7585, 7665 & 7685 Commercial Way, Henderson, NV 89011

AVAILABLE
For Lease

PROMOTIONAL RATE ON
SUITES 7565-D, 7585-I/J,
7665-E, & 7685-E!

 **MDL Group**

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Schnitzer
PROPERTIES

Leasing Details



**\$0.99 - \$1.35
PSF NNN**

Monthly Lease Rate



\$0.37 PSF

CAM Charges



**±4,848 SF -
±11,333 SF**

Space Available

Property Details

- + **Submarket:** Henderson
- + **Building Size:** ±228,742 SF
- + **Land Size:** ±14.35 AC
- + **Zoning:** I-G (Industrial Zoning District)
- + **Power:** 200 amps | 120/208v | 3-phase (to be verified by tenant)
- + **Clear Height:** ±26'
- + **Loading:** Dock-high loading door
Grade level loading door
- + **Fire and Safety:** Fully fire sprinklered
- + **Year Built:** Phase 1: 1999, Phase 2: 2001



** 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.*



Service you deserve. People you trust.



Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.

Property Highlights

- Excellent freeway visibility along the US-95 Freeway
- Conveniently located 1.6 miles from the US-95 / I-11 / I-215 freeway interchange
- Located at the southeast corner of Eastgate Rd. and Commercial Way
- Suites include showroom space and skylights in warehouse
- Building signage opportunities available
- CAM charges include HVAC & swamp cooler maintenance, trash, and recycling **for some buildings**



