

HARSCH VALLEY FREEWAY COMMERCE CENTER

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

FOR LEASE



HARSCH
INVESTMENT
PROPERTIES

PROPERTY HIGHLIGHTS:

- ±228,742 SF project on ±14 acres
- Lease Rate: \$0.57 - \$0.69 PSF NNN
- CAMs: \$0.18 SF
- Units available ±4,438 SF - ±11,568 SF
- Showroom space available
- Freeway visibility
- Pylon and building signage
- 26' clear height
- 120/208v 3-phase power
- 9'x10' dock high loading
- 12'x14' grade level loading
- Skylights in warehouse
- Fire sprinklers
- Built in 1999 & 2001
- Zoned I-G (Henderson)
- CAM's include HVAC & swamp cooler maintenance, trash & recycling
- Management office less than a mile away

5 PERCENT COMMISSION

MULTI-TENANT OFFICE / WAREHOUSE / SHOWROOM



3065 South Jones Boulevard, Suite 201
Las Vegas, Nevada 89146
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

Jarrad Katz, SIOR, CCIM
Senior Vice President I Principal
702.610.1002
jkatz@mdlgroup.com

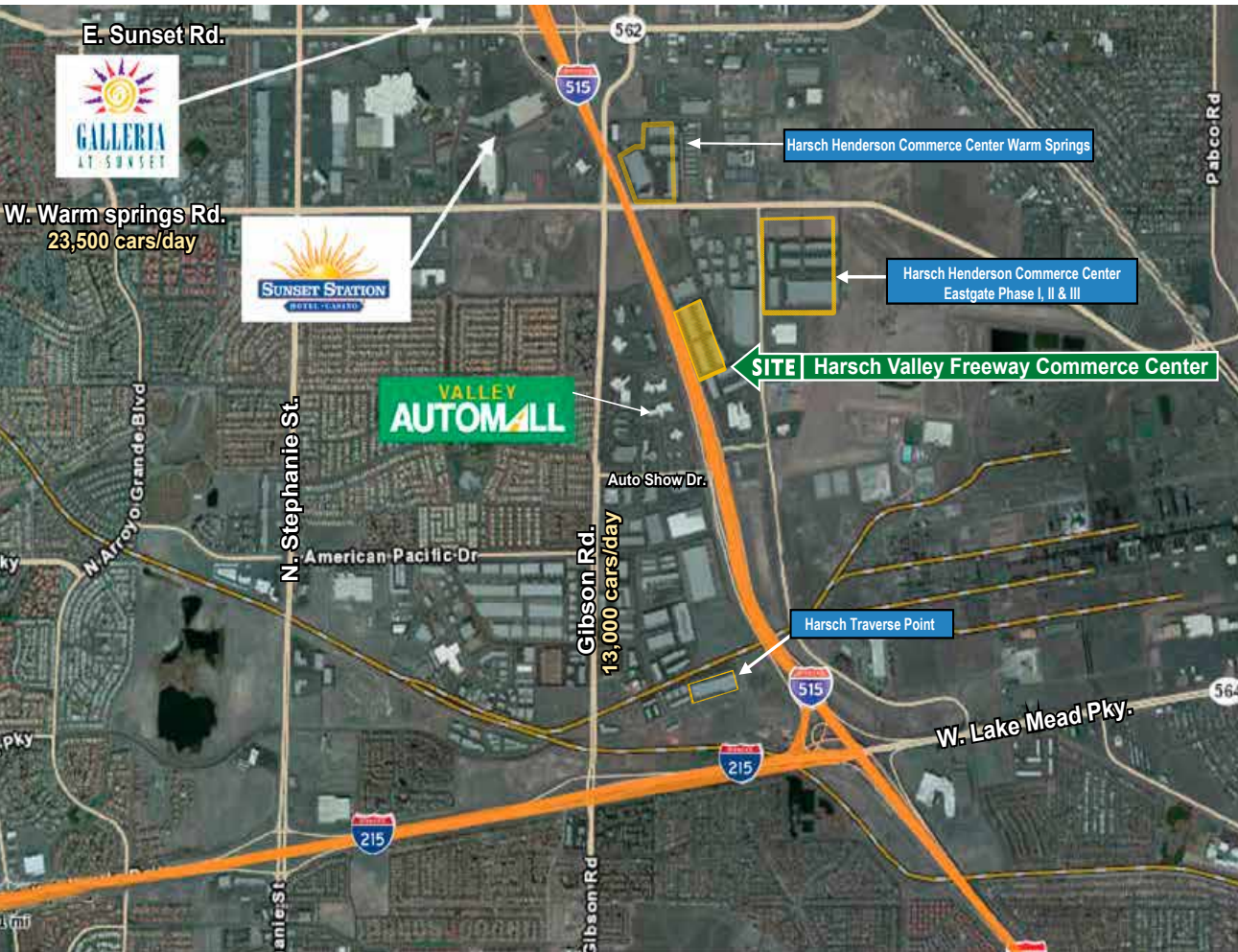
www.mdlgroup.com

Galit Kimerling
Senior Advisor
323.244.1628
gkimerling@mdlgroup.com

HARSCH VALLEY FREEWAY COMMERCE CENTER

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

FOR LEASE



- Easy access to restaurants & amenities
- Convenient access to highways US-95 & I-215
- Freeway frontage



3065 South Jones Boulevard, Suite 201
Las Vegas, Nevada 89146
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

Jarrad Katz, SIOR, CCIM
Senior Vice President | Principal
702.610.1002
jkatz@mdlgroup.com

