

# HARSCH HENDERSON COMMERCE CENTER- WARM SPRINGS

Warm Springs Road & Gibson Road  
Henderson, NV 89011

**FOR LEASE**



## **PROPERTY HIGHLIGHTS:**

- ±390,514 SF Project on ±24.46 Acres
- ±1,936 - ±32,422 SF Office/Warehouse units available
- Zoned: I-P (Industrial Park)
- 12'x 14' Grade level doors
- ±18' to ±27' Clear heights
- 277/480 Volt 3-Phase Power/200 Amps
- Evaporative coolers in Warehouse/ HVAC in office
- Sprinklers
- Parking ratio: 1.7:1,000
- Lease rate: \$0.52 - \$0.79 PSF NNN
- CAM's: \$0.17 PSF
- CAM's include HVAC & swamp cooler maintenance, trash & recycling

**5 PERCENT COMMISSION**



5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
T 702.388.1800  
F 702.388.1010

Service You Deserve. People You Trust.

**Jarrad Katz, SIOR, CCIM**  
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 Henderson, NV 89011

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**LOCATION HIGHLIGHTS:**

- Easy access to restaurants & amenities
- Located just off the corner of Warm Springs Rd. and Gibson Rd.
- Minutes from Sunset Station & Galleria Mall
- Convenient access to highways US-95 & I-215



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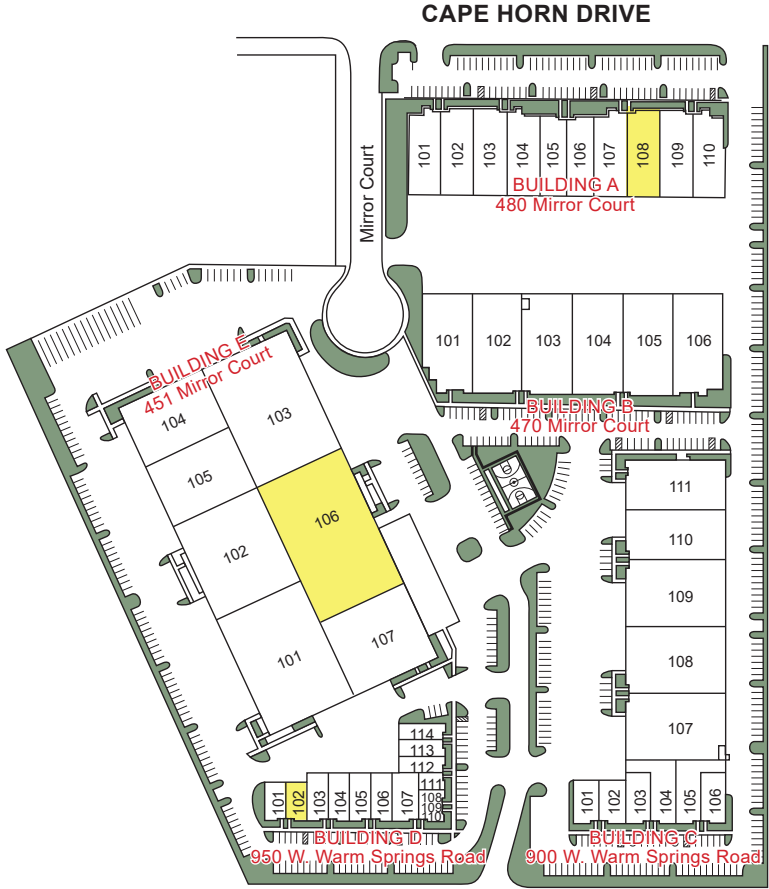
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FLOOR/ SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	POWER	LEASE RATE SF/M	CAM /SF/M	TOTAL RENT PER MONTH	AVAILABLE
451 Mirror Court   Ste. 106	±32,422	±1,746	±30,676	200 Amps/277/480 V 3 Phase	\$0.52 SF/M	\$0.17 SF/M	\$22,371.18/M	12-01-2018
<i>*451 Mirror Court Suite 106 ESFR can be added within 120 days, base rent with ESFR \$0.56 PSF/NNN</i>								
480 Mirror Court   Ste. 108	±6,516	±621	±5,895	200 Amps/277/480 V 3 Phase	\$0.65 SF/M	\$0.17 SF/M	\$5,343.12/M	Immediately
950 Warm Springs   Ste. 102	±1,936	±670	±1,266	200 Amps/277/480 V 3 Phase	\$0.79 SF/M	\$0.17 SF/M	\$1,858.56/M	Immediately

