



MOUNTAIN INDUSTRIAL COMPLEX

190 S. 4TH STREET

HENDERSON, NV 89015

- RAIL SERVED PROPERTY
- FOR SALE OR LEASE
- ±80,440 SF ON ± 6.34 ACRES

Michael Hiltz ■ (702) 300-8524
michael.hiltz@hiltzgroup.com ■ Lic: B.43031



HILTZ COMMERCIAL GROUP

www.hiltzgroup.com ■ (702) 991-4391

Zach Schauer ■ (702) 423-1220
zach.schauer@hiltzgroup.com ■ Lic: S.189596

Hiltz Commercial Group is pleased to present Mountain Industrial Complex, located at 190 S Fourth Street, Henderson, Nevada 89015, for Sale or Lease. This premier industrial property comprises three historical heavy industrial facilities, recently modernized, totaling ±80,440 rentable square feet on ±6.34 acres. The complex offers access to a common rail spur, eight overhead cranes in Building T-3, and modern amenities such as HVAC office, fire sprinklers, and upgraded utility services, including new water, sewer, and upgraded electrical capacity (277/480v, 3-Phase, 400 - 1600 Amps).

3

Buildings

±80,440

RSF

±6.34

Lot Size

Zoned as Heavy Industrial (I-H) under Clark County jurisdiction, the property boasts quick access to US-95/I-11 and I-215 via Lake Mead Parkway and is conveniently located near Downtown Henderson and the Water Street District. The site is just ±0.6 miles from the US-95/I-11/I-215 interchange, ±11 miles from Harry Reid International Airport, and ±13 miles from the Las Vegas Strip.

Offering Summary

INVESTMENT HIGHLIGHTS

- Rail Served Property with Quick access to major highways and close proximity to key locations in Henderson Nevada
- 3 Recently Modernized Buildings Totaling +/-80,440 SF on 6.34 Acres
- 2+ Acres of Laydown/Yard Space!

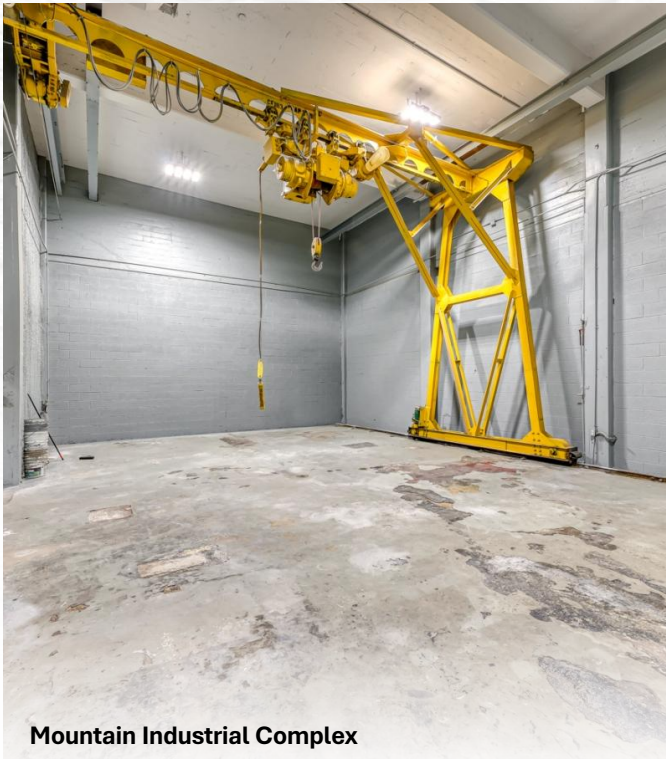
Introductory Rates



Lease Term	Year	Rental Rate (PSF/Month)
5-Year Minimum Lease	Year 1	\$0.70
	Year 2	\$1.10
10-Year Minimum Lease	Year 1	\$0.70
	Year 2	\$0.95
	Year 3	\$1.10

