

OMP Warm Springs Commerce Center

425-585 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

A PROJECT BY

OMP

INVESTED PARTNER



FOR LEASE: ±41,347 SF – ±230,990 SF

DELIVERY Q4 2023

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425-585 W. Warm Springs Road, Henderson, NV 89015

Distance Highlights



±1 MILE TO THE I-515 VIA SUNSET RD



±3.8 MILES TO THE I-215 & I-11/US-95



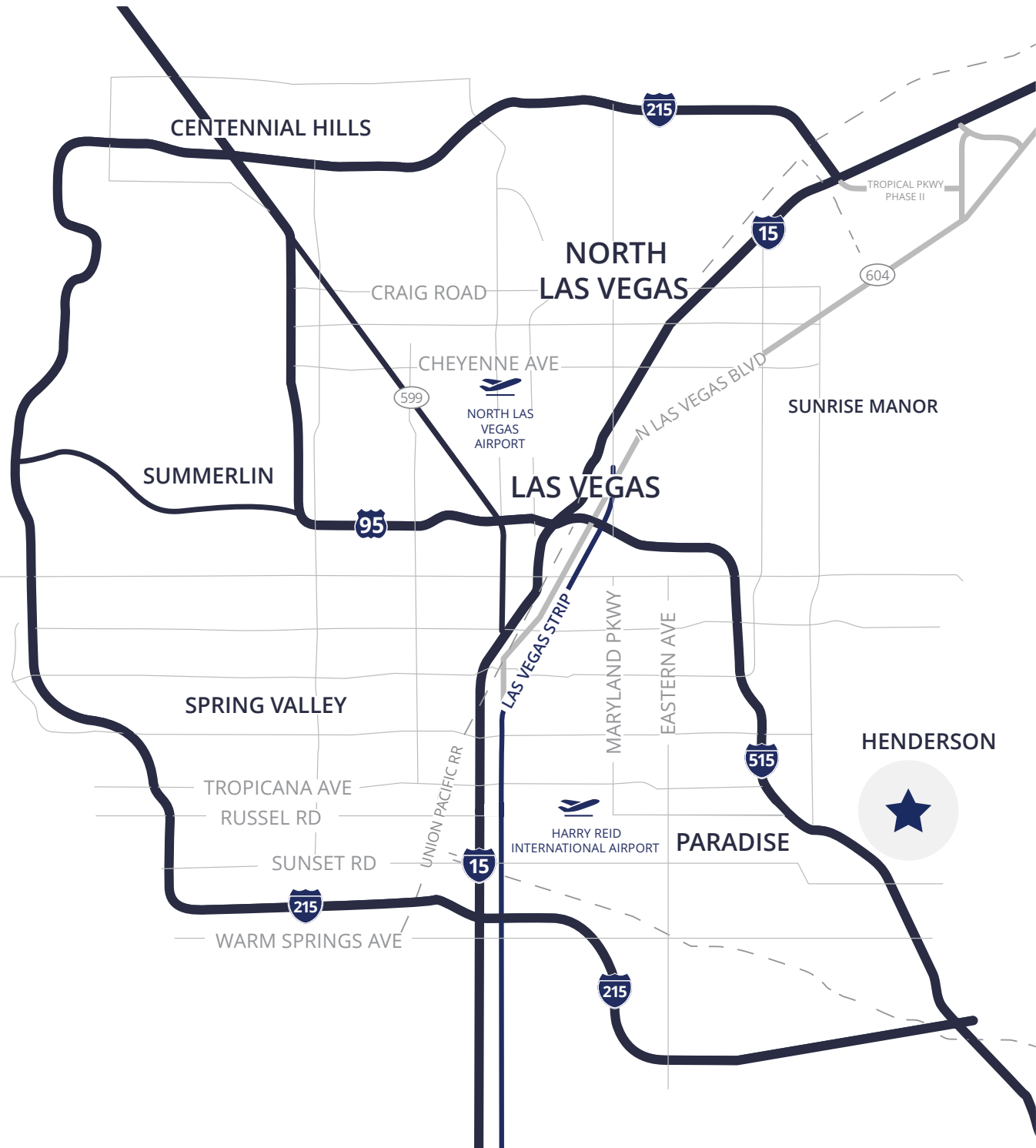
±9.3 MILES TO THE HARRY REID INTERNATIONAL AIRPORT



±11.4 MILES TO THE LAS VEGAS STRIP



LESS THAN 1HR FROM THE CA BORDER



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W. WARM SPRINGS ROAD



TOTAL PROJECT SIZE:

±502,268 SF

BUILDING A

±46,800 Total SF

- 8 Dock Doors
- 2 Grade Level Doors

BUILDING B

±61,000 Total SF

- 16 Dock Doors
- 2 Grade Level Doors

BUILDING C

±230,990 Total SF

- 42 Dock Doors
- 2 Grade Level Doors

BUILDING D

±60,131 Total SF

- 20 Dock Doors
- 4 Grade Level Doors

BUILDING E

±41,347 Total SF

- 16 Dock Doors
- 2 Grade Level Doors

BUILDING F

±62,000 Total SF

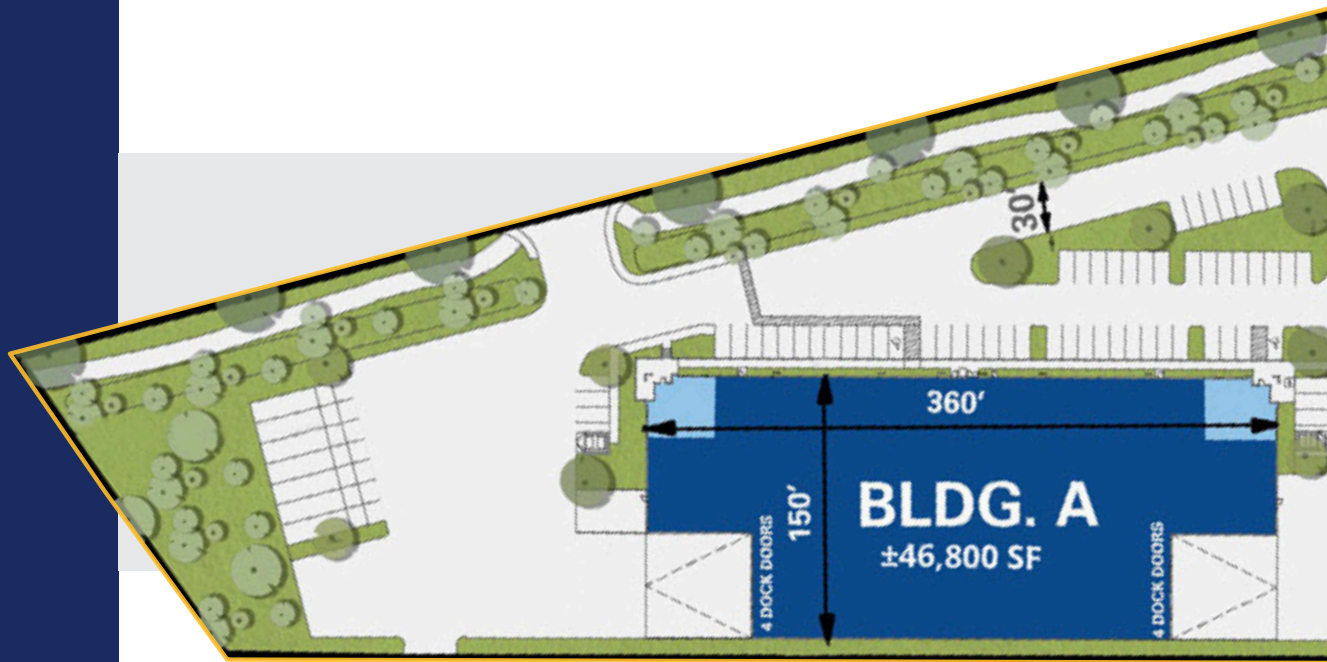
- 16 Dock Doors
- 2 Grade Level Doors

Six-building industrial park of warehouse distribution space in Henderson.

BUILDING A

455 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

OMP



For Illustration Purposes Only. Not To Scale.



● = Grade Level Loading Doors

▲ = Dock High Loading Doors

BUILDING SIZE:	±46,800 SF
LOT SIZE:	±4.53 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	30'
OFFICE:	±1,225 SF Spec Office
AUTO PARKING:	±59 Stalls
DOCK DOORS:	8 - 9'x10' Dock Doors
GRADE LEVEL DOORS:	2 - 12'x14' Grade Level Doors

TRAILER PARKING:	±7 Stalls
POWER:	±1,600 Amps underground pull section, 277/480 Volts, 3-Phase, 4-Wire (±600 Amp tenant meter)
SPRINKLERS:	ESFR Sprinkler System
DIMENSIONS:	150'x360'
COLUMN SPACING:	50'x50'
TRUCK COURT:	120'-185'+ Concrete Truck Court
LIGHTING:	LED Warehouse Lighting

