

FOR LEASE HENDERSON COMMERCE CENTER

LOCATED ON WARM SPRINGS ROAD JUST EAST OF GIBSON ROAD • HENDERSON, NEVADA 89011

**SPECIAL LEASE RATES
FOR THE ENTIRE FIRST YEAR OF THE LEASE TERM
FULL 5% FEE TO PROCURING BROKER
ADDITIONAL \$1,500 BROKER INCENTIVE FOR ALL NEW LEASES**



**COLLIERS
INTERNATIONAL**

**DOHERTY
INDUSTRIAL GROUP**

HARSCH
INVESTMENT PROPERTIES

BUILDING DETAILS

Flex Office & Showroom Space Available

Light Distribution Space Available

Grade Level & Dock High Loading Doors

3-Phase Power

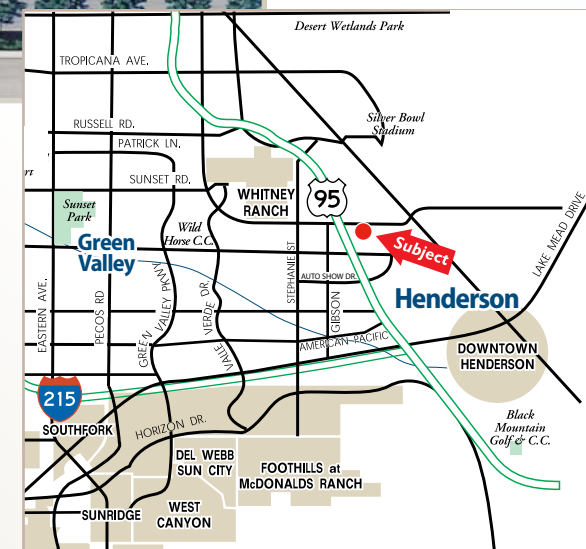
ESFR Sprinkler System

Evaporative Coolers in Warehouse Space

Convenient Access with Close Proximity to I-95
at Sunset Road and I-215 at Stephanie Street

PROPERTY DETAILS

Henderson Commerce Center is a master-planned business park situated on ±13 acres in Henderson, Nevada. The park consists of five (5) buildings totaling ±390,900 square feet of office, warehouse and flex space. With such a diverse range of product types, Henderson Commerce Center can accommodate the specific demands of your business.



**Patti Dillon
Ben Campbell
Dan Doherty, SIOR**

702.836.3790

Colliers International
3960 Howard Hughes Pkwy, Ste.150 • Las Vegas, Nevada 89169 • www.lvcolliers.com