Interior Gallery

Mountain Industrial Complex

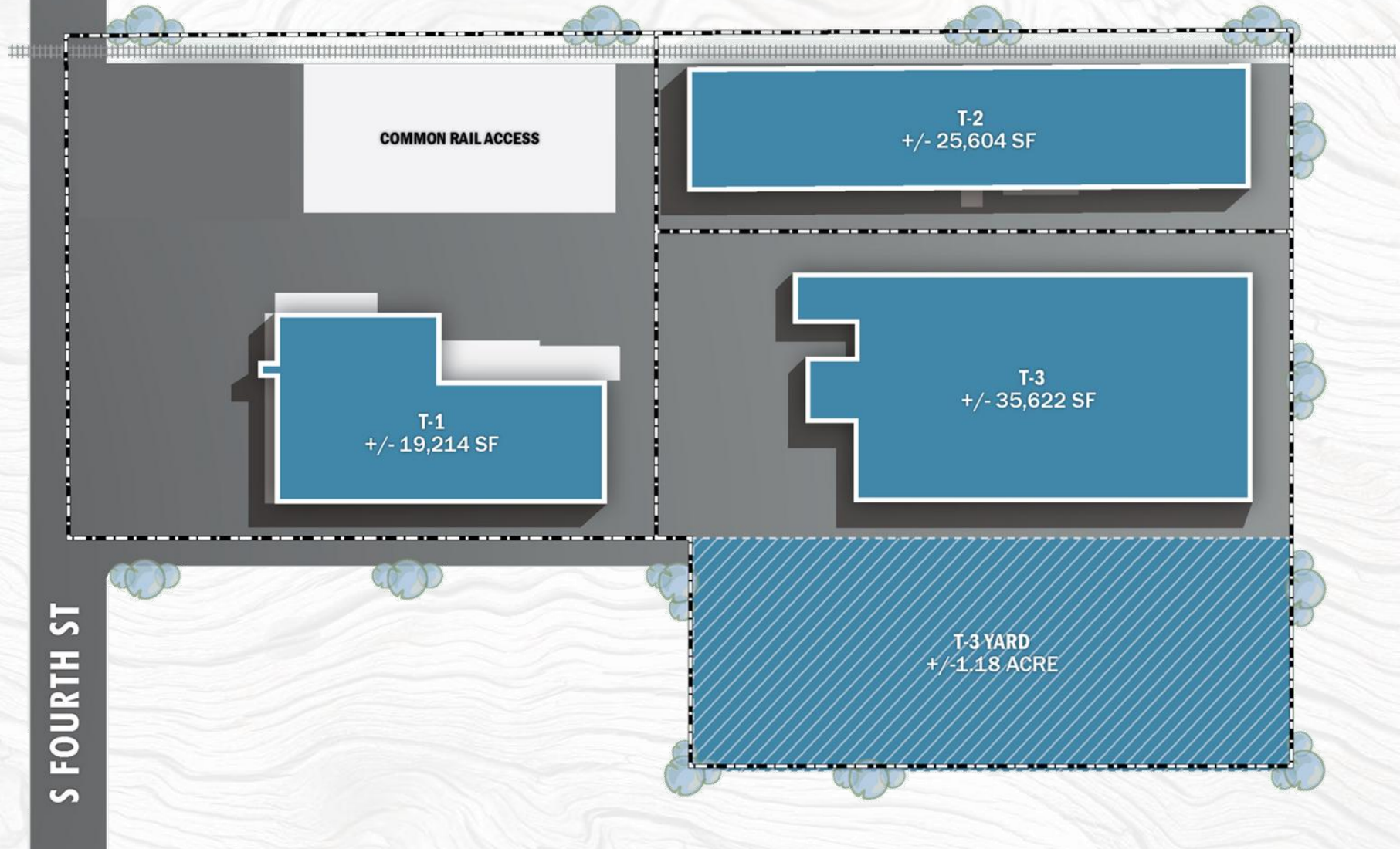


Mountain Industrial Complex



Site Plan

Mountain Industrial Complex



Mountain Industrial Complex

Property Features

NUMBER OF BUILDINGS	▪ 3
AVAILABLE SF	▪ 80,440
TOTAL BUILDING SF	▪ 80,440
LAND ACRES	▪ 6.34
YEAR BUILT	▪ 1942
YEAR RENOVATED	▪ 2024
ZONING TYPE	▪ Industrial Heavy (I-H), Clark Co.
BUILDING CLASS	▪ Industrial
NUMBER OF STORIES	▪ 1
BUILDING T-1 SF	▪ 19,214
BUILDING T-2 SF	▪ 25,604
BUILDING T-3 SF	▪ 35,622
T-YARD	▪ 1.18 Acre Yard
CEILING HEIGHTS	▪ 14'9" to 28'8"
GRADE LEVEL DOORS	▪ 10
FENCED YARD	▪ Yes
OFFICE SF	▪ BTS, Built to Suit
RAIL ACCESS/RAIL LINES	▪ 1 Common Rail Access*
RAIL ACCESS/RAIL LINES	▪ T-2 includes Private Train Dock