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 The Property, Units and/or Rates may be withdrawn and/or changed without notice.



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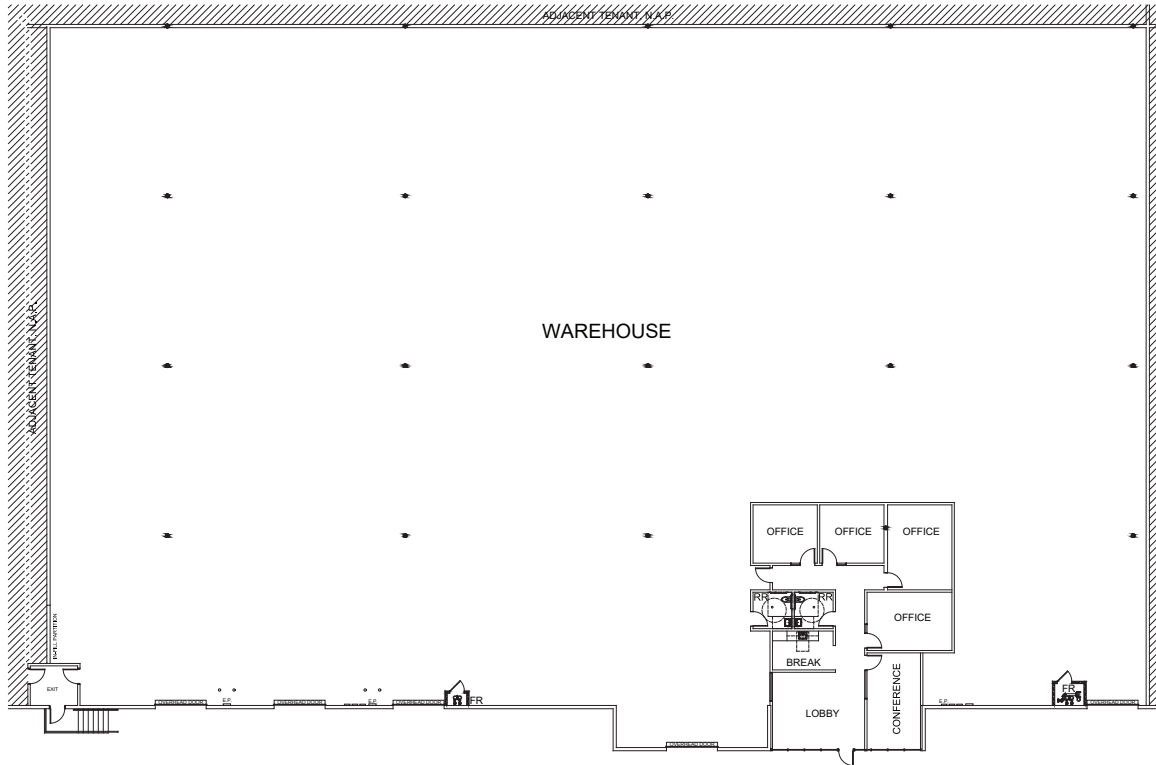
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## Property Details:

Address:	451 Mirror Court
Suite Number:	106
Total Sq. Ft.:	±32,422
Office Sq. Ft.:	±1,746
Warehouse Sq. Ft.:	±30,676
Grade Loading Door:	1
Dock Loading Door:	4
Lease Rate:	\$0.52 SF/M
CAM's:	\$0.17 SF/M
Available:	12-01-2018
Power:	200 Amps/277/480V 3 Phase

**Note: ESFR can be added within 120 days, base rent with ESFR \$0.56 PSF/INN**

\*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.