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



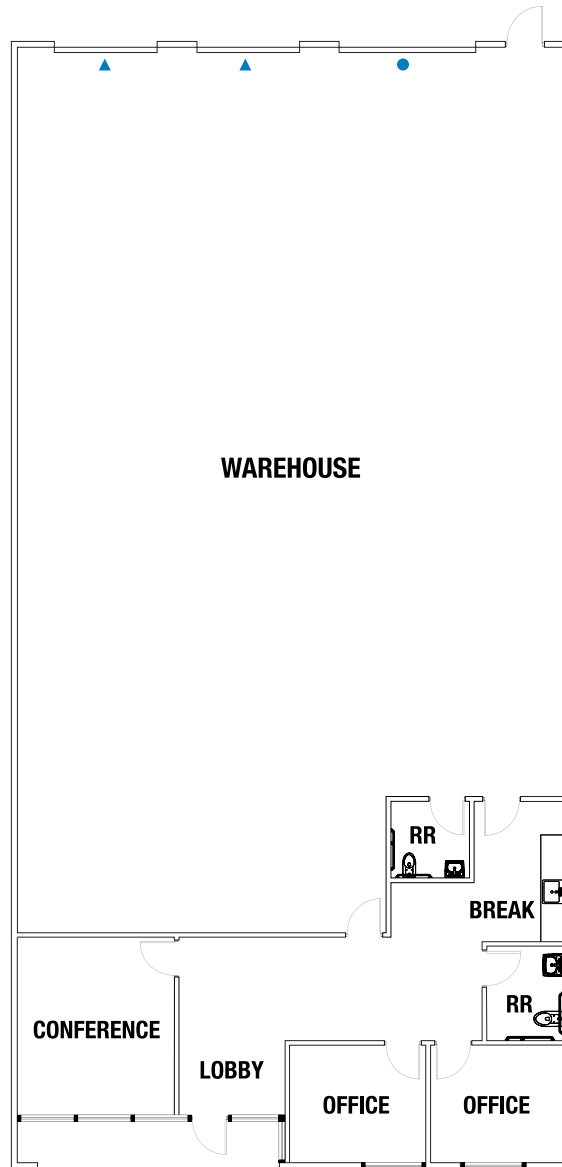
VALLEY FREEWAY COMMERCE CENTER I & II

7565, 7585, 7665 & 7685 Commercial Way, Henderson, NV 89011

For Lease



Building	Suite(s)	Total SF	Office SF	Warehouse SF	Dock Doors	Grade Doors	Lease Rate	CAM Charges	Monthly Rent	Available
7565 Commercial Way	B	±4,848	±1,193	±3,655	2	1	\$1.35 PSF NNN	\$0.37 PSF	\$8,338.56	Immediately
7565 Commercial Way	D	±4,944	±896	±4,048	2	1	\$0.99 PSF NNN	\$0.37 PSF	\$6,723.84	Immediately
7565 Commercial Way	F	±4,848	±1,260	±3,588	2	1	\$1.35 PSF NNN	\$0.37 PSF	\$8,338.56	07.01.2026
7585 Commercial Way	I & J	±11,333	±3,245	±8,088	4	2	\$1.05 PSF NNN	\$0.37 PSF	\$16,092.86	06.15.2026
7665 Commercial Way	E	±6,400	±988	±5,412	2	1	\$1.10 PSF NNN	\$0.37 PSF	\$9,408.00	Immediately
7685 Commercial Way	E	±5,400	±1,581	±3,819	2	1	\$1.10 PSF NNN	\$0.37 PSF	\$7,938.00	Immediately



Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.37 PSF

CAM Charges



\$8,338.56

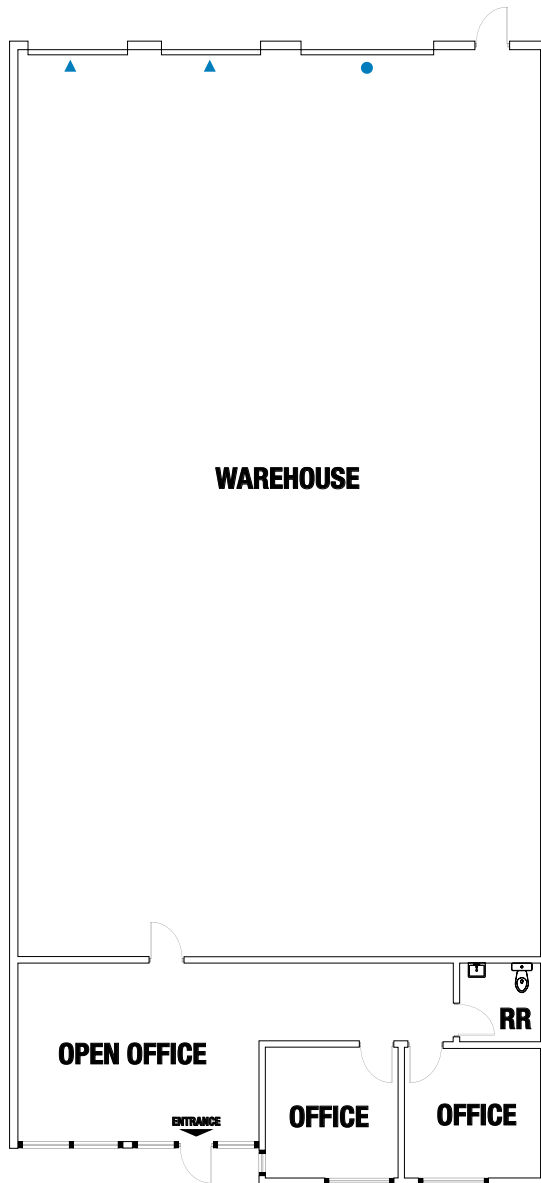
Monthly Rent

7565 Commercial Way

- + Suite: B
- + Total SF: ±4,848
- + Office SF: ±1,193
- + Warehouse SF: ±3,655
- + Dock-High Door: (2) Two
- + Grade Level Door: (1) One
- + Clear Height: ±26'
- + Power: 200 amps • 120/208v
(to be verified by tenant)
- + Available: 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