Available for Sale

SALE PRICE	▪ \$24,787,470
\$/SF	▪ \$308.15
SALE TYPE	▪ Fee Simple
APN	▪ 178-13-101-004

Mechanical

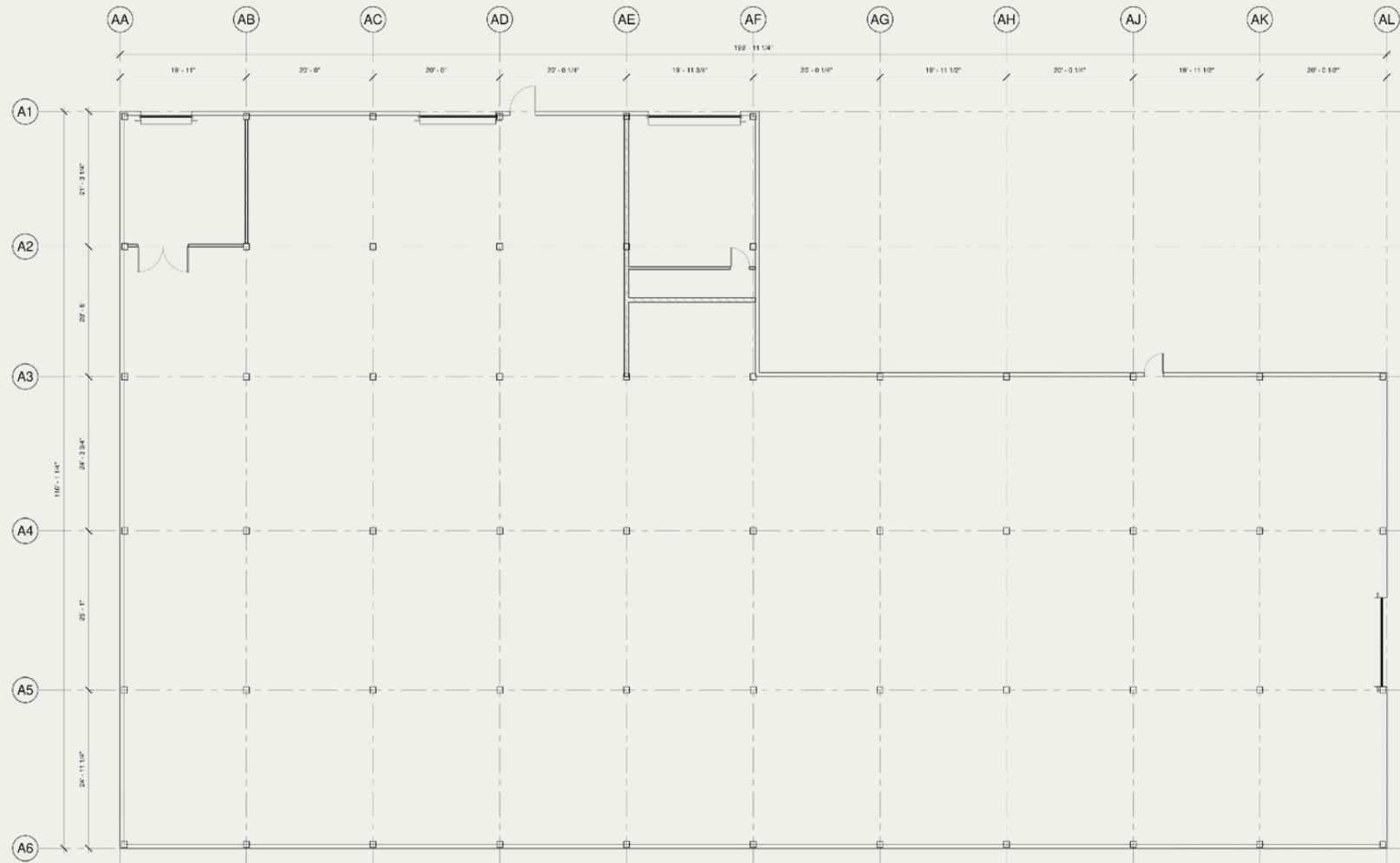
HVAC / EVAPORATIVE COOLING	▪ Evaporative Cooling
FIRE SPRINKLERS	▪ Yes
ELECTRICAL / POWER	▪ 277/480v, 3-Phase, 4000 Amps Total

Neighboring Properties

NORTH	▪ NERT (Federal Land Trust)
SOUTH	▪ Robertson Ready Mix
EAST	▪ NERT (Federal Land Trust)
WEST	▪ Ahern/Extreme Manufacturing

*Rail Use/Access Disclosure: Rail Access is not guaranteed and is subject to Buyer's Due Diligence into the feasibility of using Rail at the Property for Buyer's intended use.