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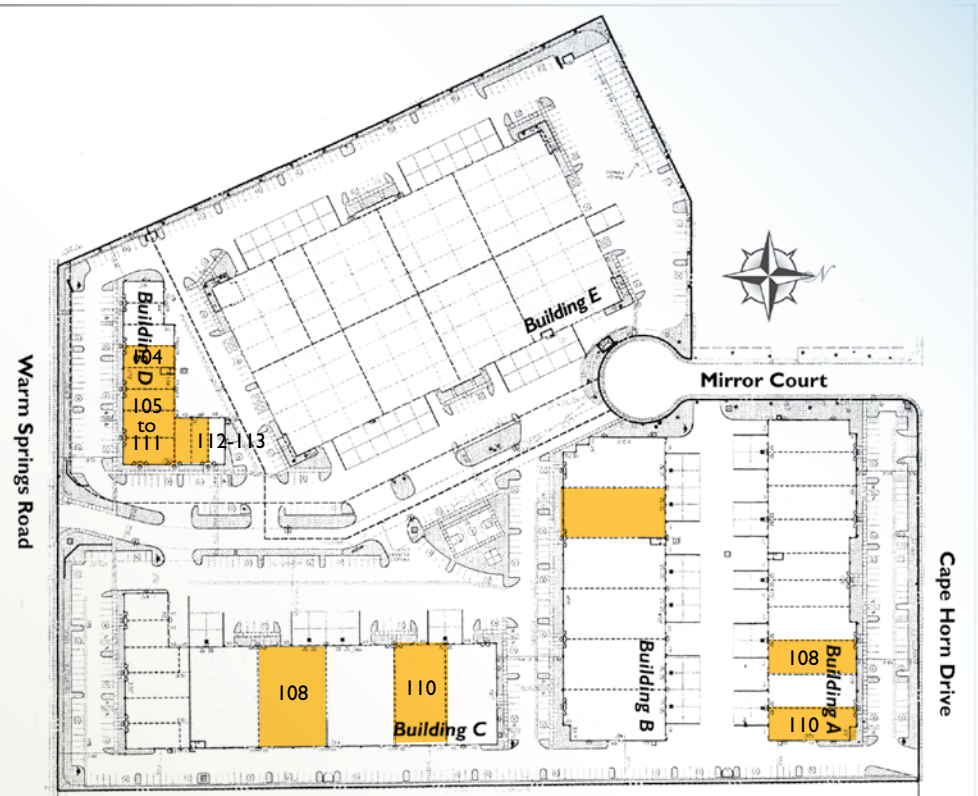
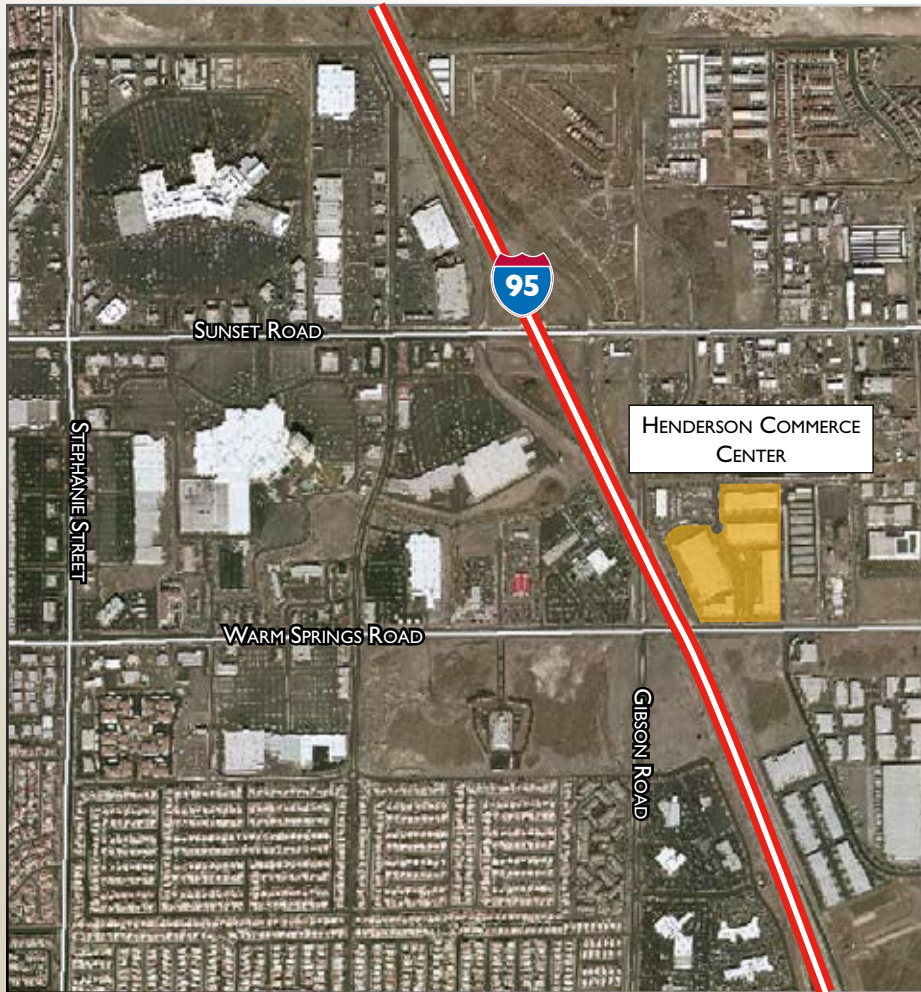
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FOR LEASE

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Building Descriptions

Building A	– 480 Mirror Court	±60,100 sf.
Building B	– 470 Mirror Court	±66,642 sf.
Building C	– 900 W. Warm Springs Road	±86,950 sf.
Building D	– 950 W. Warm Springs Road	±24,960 sf.
Building E	– 451 Mirror Court	±152,256 sf.