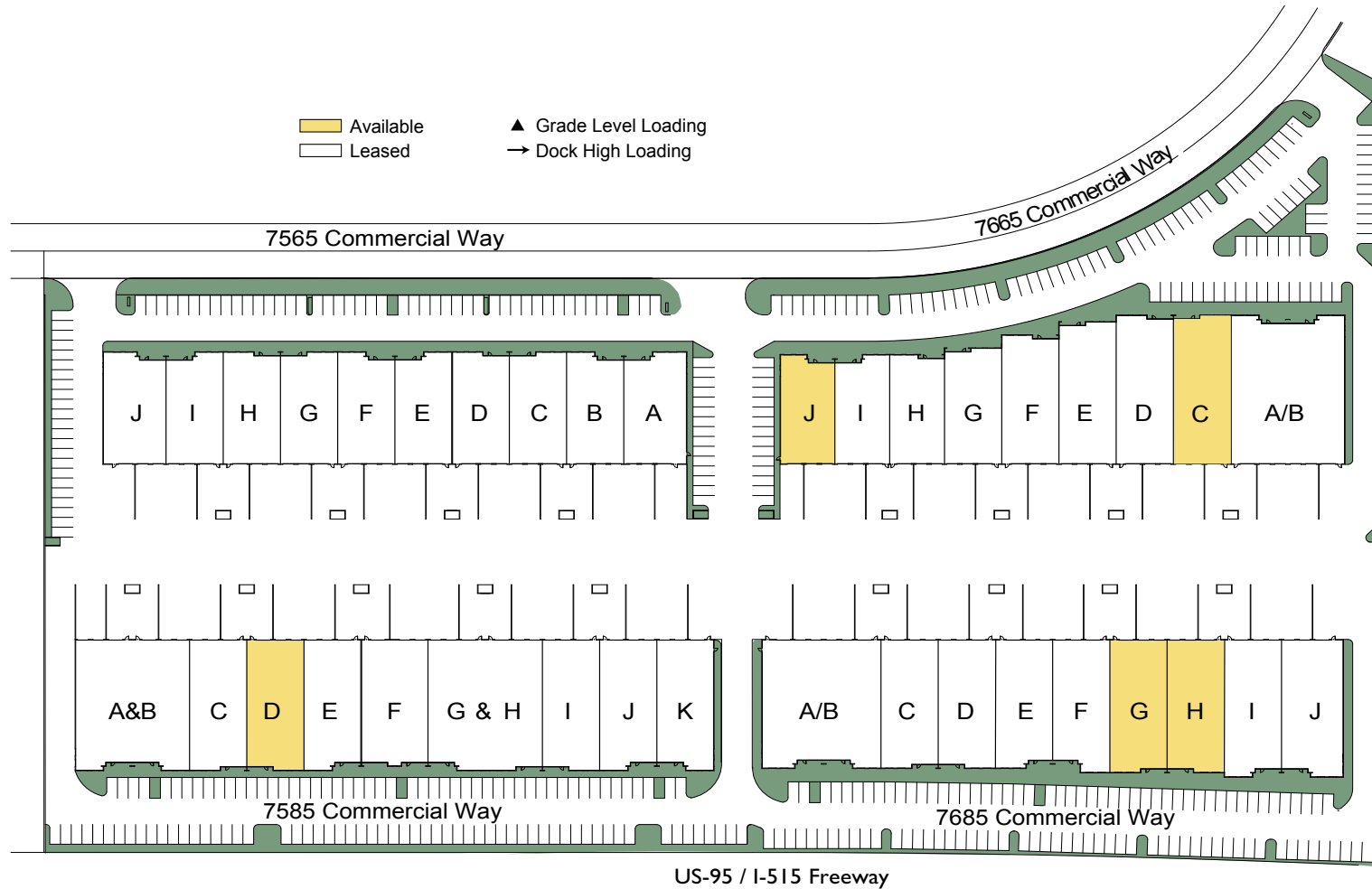
www.mdlgroup.com

Galit Kimerling
Senior Advisor
323.244.1628
gkimerling@mdlgroup.com

HARSCH VALLEY FREEWAY COMMERCE CENTER

FOR LEASE

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



Service You Deserve. People You Trust.

www.mdlgroup.com

3065 South Jones Boulevard, Suite 201
Las Vegas, Nevada 89146
T 702.388.1800
F 702.388.1010

Jarrad Katz, SIOR, CCIM
Senior Vice President | Principal
702.610.1002
jkatz@mdlgroup.com

Galit Kimerling
Senior Advisor
323.244.1628
gkimerling@mdlgroup.com

HARSCH VALLEY FREEWAY COMMERCE CENTER

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

FOR LEASE

BLDG.	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	9'X10' DOCKS	12'X12' GRADES	12'X14' GRADES	120/208V 3-PHASE	LEASE RATE SF/M	CAM /SF/M	TOTAL RENT PER MONTH	AVAILABLE
7585	Suite D	5,760	2,500	3,260	2		1		\$0.57 SF/M	\$0.18 SF/M	\$4,320.00/M	Immediately
7665	Suite C	6,677	1,409	5,268	2		1	200	\$0.57 SF/M	\$0.18 SF/M	\$5,007.75/M	Immediately
7665	Suite J	4,438	1,088	3,350	2		1	600	\$0.64 SF/M	\$0.18 SF/M	\$3,640.00/M	05-01-016