Building T-1 Floor Plan



① LEVEL 1 - FLOOR PLAN
1/8" = 1'-0"

Building T-1

Property Features

AVAILABLE SF	▪ ±19,214
YEAR BUILT	▪ 1942
ZONING TYPE	▪ Industrial Heavy (I-H), Clark Co.
BUILDING CLASS	▪ Industrial
NUMBER OF STORIES	▪ 1
CLEAR HEIGHT	▪ ±14'11"
GRADE LEVEL DOORS	▪ 3
FENCED YARD	▪ ± 4,090 SF Yard (TBD)
OFFICE SF	▪ BTS, Built to Suit
RAIL ACCESS/RAIL LINES	▪ Common Rail Access*
COLUMN SPACING	▪ 19'X24'; Variable
SLAB THICKNESS	▪ ± 7 Inches

Available for Lease

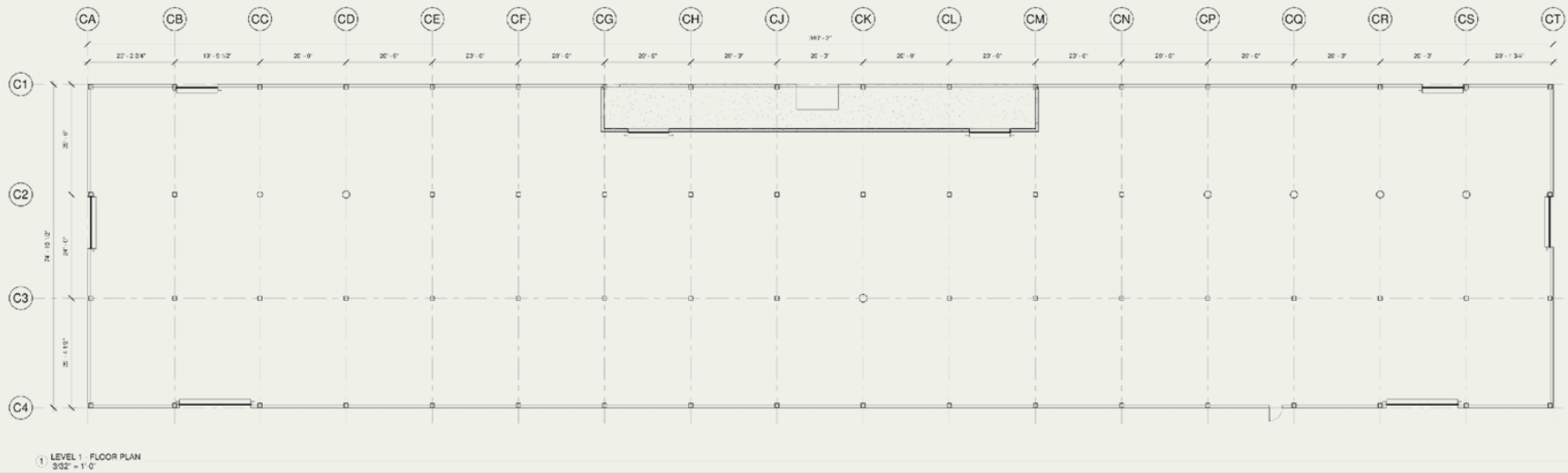
LEASE TYPE	▪ Triple Net (NNN)
TERM	▪ 7-10 Years Min.
RATE	▪ \$1.10/SF/Mo.
NNN FEE	▪ Est. \$0.20/SF/Mo.
YARD FEE	▪ \$0.20/SF/Mo.
COMMON RAIL FEE	▪ TBD

Mechanical

HVAC / EVAPORATIVE COOLING	▪ Evaporative Cooling
FIRE SPRINKLERS	▪ Yes
ELECTRICAL / POWER	▪ 277/480v, 3-Phase, 1000 Amps (Proposed)

*Rail Use/Access Disclosure: Rail Access is not guaranteed and is subject to Buyer's Due Diligence into the feasibility of using Rail at the Property for Buyer's intended use.