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FOR LEASE

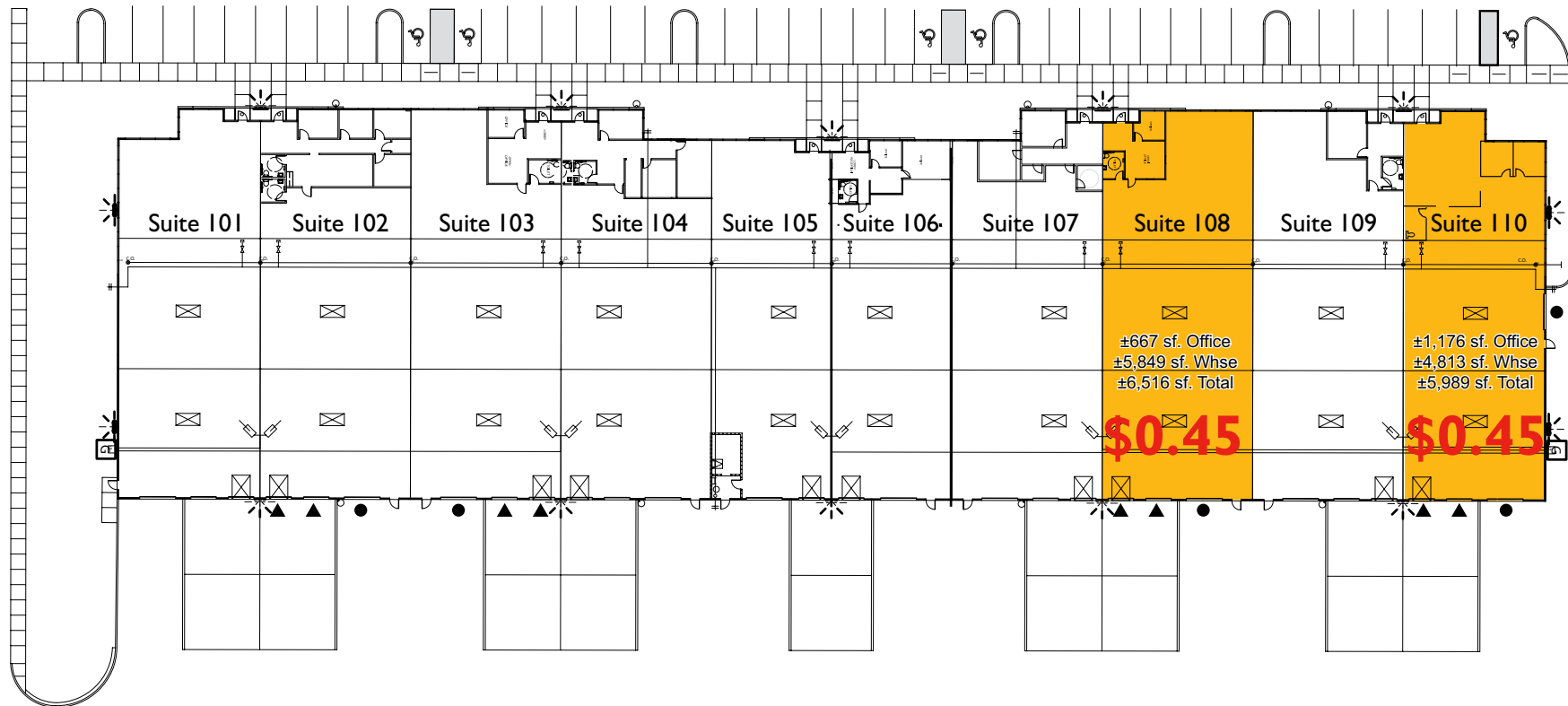
HENDERSON COMMERCE CENTER

LOCATED ON WARM SPRINGS ROAD JUST EAST OF GIBSON ROAD • HENDERSON, NEVADA 89011

BUILDING A - 480 MIRROR COURT +/- 60,100 SF.