BUILDING B

535 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

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BUILDING SIZE: ±61,000 SF
LOT SIZE: ±4.63 Acres
ZONING: General Industrial I-G
CLEAR HEIGHT: 32'
OFFICE: ±1,512 SF Spec Office
AUTO PARKING: ±76 Stalls
DOCK DOORS: 16 - 9'x10' Dock Doors

GRADE LEVEL DOORS: 2 - 12'x14' Grade Level Doors
POWER: ±1,600 Amps underground pull section, 277/480 Volts, 3-Phase, 4-Wire (±600 Amp tenant meter)
SPRINKLERS: ESFR Sprinkler System
DIMENSIONS: 140'x400'
COLUMN SPACING: 50'x50'
TRUCK COURT: 125'
LIGHTING: LED Warehouse Lighting

BUILDING C

505 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

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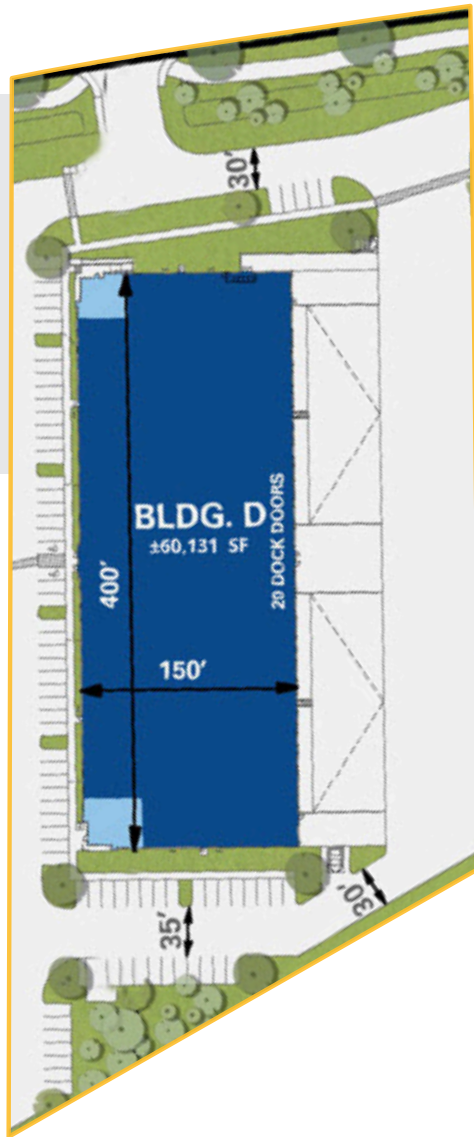
BUILDING SIZE:	±230,990 SF
LOT SIZE:	±4.53 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	36"
OFFICE:	±2,534 SF Spec Office
AUTO PARKING:	±277 Stalls
DOCK DOORS:	42 - 9x10' Doors
GRADE LEVEL DOORS:	2 - 12'x14' Doors
TRAILER PARKING:	±82 Stalls
POWER:	±4,000 Amps underground pull section, 277/480 Volts, 3-Phase, 4-Wire (±1,000 Amp tenant meter)
SPRINKLERS:	ESFR Sprinkler System
DIMENSIONS:	150'x360'
COLUMN SPACING:	50x60' with 60' Speed Bay
TRUCK COURT:	130' with Excess Yard/Parking
LIGHTING:	LED Warehouse Lighting