7685	Suite G-H	11,568	3,538	8,030 (100% HVAC Warehouse)	4		2	600	\$0.69 SF/M	\$0.18 SF/M	\$10,064.16/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.



3065 South Jones Boulevard, Suite 201
Las Vegas, Nevada 89146
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

Jarrad Katz, SIOR, CCIM
Senior Vice President | Principal
702.610.1002
jkatz@mdlgroup.com

www.mdlgroup.com

Galit Kimerling
Senior Advisor
323.244.1628
gkimerling@mdlgroup.com

HARSCH VALLEY FREEWAY COMMERCE CENTER

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

FOR LEASE



Property Details

Address: 7585 Commercial Way, Suite D

Office Sq. Ft: ±2,500

Warehouse Sq. Ft. ±3,260

Total Sq. Ft. ±5,760

Lease Rate: \$0.57 SF/M

CAMs: \$0.18 SF/M

Monthly: \$4,320.00/M

Available: Immediately

- One 12' x 14' grade level roll-up doors
- Two 9' x 10' dock high doors
- Power: 200 Amps 120/208V 3 Phase



3065 South Jones Boulevard, Suite 201
Las Vegas, Nevada 89146
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

Jarrad Katz, SIOR, CCIM
Senior Vice President | Principal
702.610.1002
jkatz@mdlgroup.com