- = Grade Level
- ▼ = Dock High
- ⊠ = Dock Levelers

- Available
- Leased



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BUILDING A: Light Distribution

DOHERTY
INDUSTRIAL GROUP

Listing Agent(s): **Patti Dillon**
Ben Campbell
Dan Doherty, SIOR

Phone: (702) 836-3790

Fax: (702) 920-8622

Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89169

Last Updated: December 22, 2009

Property Name: **Henderson Commerce Center**

Address: 480 Mirror Court, Building A
Henderson, Nevada 89011

Cross Streets: Warm Springs & US-95

County: Clark

Zoning: IP

Lot Size: +/- 24 acres (Total Project)

Building Total: +/- 60,100 sq. ft.

Year Built: 2001

Flood Zoning: Not in a 100-year flood zone per Clark
County Assessor's website

LEASABLE PREMISE DETAIL

Sprinklers: ESFR
Docks: 6' x 9'
Grades: 12' x 14'
Clear Height +/- 24' min
Parking: 2:1000

Henderson Commerce Center, Building A features dock high and grade level loading space, foil-insulated ceilings, evaporative coolers, 3-phase power, metal halide lighting, and an ESFR fire suppression system. Truck court 130', bay depth 120' and 43'4" x 50' column spacing.

BUILDING UTILITIES

Water: City of Henderson
Gas: Southwest Gas
Power: 277/480 Volts
3-Phase
Phone: Embarq

- Henderson Commerce Center is serviced by municipal water, gas and sewer.
- Power distribution throughout the warehouse is the tenant's responsibility.
- Telephone lines are provided to the rear of each unit and will require tenant specific pulls to the office suites.
- Tenants are responsible to pay their own separately metered utilities, janitorial and trash services.

AVAILABILITIES

Unit	Available	Office Included	Rate (NNN)	CAM	Loading/Unit	Clear Height	Available
A-108*	+/-6,516 s.f.	+/-667 s.f.	\$0.45	\$0.16	2 docks 1 grade	24'	Immediately
A-110*	+/-5,989 s.f.	+/-1,176 s.f.	\$0.45	\$0.16	2 docks 2 grade	24'	Immediately

*Special rate for first year of the lease.

PROMOTIONAL FEATURES - Henderson Commerce Center is adjacent to the US I-95 Freeway and provides immediate access to the I-215/Southern Beltway via auto show drive. Henderson Commerce Center offers an ideal business environment and location and the flexibility for our tenants' future growth.