*PROMOTIONAL RATE

Leasing Details



\$0.99 PSF NNN

Monthly Lease Rate



\$0.37 PSF

CAM Charges



\$6,723.84

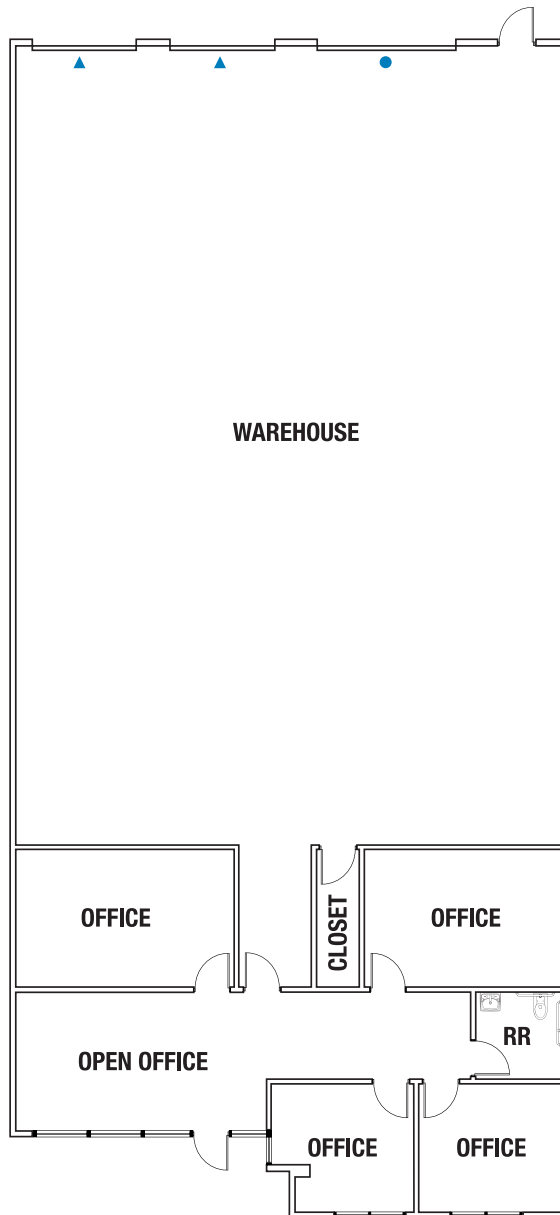
Monthly Rent

7565 Commercial Way

- + Suite: D
- + Total SF: ±4,944
- + Office SF: ±896
- + Warehouse SF: ±4,048
- + Dock-High Door: (2) Two
- + Grade Level Door: (1) One
- + Clear Height: ±26'
- + Power: 200 amps • 120/208v
(to be verified by tenant)
- + Available: Immediately

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- ▲ Dock-High Door
- Grade Level Door



Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.37 PSF

CAM Charges



\$8,338.56

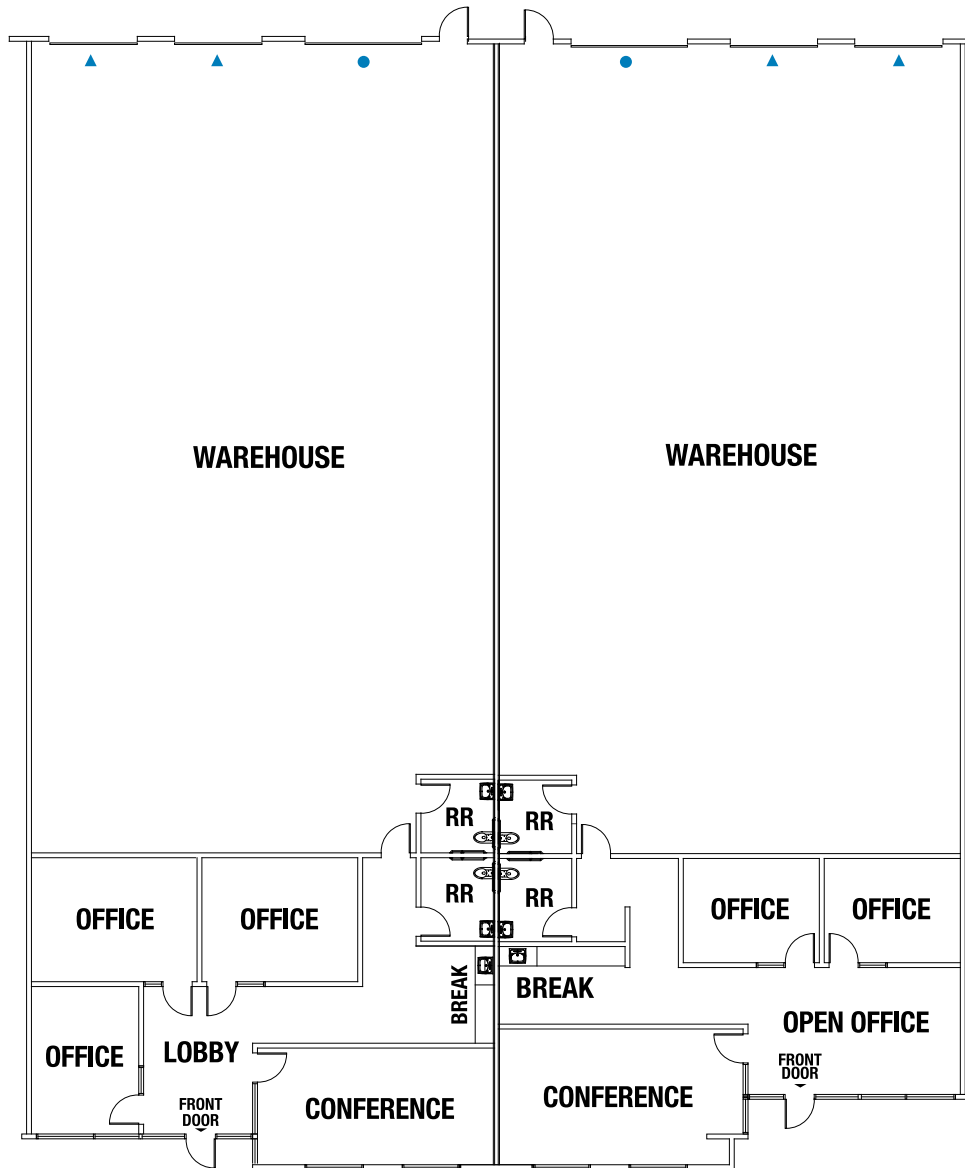
Monthly Rent

7565 Commercial Way

- + Suite: F
- + Total SF: ±4,848
- + Office SF: ±1,260
- + Warehouse SF: ±3,588
- + Dock-High Door: (2) Two
- + Grade Level Door: (1) One
- + Clear Height: ±26'
- + Power: 200 amps • 120/208v
(to be verified by tenant)
- + Available: July 1, 2026

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- ▲ Dock-High Door
- Grade Level Door



***PROMOTIONAL RATE**

Leasing Details



\$1.05 PSF NNN

Monthly Lease Rate



\$0.37 PSF

CAM Charges



\$16,092.86

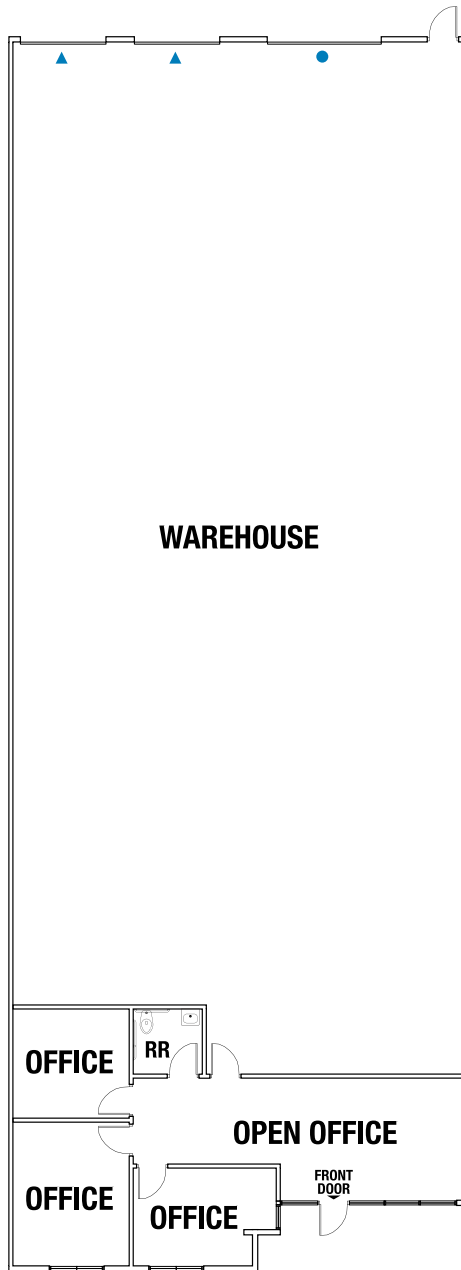
Monthly Rent

7585 Commercial Way

- + Suite: I & J
- + Total SF: ±11,333
- + Office SF: ±3,245
- + Warehouse SF: ±8,088
- + Dock-High Door: (4) Four
- + Grade Level Door: (2) Two
- + Clear Height: ±26'
- + Power: 400 amps • 120/208v • 3-phase
(to be verified by tenant)
- + Available: June 15, 2026