Building T-2 Floor Plan



Building T-2

Property Features

AVAILABLE SF	▪ ±25,604
YEAR BUILT	▪ 1942
ZONING TYPE	▪ Industrial Heavy (I-H), Clark Co.
BUILDING CLASS	▪ Industrial
NUMBER OF STORIES	▪ 1
CLEAR HEIGHT	▪ ±14'9"
GRADE LEVEL DOORS	▪ 3 ▪ 1 Roll-Up (16' 11" W x 11' 11" H) ▪ 2 Slide Door (11' 9" W x 11' 11" H)
OFFICE SF	▪ BTS, Built to Suit
RAIL ACCESS/RAIL LINES	▪ Common Rail Access*
RAIL DOCK	▪ T-2 Includes Private Train Dock
BUILDING DIMENSIONS	▪ 339.95' by 75.31'
COLUMN SPACING	▪ 19'X23'; Variable
SLAB THICKNESS	▪ ± 8 Inches

Available for Lease

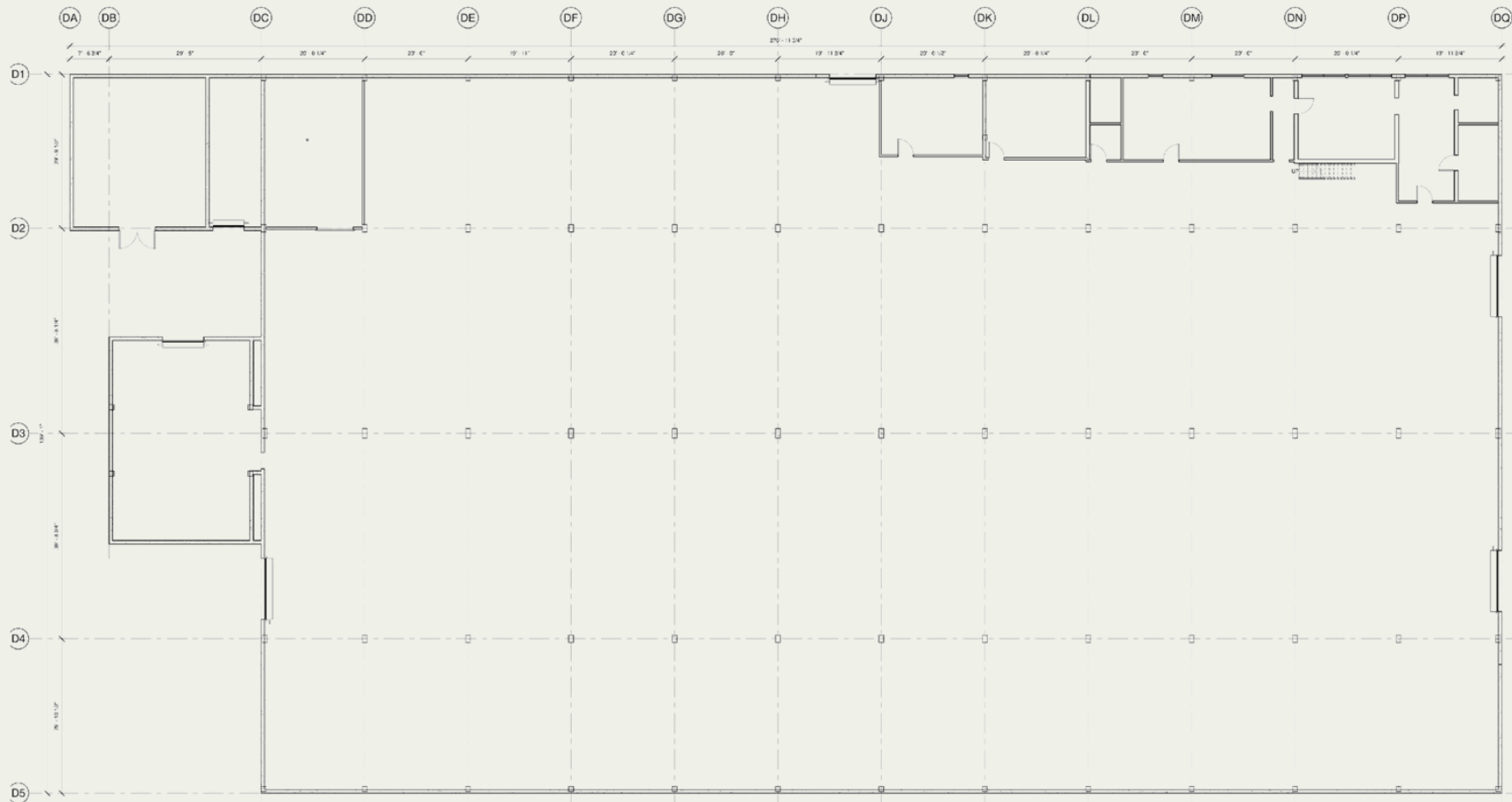
LEASE TYPE	▪ Triple Net (NNN)
TERM	▪ 7-10 Years Min.
RATE	▪ \$1.10/SF/Mo.
NNN FEE	▪ Est. \$0.20/SF/Mo.
YARD FEE	▪ \$0.20/SF/Mo.
COMMON RAIL FEE	▪ TBD