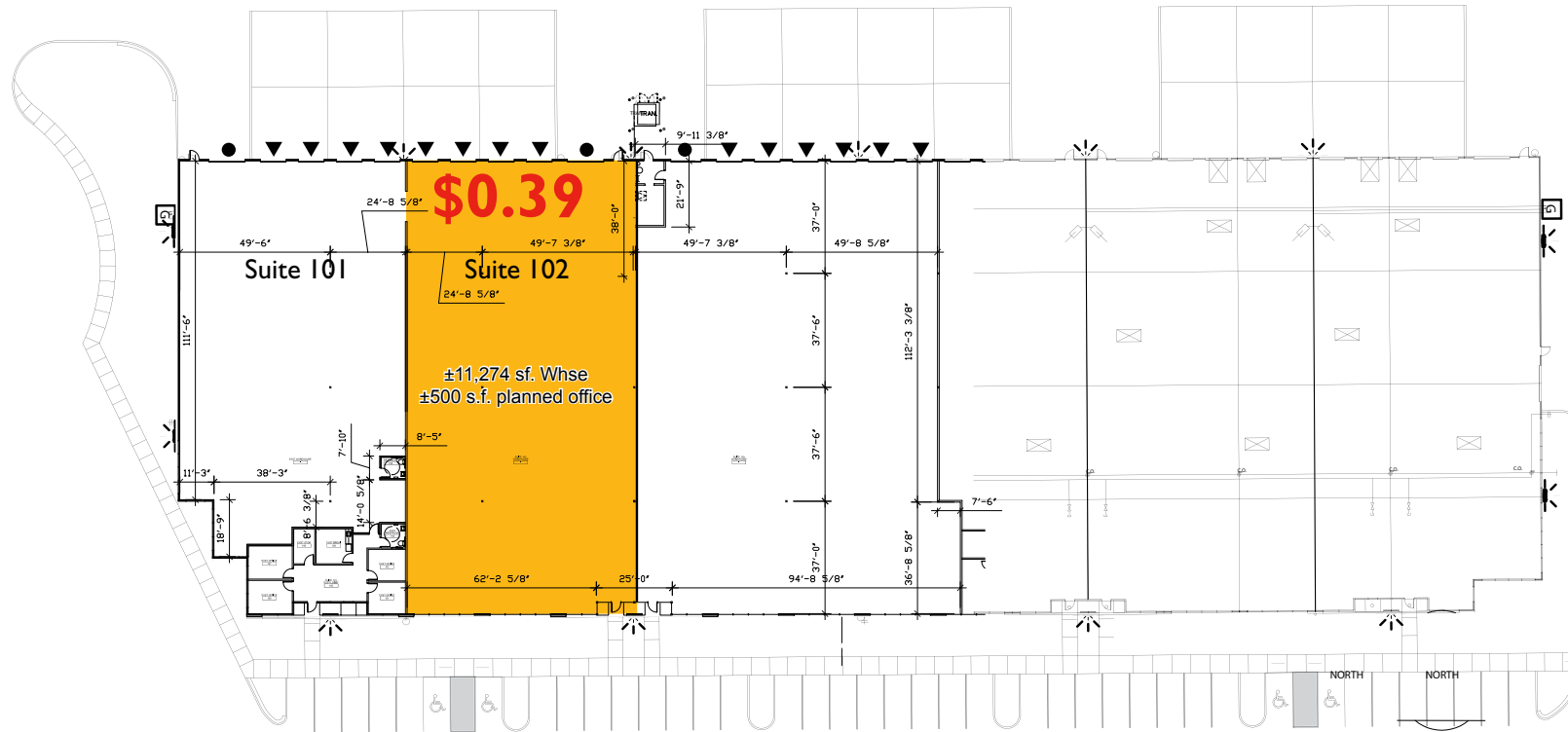
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HENDERSON COMMERCE CENTER

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BUILDING B - 470 MIRROR COURT

 Available
 Leased



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COLLIERS INTERNATIONAL
LISTING DETAIL WORKSHEET

BUILDING B: Light Distribution

DOHERTY
INDUSTRIAL GROUP

**Listing Agent(s): Patti Dillon
Ben Campbell
Dan Doherty, SIOR**

Phone: (702) 836-3790
Fax: (702) 920-8622
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89169
Last Updated: December 22, 2009

Property Name: Henderson Commerce Center
Address: 470 Mirror Court, Building B
Henderson, Nevada 89011
County: Clark
Zoning: IP
Lot Size: +/- 24 acres (Total Project)
Building Total: +/- 66,642 sq. ft.
Year Built: 2001
Flood Zoning: Not in a 100-year flood zone per Clark
County Assessor's website

LEASABLE PREMISE DETAIL

Office Area: See below
Sprinklers: ESFR
Docks: 8'6" X 9'
Grade: 12' X 14'
Truss Height: 26' min.
Parking: 1.2:1000

Henderson Commerce Center, Building B consist of approximately 66,642 square feet of dock high and grade level loading space divisible from +/- 6,516 square feet. Amenities to the buildings include foil-insulated ceilings, evaporative coolers, 3-phase power, metal halide lighting, and an ESFR fire suppression system.

UTILITIES

Water: City of Henderson
Gas: Southwest Gas
Power: 277/480 Volts
3-Phase
Phone: Sprint/Embarq

- Henderson Commerce Center is serviced by municipal water, gas and sewer.
- Power distribution throughout the warehouse is the tenant's responsibility.
- Telephone lines will be provided to the rear of each unit and will require tenant specific pulls to the office suites.
- Tenants will be responsible to pay their own separately metered utilities, janitorial and trash services.

AVAILABILITIES

Unit	Available	Office Included	Rate (NNN)	NNN Fees	Bay Depth	Truck Court	Column Spacing	Loading/ Unit	Clear
B-102*	+/-11,274 s.f.	+/-500 s.f. of planned office	\$0.39	\$0.16	148'	190'	50'X37'-6"	4 docks 1 grade	26'

*Special rate for first year of the lease.