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- ▲ Dock Level Door
- Grade Level Door



***PROMOTIONAL RATE**

Leasing Details



\$1.10 PSF NNN

Monthly Lease Rate



\$0.37 PSF

CAM Charges



\$9,408.00

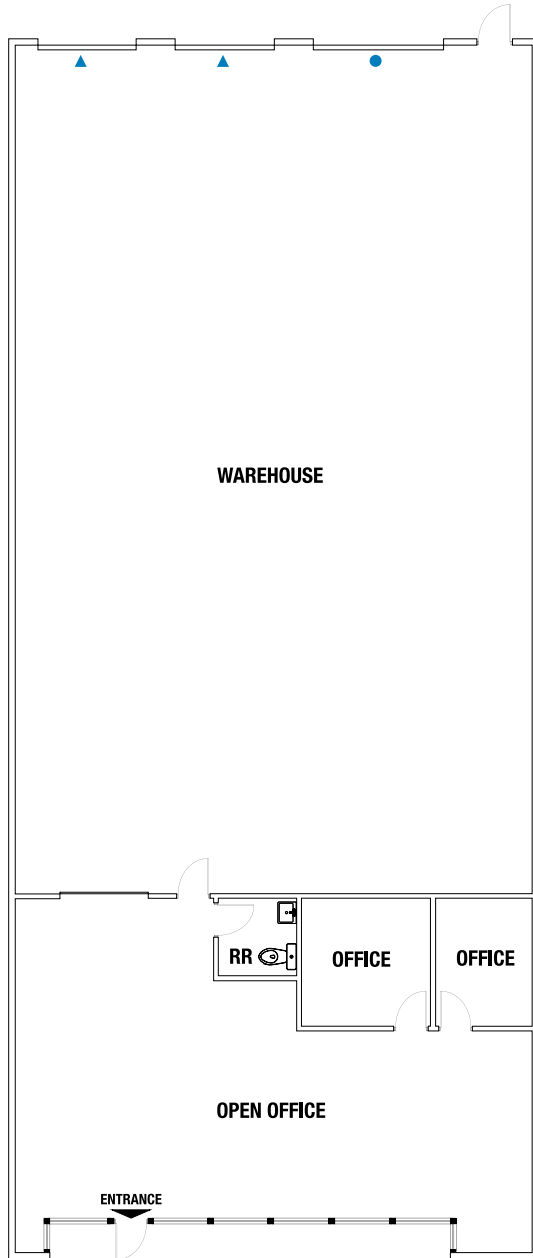
Monthly Rent

7665 Commercial Way

- + Suite: E
- + Total SF: ±6,400
- + Office SF: ±988
- + Warehouse SF: ±5,412
- + Dock-High Door: (2) Two
- + Grade Level Door: (1) One
- + Clear Height: ±26'
- + Power: 200 amps • 120/208v • 3-Phase
(to be verified by tenant)
- + Available: Immediately

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▲ Dock-High Door ● Grade Level Door



***PROMOTIONAL RATE**

Leasing Details



\$1.10 PSF NNN

Monthly Lease Rate



\$0.37 PSF

CAM Charges



\$7,938.00

Monthly Rent

7685 Commercial Way

- + Suite: E
- + Total SF: ±5,400
- + Office SF: ±1,581
- + Warehouse SF: ±3,819
- + Dock-High Door: (2) Two
- + Grade Level Door: (1) One
- + Clear Height: ±26'
- + Power: 200 amps • 120/208v • 3-Phase
(to be verified by tenant)
- + Available: 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 Campus Sites: 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. MontLago Village at Lake Las Vegas

