

HENDERSON COMMERCE CENTER – EASTGATE

7330 - 7390 Eastgate Rd., Henderson, NV 89011

AVAILABLE
For Lease



**PROMOTIONAL RATE
ON SUITE 7350-100 &
7350-160!**



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Jarrad Katz, SIOR, CCIM
President | Broker | Principal
Lic#: B.0145888.LLC | PM.0167521.BKR
702.610.1002
jkatz@mdlgroup.com

Galit Kimerling, SIOR
Senior Vice President
Lic#: S.0065773
323.244.1628
gkimerling@mdlgroup.com



Schnitzer
PROPERTIES

Leasing Details



\$1.05 PSF NNN

Monthly Lease Rate



\$0.34 PSF NNN

CAM Charges



±5,180 - ±5,524 SF

Space Available

Property Details

+ Submarket:	Henderson
+ Campus Size:	±601,085 SF (7 buildings)
+ Land Size:	±17.44 AC
+ Zoning:	I-G (General Industrial)
+ Power:	200 amps • 277/480 volt • 3-phase power
+ Clear Height:	±20' - ±30'
+ Loading:	Dock Level Doors Grade Level Doors
+ Fire and Safety:	ESFR sprinkler system
+ HVAC:	Evaporative coolers in warehouse & HVAC in office
+ Parking:	Phase I: Parking ratio: 1:1,000 Phase II: Parking ratio: 2.2:1,000
+ Notes:	Energy efficient T5 office and warehouse lighting with office motion sensors and control panels in some suites



** 5% commission fee only applies for new tenant deals, excluding current Tenant renewals and relocations. Commission is paid on the base rent only excluding NNN fees, TI's and any concession.*



Service you deserve. People you trust.



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 The Property, Units and/or Rates may be withdrawn and/or changed without notice.

Location Highlights

- Located 1.6 miles (3-min.) from the I-215/I-11 Interchange to the southeast, and 13.2 miles (15-min.) from the I-15 and CC 215/I-215 Interchange to the west
- Conveniently located 9.7 miles (17-min.) from Harry Reid International Airport
- The property benefits from being surrounded by ample amenities such as Galleria Mall, Sunset Station Hotel and Casino, Stephanie Street Shopping Center, Eastgate Plaza, dozens of national, regional, and local quick-service and dine-in service restaurants, and much more
- The office portion of the space is HVAC controlled and the warehouse space is maintained with evaporative coolers



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For Lease

● Power Centers ● Planned Communities ● Hospitals ● Schnitzer Industrial Properties



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Suite Details

Building/Suite	Total SF	Office SF	Warehouse SF	Monthly Lease Rate	Monthly CAM Charges	Monthly Rent	Available
7350 Eastgate Road, Suite 100	±5,180	±1,511	±3,669	\$1.05 PSF NNN	\$0.34 PSF	\$7,200.20	Immediately
7350 Eastgate Road, Suite 160	±5,524	±1,163	±4,361	\$1.05 PSF NNN	\$0.34 PSF	\$7,678.36	Immediately