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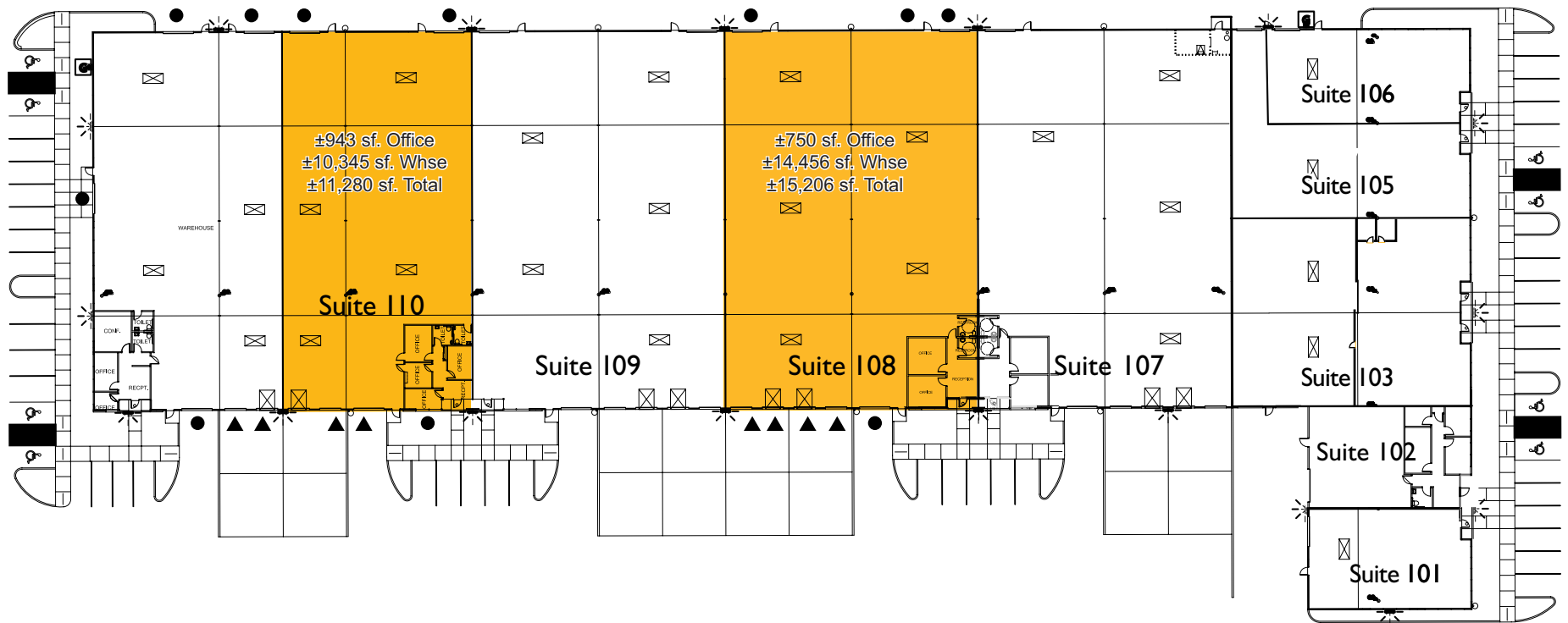
BUILDING C - 900 WARM SPRINGS ROAD

+/- 67,502 SF. WAREHOUSE

+/- 19,448 SF. FLEX/INCUBATOR

 Available
 Leased

● = Grade Level
▼ = Dock High
☒ = Dock Levelers



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COLLIERS INTERNATIONAL
LISTING DETAIL WORKSHEET

BUILDING C: Flex & Light Distribution

DOHERTY
INDUSTRIAL GROUP

Listing Agent(s): **Patti Dillon**
Ben Campbell
Dan Doherty, SIOR

Phone: (702) 836-3790

Fax: (702) 920-8622

Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89169

Last Updated: December 22, 2009

Property Name: **Henderson Commerce Center**

Address: 900 Warm Springs Road
Henderson, Nevada 89011

County: Clark

Zoning: IP

Lot Size: +/- 24 acres (Total Project)

Building Total: +/- 86,950 sq. ft.