Mechanical

HVAC / EVAPORATIVE COOLING	▪ Evaporative Cooling
FIRE SPRINKLERS	▪ Yes
ELECTRICAL / POWER	▪ 277/480v, 3-Phase, 1000 Amps (Proposed)

*Rail Use/Access Disclosure: Rail Access is not guaranteed and is subject to Buyer's Due Diligence into the feasibility of using Rail at the Property for Buyer's intended use.

Building T-3 Floor Plan



Building T-3

Property Features

AVAILABLE SF	▪ ±35,622
YEAR BUILT	▪ 1942
ZONING TYPE	▪ Industrial Heavy (I-H), Clark Co.
BUILDING CLASS	▪ Industrial
NUMBER OF STORIES	▪ 1
CLEAR HEIGHT	▪ ± 28 feet 8 inches
CLEAR HEIGHT (OVERHEAD CRANE)	▪ ± 19 feet 8 inches
CLEAR HEIGHT (LOW CEILING AREA)	▪ ± 13 feet 7 inches
GRADE LEVEL DOORS	▪ 6 Grade Level Doors ▪ 5 Slide Doors (11' 9" W x 15' 1" H) ▪ 1 Roll Up Door
YARD	▪ +/- 1.18 Acre (51,400.8 SF) Yard
OFFICE SF	▪ Built to Suit
RAIL ACCESS	▪ Common Rail Access

BUILDING DIMENSIONS

COLUMN SPACING	▪ 19' x 37' 11"; Variable
SLAB THICKNESS	▪ +/- 12 inches (North side) ▪ +/- 8 inches (South Side)
OVERHEAD CRANES	▪ 8 Total (1/2 Ton - 10 Ton) ▪ 1 - 10 Ton Overhead Crane ▪ 1 - 7.5 Ton Overhead Crane ▪ 1 - 3 Ton Overhead Crane ▪ 3 - 2 Ton Overhead Cranes ▪ 1 - 1 Ton Overhead Cranes ▪ 1 - 1/2 Ton Overhead Crane

Available for Lease

LEASE TYPE	▪ Triple Net (NNN)
TERM	▪ 7-10 Years Min.
RATE	▪ \$1.10/SF/Mo.
NNN FEE	▪ Est. \$0.20/SF/Mo.
YARD FEE	▪ \$0.20/SF/Mo.
COMMON RAIL FEE	▪ TBD

Mechanical

HVAC / EVAPORATIVE COOLING	▪ Evaporative Cooling
FIRE SPRINKLERS	▪ Yes
ELECTRICAL / POWER	▪ 277/480v, 3-Phase, 2000 Amps (Proposed)

*Rail Use/Access Disclosure: Rail Access is not guaranteed and is subject to Buyer's Due Diligence into the feasibility of using Rail at the Property for Buyer's intended use.



HENDERSON, NV

PRIMED FOR BUSINESS

Henderson is a city in Clark County, Nevada, United States, about 16 miles (26 km) southeast of downtown Las Vegas. It is the 2nd most populous city in Nevada, after Las Vegas, with an estimated population of 331,701 in 2022. The city is part of the Las Vegas Valley. There's a reason that the City of Henderson is experiencing significant growth. It's not marketing hype or spin that motivates a company to consider Henderson. It's the strength of the data, which demonstrates favorable attributes and significant advantages for doing business in the City.



A Place To Call Home

331,701

Population

\$85,311

**Avg HH
Income**

\$427,900

**Median Home
Value**

BUSINESS ENVIRONMENT

Henderson knows business: Business services comprise a higher-than-average percentage of the city's economy. That yields strategic experience for our workforce, fortified as well by a high concentration of white-collar professionals. Business administration and management is one of the top ten degrees earned by local community college and university graduates, with nine area institutions of higher learning supporting the talent pipeline.