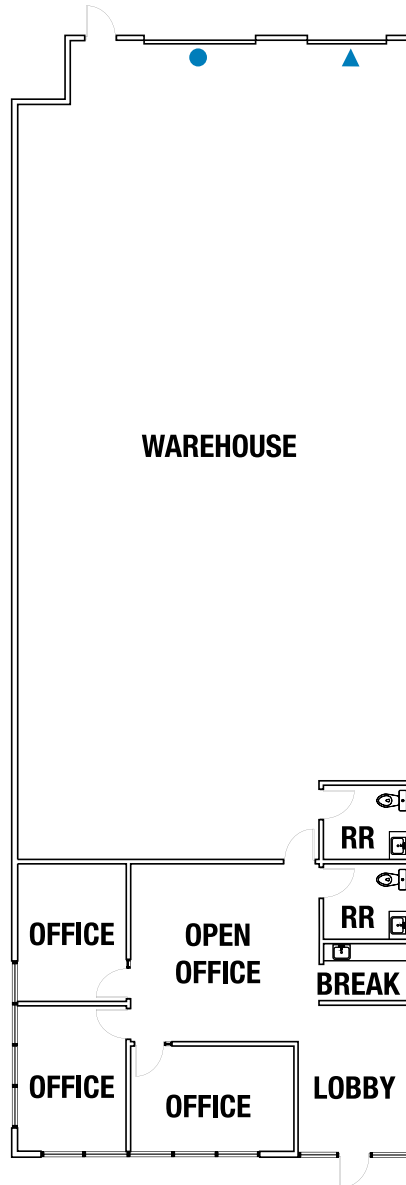


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*PROMOTIONAL RATE

Building K - Leasing Details



\$1.05 PSF NNN

Monthly Lease Rate



\$0.34 PSF NNN

Monthly CAM Charges



\$7,200.20

Monthly Total Rent

Suite Details

- + **Building/Suite:** 7350 Eastgate Road, Suite 100
- + **Total SF:** ±5,180
 - **Office SF:** ±1,511
 - **Warehouse SF:** ±3,669
- + **Clear Height:** ±24'
- + **Power:** 200 amps | 277/480 volt | 3-Phase
(to be verified by tenant)
- + **Dock Level Doors:** One (1)
- + **Grade Level Doors:** One (1)
- + **Availability:** Immediately

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.

▲ Dock Level Door

● Grade Level Door

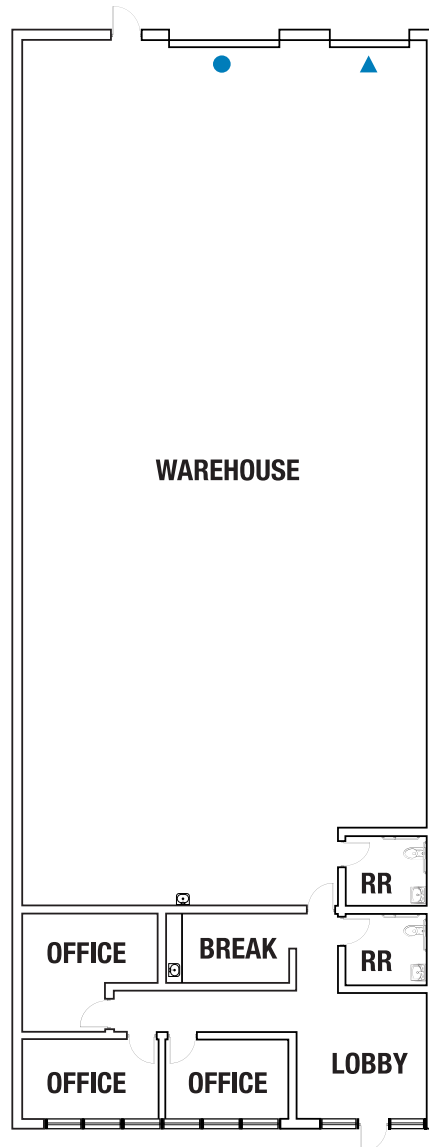


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*PROMOTIONAL RATE

Building K - Leasing Details



\$1.05 PSF NNN

Monthly Lease Rate



\$0.34 PSF NNN

Monthly CAM Charges



\$7,678.36

Monthly Total Rent

Suite Details

- + **Building/Suite:** 7350 Eastgate Road, Suite 160
- + **Total SF:** ±5,524
 - **Office SF:** ±1,163
 - **Warehouse SF:** ±4,361
- + **Clear Height:** ±24'
- + **Power:** 200 amps | 277/480 volt | 3-Phase
(to be verified by tenant)
- + **Dock Level Doors:** One (1)
- + **Grade Level Doors:** One (1)
- + **Availability:** Immediately

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▲ Dock Level Door

● Grade Level Door

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services



FedEx.



Freight Service Center
3 Mi

Freight Center
3 Mi

Customer Service Center
5 Mi

Distribution Center
10 Mi

Ship Center
8 Mi

Cargo Center
3 Mi

UPS Air Cargo
18 Mi

Air Cargo
20 Mi

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Schnitzer Industrial Campus Sites: Henderson & Airport Portfolio

Schnitzer Sites

1. Green Valley Business Center
2. Sunset Business Center
3. Henderson Commerce Center Warm Springs
4. Henderson Commerce Center Commercial Way
5. Henderson Commerce Center Eastgate
6. Valley Freeway Commerce Center
7. Traverse Point Commerce Center
8. 150 N. Gibson Road
9. Paradise Airport Center
10. Eastern Commerce Center
11. Patrick Commerce Center
12. Patrick Airport Center
13. Patrick Airport Business Center
14. Sunset Airport Center 1
15. Sunset Airport Center 2

Major Retail Corridors

1. St. Rose Pkwy. & Eastern Ave.
2. Sunset Rd. & Green Valley Pkwy.
3. Galleria Mall Area
4. The District at Green Valley Ranch
5. Boulder Hwy. & Lake Mead Dr.
6. MonteLago Village at Lake Las Vegas