Year Built: 2001

Flood Zoning: Not in a 100-year flood zone per Clark County Assessor's website

LEASABLE PREMISE DETAIL

Office Area: See below

Sprinklers: ESFR

Docks: 8' 6" x 9'

Grade: 12' X 14'

Truss Height: 18' min.

Parking: 3.5:1000

Henderson Commerce Center, Building C consists of +/- 86,950 square feet, +/- 67,502 square feet of warehouse and +/- 19,448 square feet of flex/incubator, all grade level loading space. These buildings provide tenants with visibility and Warm Springs Road frontage. Amenities to the buildings include a grade level loading door to most units, foil-insulated ceilings, evaporative coolers, 3-phase power to each panel and typical column spacing of 32' x 35'.

UTILITIES

Water: City of Henderson

Gas: Southwest Gas

Power: 277/480 Volts
3-Phase

Phone: Sprint

- Henderson Commerce Center is serviced by municipal water, gas and sewer.
- Power distribution throughout the warehouse is the tenant's responsibility.
- Telephone lines will be provided to the rear of each unit and will require tenant specific pulls to the office suites.
- Tenants will be responsible to pay their own separately metered utilities, janitorial and trash services.

AVAILABILITIES

Unit	Available SF	Office Showroom	Rate (NNN)	CAM	Loading/Unit	Clear Height	Available
C-108	+/-15,206 s.f.	+/-750 s.f.	\$0.45	\$0.16	4 docks 4 grades	26'	Immediately
C-110	+/-11,280 s.f.	+/-935 s.f.	\$0.45	\$0.16	2 docks 3 grades	26'	Immediately

PROMOTIONAL FEATURES

Henderson Commerce Center is adjacent to the US I-95 Freeway and provides immediate access to the I-215/Southern Beltway via Lake Mead as well. Henderson Commerce Center offers an ideal business environment and location and the flexibility for our tenants' future growth.






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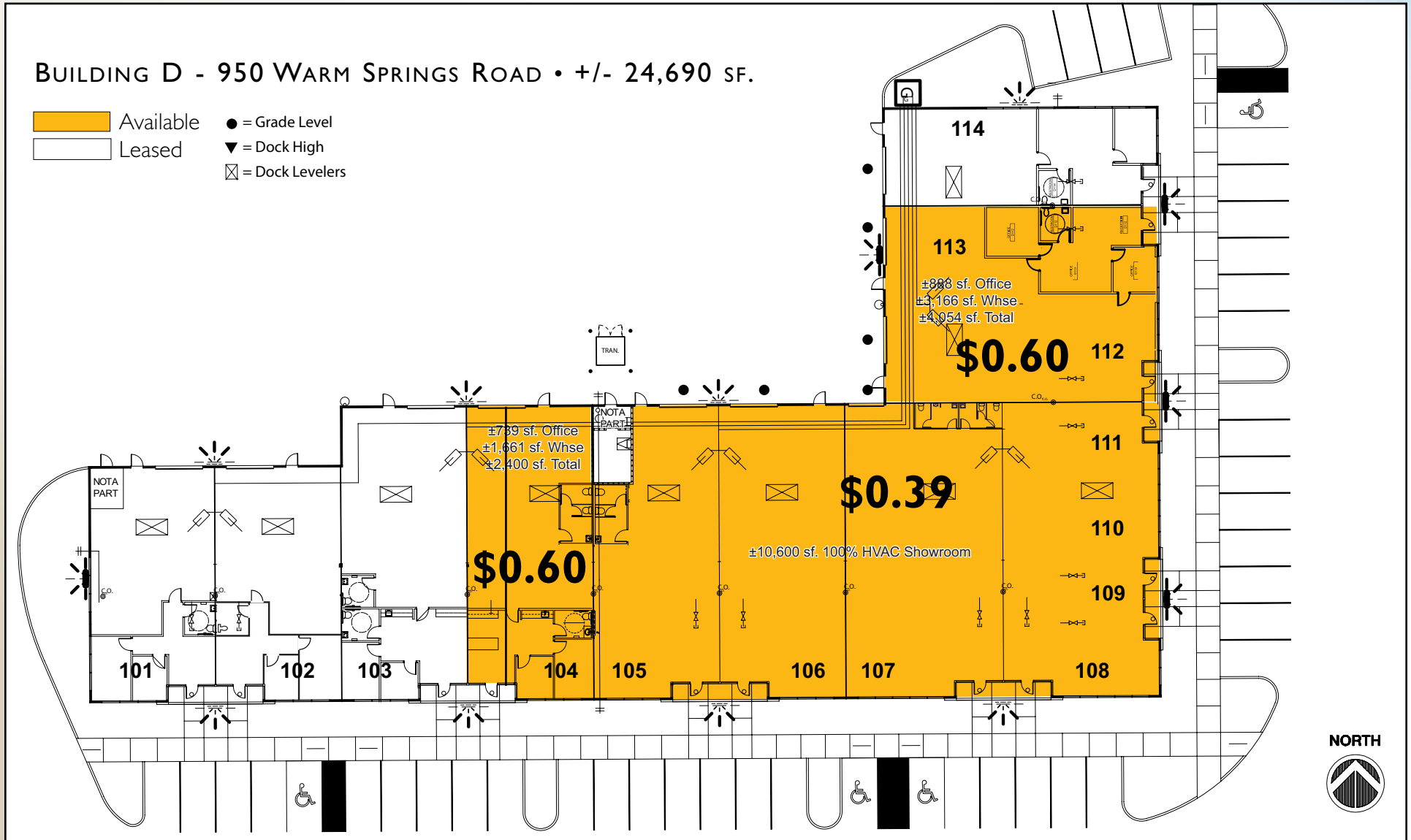
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BUILDING D - 950 WARM SPRINGS ROAD • +/- 24,690 SF.