BUILDING D

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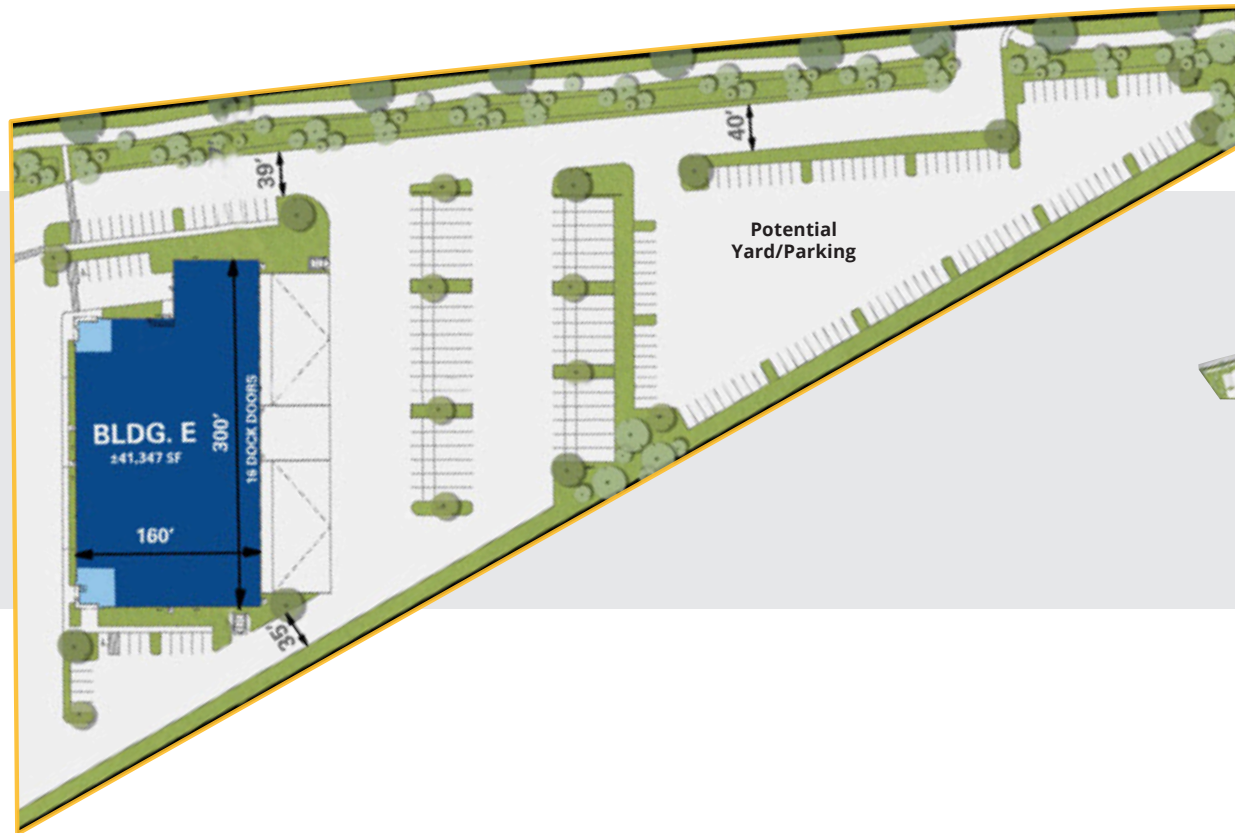
BUILDING SIZE:	±60,131 SF
LOT SIZE:	±5.15 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	32'
OFFICE:	±1,538 SF Spec Office
AUTO PARKING:	±79 Stalls
DOCK DOORS:	20 - 9'x10' Dock Doors
GRADE LEVEL DOORS:	4 - 12'x14' Grade Level Doors
POWER:	±2,000 Amps underground pull section, 277/480 Volts, 3-Phase, 4-Wire (±400 Amp tenant meter)
SPRINKLERS:	ESFR Sprinkler System
DIMENSIONS:	150'x400'
COLUMN SPACING:	50'x50'
TRUCK COURT:	139' Concrete Truck Court
LIGHTING:	LED Warehouse Lighting

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BUILDING E

425 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

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BUILDING SIZE: 41,347 SF
LOT SIZE: ±5.45 Acres
ZONING: General Industrial I-G
CLEAR HEIGHT: 30'
OFFICE: ±1,536 SF Spec Office
AUTO PARKING: ±41 Stalls
DOCK DOORS: 16 - 9'x10' Dock Doors
GRADE LEVEL DOORS: 2 - 12'x14' Grade Level Doors

TRAILER PARKING: 41 Stalls
POWER: ±1,600 Amps underground pull section, 277/480 Volts, 3-Phase, 4-Wire (±800 Amp tenant meter)
SPRINKLERS: ESFR Sprinkler System
DIMENSIONS: 160'x300'
COLUMN SPACING: 50'x50' with 60' speed bay'
TRUCK COURT: 130'
LIGHTING: LED Warehouse Lighting

BUILDING F

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BUILDING SIZE:	±62,000 SF
LOT SIZE:	±5.75 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	32'
OFFICE:	±1,538 SF Spec Office
AUTO PARKING:	±72 Stalls
DOCK DOORS:	16 - 9'x10' Dock Doors
GRADE LEVEL DOORS:	2 - 12'x14' Grade Level Doors

TRAILER PARKING:	±20 Stalls
POWER:	±2,000 Amps underground pull section, 277/480 Volts, 3-Phase, 4-Wire (±800 Amp tenant meter)
SPRINKLERS:	ESFR Sprinkler System
DIMENSIONS:	140'x400'
COLUMN SPACING:	50'x50'
TRUCK COURT:	130' Concrete Truck Court
LIGHTING:	LED Warehouse Lighting

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