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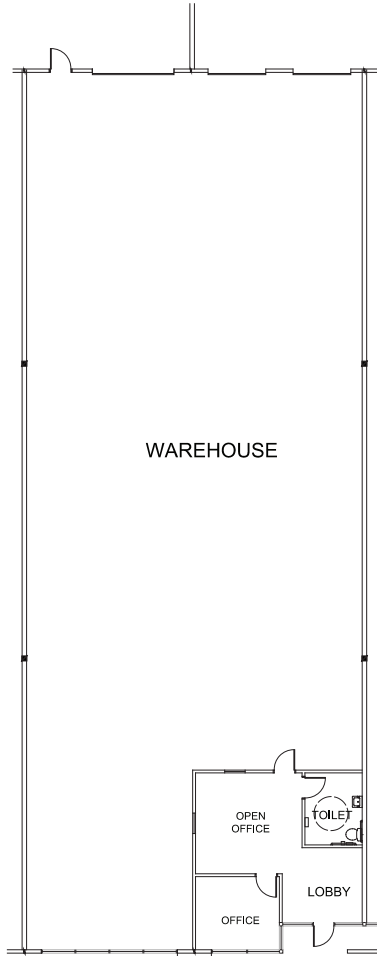
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## Property Details:

Address:	480 Mirror Court
Suite Number:	108
Total Sq. Ft.:	±6,516
Office Sq. Ft.:	±621
Warehouse Sq. Ft.:	±5,895
Grade Loading Door:	1
Dock Loading Door:	2
Lease Rate:	\$0.65 SF/M
CAM's:	\$0.17 SF/M
Available:	Immediately
Power:	200 Amps/277/480V 3 Phase

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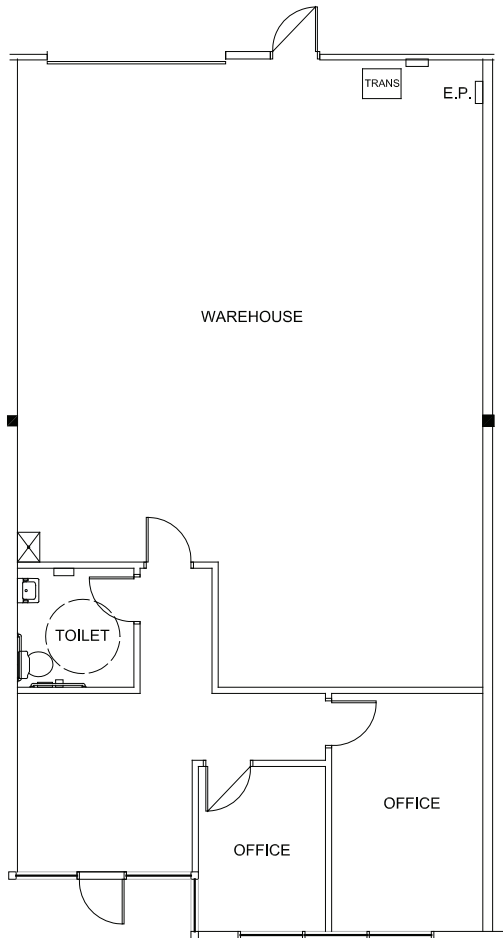
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## Property Details:

Address:	950 Warm Springs
Suite Number:	102
Total Sq. Ft.:	±1,936
Office Sq. Ft.:	±670
Warehouse Sq. Ft.:	±1,266
Grade Loading Door:	1
Lease Rate:	\$0.79 SF/M
CAM's:	\$0.17 SF/M
Available:	Immediately
Power:	200 Amps/277/480V 3 Phase

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