-  Available
-  Leased
-  = Grade Level
-  = Dock High
-  = Dock Levelers



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COLLIERS INTERNATIONAL
LISTING DETAIL WORKSHEET

BUILDING D: Flex



Listing Agent(s): **Patti Dillon**
Ben Campbell
Dan Doherty, SIOR

Phone: (702) 836-3790

Fax: (702) 920-8622

Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89169

Last Updated: January 15, 2009

Property Name: **Henderson Commerce Center**

Address: 950 W. Warm Springs Road
Henderson, Nevada 89011

County: Clark

Zoning: IP

Lot Size: +/- 24 acres (Total Project)

Building Total: +/- 24,690 sq. ft.

Year Built: 2001

Flood Zoning: Not in a 100-year flood zone per Clark County Assessor's website

LEASABLE PREMISE DETAIL

Divisibility: See below

Sprinklers: ESFR

Grade: 12' X 14'

Clear Height +/-18' min.

Parking: 4.1:1000

Henderson Commerce Center, Building D consists of approximately +/- 24,690 square feet of grade level distribution space with frontage on Warm Springs Road. Other amenities to the building include an ESFR fire suppression system, evaporative cooling in the warehouse, and an abundance of parking.

BUILDING UTILITIES

Water: City of Henderson

Gas: Southwest Gas

Power: 277/480 Volts
3 Phase

Phone: Embarq

- Henderson Commerce Center is serviced by municipal water, gas and sewer.
- Power distribution throughout the warehouse is the tenant's responsibility.
- Telephone lines are provided to the rear of each unit and require tenant specific pulls to the office suites.
- Tenants are responsible to pay their own separately metered utilities, janitorial and trash services.

AVAILABILITIES

Unit	Available SF	Warehouse SF	Office / Showroom SF	Rate (NNN)	CAM	Grade Level Loading	Available
D104	+/-2,400	+/-1,661	+/-739	\$0.60	\$0.16	One (1) 12'x14'	Immediately
D-105 – 111	+/-10,600	100% HVAC Showroom	100% HVAC Showroom	\$0.39	\$0.16	Three (3) 12'x14'	Immediately
D-112 - 113	+/-4054	+/-3,166	+/-888 s.f. office	\$0.60	\$0.16	Two (2) 12'x14'	Immediately

PROMOTIONAL FEATURES / DISCLOSURES

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