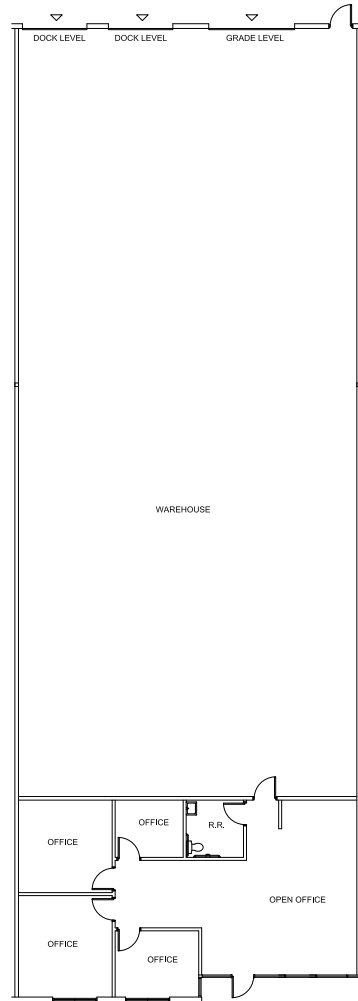
www.mdlgroup.com

Galit Kimerling
Senior Advisor
323.244.1628
gkimerling@mdlgroup.com

HARSCH VALLEY FREEWAY COMMERCE CENTER

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

FOR LEASE



Property Details

Address: 7665 Commercial Way, Suite C

Office Sq. Ft: ±1,409

Warehouse Sq. Ft. ±5,268

Total Sq. Ft. ±6,677

Lease Rate: \$0.57 SF/M

CAMs: \$0.18 SF/M

Monthly: \$5,007.75/M

Available: Immediately

- One 12' x 14' grade level roll-up doors
- Two 9' x 10' dock high doors
- Power: 200 Amps 120/208V 3 Phase



3065 South Jones Boulevard, Suite 201
Las Vegas, Nevada 89146
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

Jarrad Katz, SIOR, CCIM
Senior Vice President | Principal
702.610.1002
jkatz@mdlgroup.com

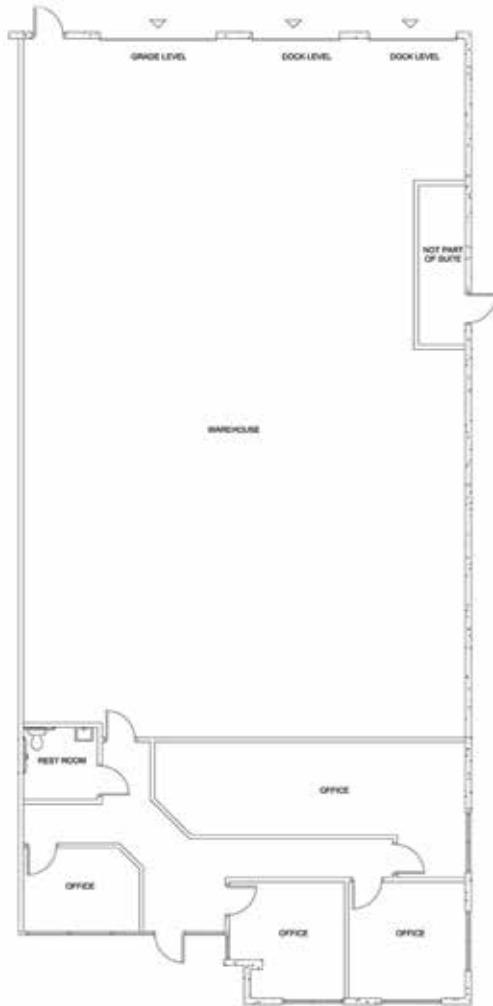
www.mdlgroup.com

Galit Kimerling
Senior Advisor
323.244.1628
gkimerling@mdlgroup.com

HARSCH VALLEY FREEWAY COMMERCE CENTER

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

FOR LEASE



Property Details

Address: 7665 Commercial Way, Suite J

Office Sq. Ft: ±1,088

Warehouse Sq. Ft. ±3,350

Total Sq. Ft. ±4,438

Lease Rate: \$0.64 SF/M

CAMs: \$0.18 SF/M

Monthly: \$3,640.00/M

Available: 05-01-16

- One 12' x 14' grade level roll-up doors
- Two 9' x 10' dock high doors
- Power: 600 Amps 120/208V 3 Phase