Henderson grows business: Low business costs, low-or-no taxes, fewer regulations—every single day Henderson's business-friendly environment adds to your bottom line even as it unleashes greater opportunity. And in the nation's second-fastest growing county, with immediate access to a population of two million within a 50-minute radius, Henderson offers strength in numbers for a powerful future.



Mountain Industrial Complex

HENDERSON

BUSINESS
SERVICES



FINANCIAL
SERVICES



HEALTHCARE



HOSPITALITY &
TOURISM



LIFE SCIENCES



OIL &
ENERGY



REAL ESTATE



TECHNOLOGY



TOP INDUSTRIES



ECONOMIC DEVELOPMENT



Lee's Family Forum is a state-of-the-art sports and entertainment venue that opened its doors in March 2022. Built in partnership between the City of Henderson and the Vegas Golden Knights, The Forum provides a family-friendly, year-round entertainment venue in Nevada's second-largest city in a 5,567-seat arena.

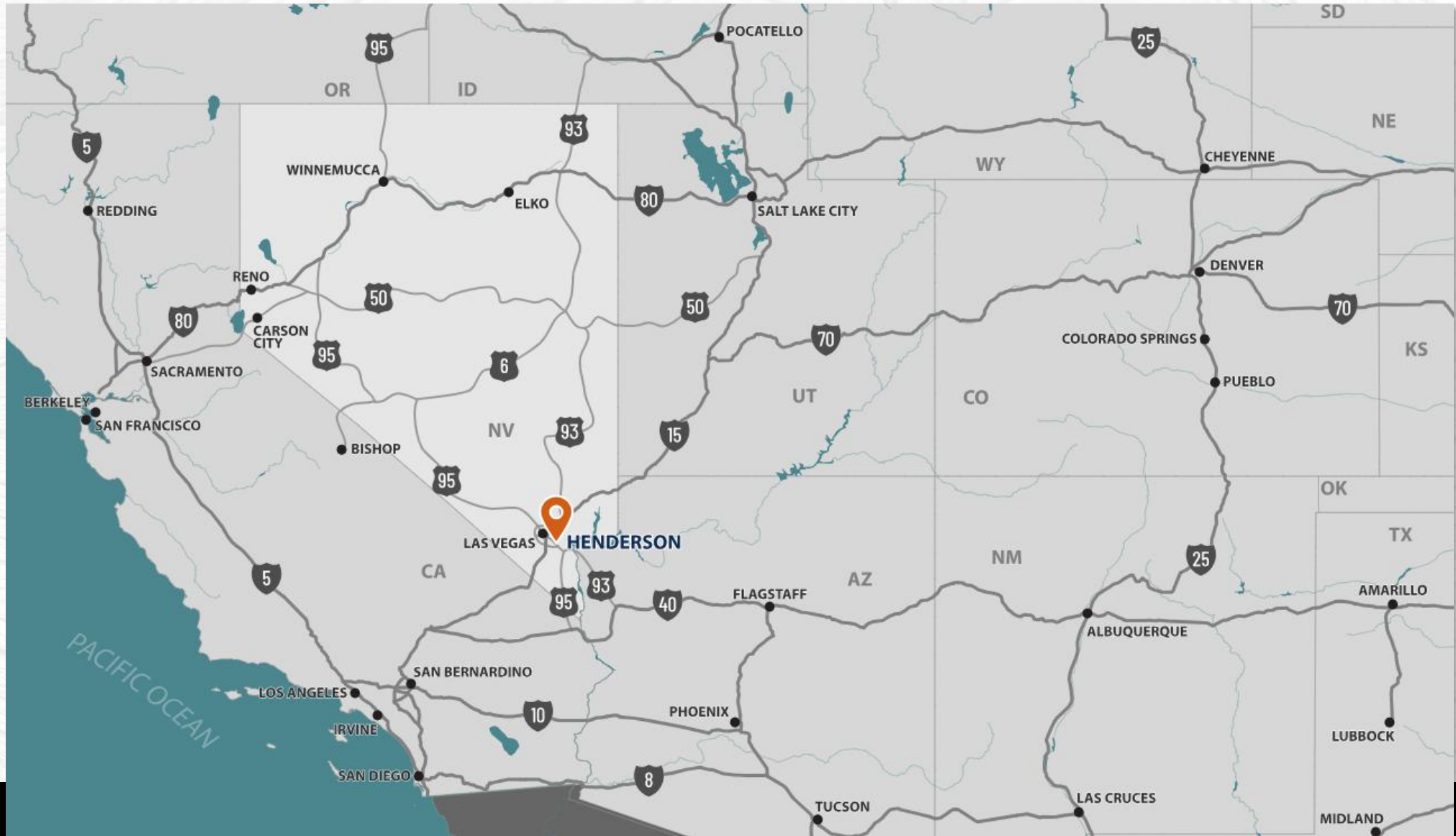


Google broke ground on its first \$600 million data center in East Henderson in July 2019, with an additional \$600 million data center being added in 2021. Design LLC, a subsidiary of Google, owns the facility with Google managing it. The data center supports Google services in North America such as YouTube, Google Calendar, Gmail and more, as well as cloud computing services.



Serving as the headquarters and practice facility of the Las Vegas Raiders, the Raiders Headquarters and Intermountain Health Performance Center includes a three-story, 135,000 sq. ft. office area, along with a 150,000 sq. ft. field house that houses one-and-a-half indoor football fields. There are three outdoor football fields and a 50,000 sq. ft. performance center

REGIONAL MAP



- Deliver to Southern California (including Los Angeles and Long Beach ports) in a one-day turnaround with bargain back haul rates.
- Reach other major markets such as Phoenix, Salt Lake City, and San Diego in a half-day or less, with 10 major American cities and Mexico all within a single day's drive.
- Ship via highway on the I-15 corridor, by port, or by air at Harry Reid International Airport, one of the nation's top airports, just fifteen minutes away.

INDUSTRIAL SPACE OVERVIEW

26 million+ SF available (existing, under construction, and planned): Start up strong when you choose from Henderson's extensive stock of industrial parks, sites and land, in three zoning designations: Light manufacturing, research and development and warehouse/distribution.

INDUSTRIAL SPACE
AVAILABLE

26M

INDUSTRIAL LAND
AVAILABLE

600 AC

OFFICE SPACE
AVAILABLE

5M

When the Las Vegas Raiders chose a West Henderson site for the team's headquarters and healthcare performance center, they joined a cluster of other global champions at the top of their game. Competitors like the distribution teams at the Amazon fulfillment center, at Kroger/Smith's Food and Drug dry goods distribution center and at the Levi Strauss facility, where team members recently tackled new jobs as the facility transitioned to a hybrid manufacturing/distribution operation.



AMAZON FULFILLMENT CENTER



BLACK MOUNTAIN BUSINESS CENTER



LEVI STRAUSS & CO. FACILITY



Commercial Centers

BUSINESS PARKS

- 1 Gibson Business Park
- 2 Black Mountain Business Park
- 3 Traverse Point Center
- 4 Green Valley & Whitney Mesa Business Parks
- 5 Henderson Executive Airport Center
- 6 Conestoga Industrial Aera
- 7 Cornerstone
- 8 Eastside & Sunpac Industrial Aera
- 9 Black Mountain Industrial Center
- 10 Henderson Commerce Center
- 11 Green Valley Corporate Center
- 12 Green Valley Corporate Center South
- 13 Siena Office Park



MAJOR RETAIL CORRIDDORS

- | | |
|------------------------------|---------------------------------------|
| 1 St Rose Pkwy & Eastern | 4 Boulder Hwy & Lake Mead Pkw |
| 2 Sunset & Green Valley Pkwy | 5 The District @ Green Valley Ranch |
| 3 Galleria Mall Area | 6 MonteLago Village at Lake Las Vegas |

190 S. 4th Street | Henderson, NV 89015

MOUNTAIN INDUSTRIAL COMPLEX

Michael Hiltz

President
(702) 300-8524
michael.hiltz@hiltzgroup.com
Lic: B.43031

Zach Schauer

Senior Associate
(702) 423-1220
zach.schauer@hiltzgroup.com
Lic: S.189596

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Hiltz Commercial Group and it should not be made available to any other person or entity without the written consent of Hiltz Commercial Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Marketing Brochure. If you have no interest in the subject property, please promptly return this Marketing Brochure to Hiltz Commercial Group. This Marketing Brochure has been prepared to provide summary, unverified financial and physical information to prospective Buyers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Hiltz Commercial Group has not made any investigation, and makes no warranty or representation with respect to the availability for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any Buyer, or any Buyer's plans or intentions to continue its occupancy of the subject property.

1170 E Sunset Rd, Suite 200A
Henderson, NV 89011



HILTZ COMMERCIAL GROUP

Website: www.hiltzgroup.com
Phone: 702-991-4391