3065 South Jones Boulevard, Suite 201
Las Vegas, Nevada 89146
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

Jarrad Katz, SIOR, CCIM
Senior Vice President | Principal
702.610.1002
jkatz@mdlgroup.com

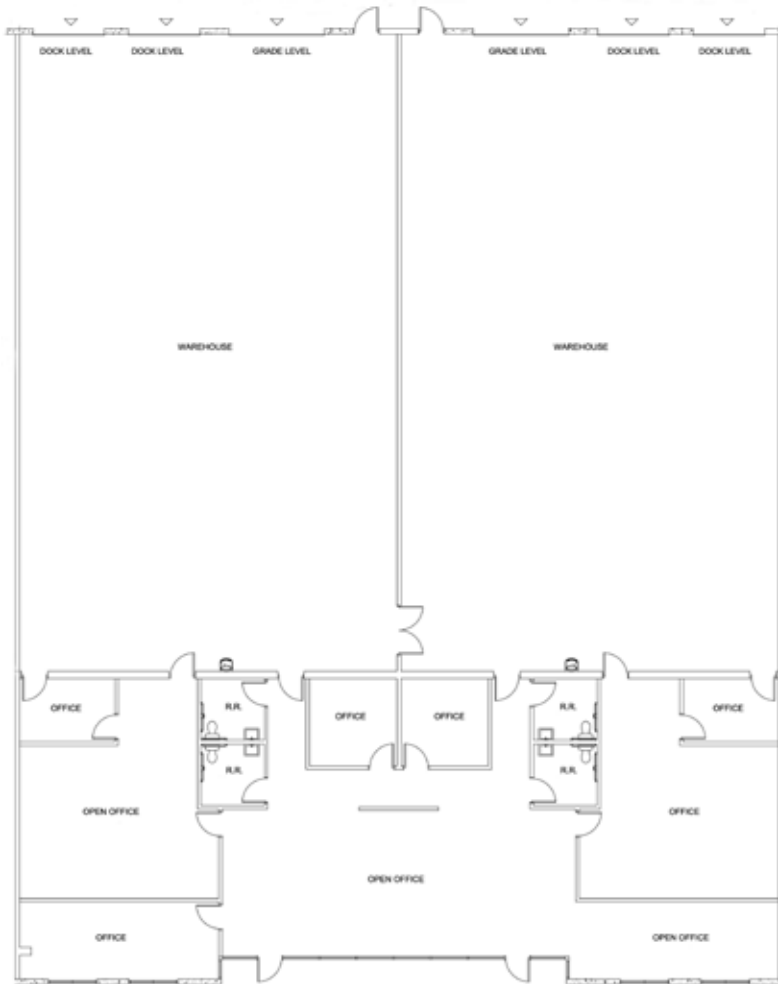
www.mdlgroup.com

Galit Kimerling
Senior Advisor
323.244.1628
gkimerling@mdlgroup.com

HARSCH VALLEY FREEWAY COMMERCE CENTER

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

FOR LEASE



Property Details

- Address: 7685 Commercial Way, Suite G-H
Office Sq. Ft: ±3,538
Warehouse Sq. Ft. ±8,030 (100% HVAC Warehouse)
Total Sq. Ft. ±11,568
Lease Rate: \$0.69 SF/M
CAMs: \$0.18 SF/M
Monthly: \$10,064.16/M
Available: Immediately
- Two 12' x 14' grade level roll-up doors
 - Four 9' x 10' dock high doors
 - Power: 600 Amps 120/208V 3 Phase



3065 South Jones Boulevard, Suite 201
Las Vegas, Nevada 89146
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

Jarrad Katz, SIOR, CCIM
Senior Vice President | Principal
702.610.1002
jkatz@mdlgroup.com

www.mdlgroup.com

Galit Kimerling
Senior Advisor
323.244.1628
gkimerling@mdlgroup.com