

OMP GATEWAY 11

HENDERSON, NV

A PROJECT BY
OMP |  **Invesco**

±1,748,720 SF

Two Warehouse Distribution Buildings

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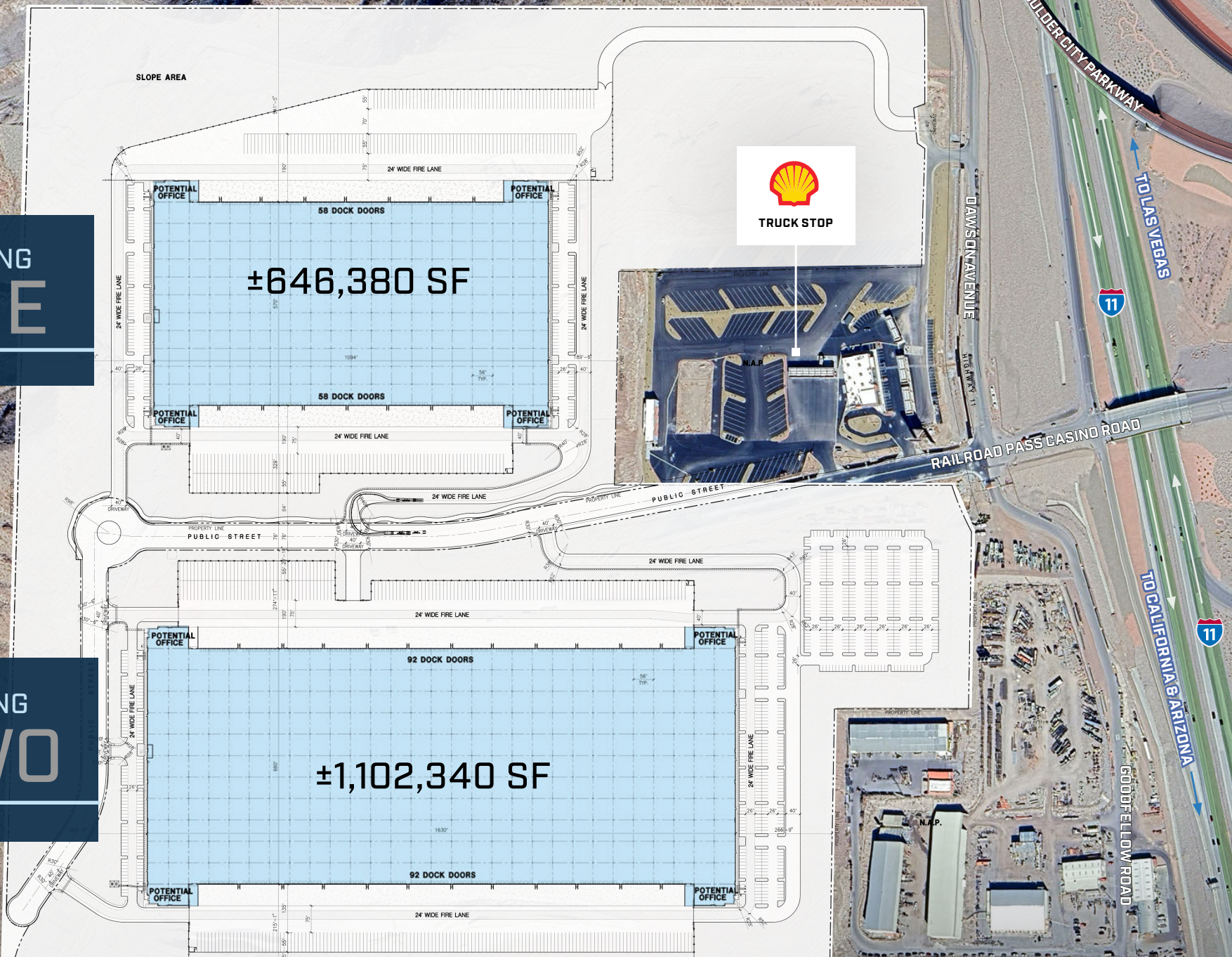


LEASING BY



BUILDING
ONE $\pm 646,380$ SFBUILDING
TWO $\pm 1,102,340$ SF

TRUCK STOP



Not To Scale. For Illustration Purposes Only.

Under Construction

OMP
GATEWAY **11**



Photos as of October 2025

±1,748,720 SF

Two Warehouse Distribution Buildings

PROGRESS UPDATE

GRADING UNDERWAY

OMP GATEWAY 11

HENDERSON, NV

Positioned for the next wave of industrial development in the Henderson Submarket. This project provides excellent connectivity to I-11 via Railroad Pass Casino Drive and is less than ±45 miles to the California border.



±0.1 MILES TO THE I-11 FREEWAY



±20 MILES TO THE HARRY REID INTERNATIONAL AIRPORT



±19 MILES TO THE LAS VEGAS STRIP



±19 MILES TO I-215 / I-15 INTERCHANGE



OMP GATEWAY 11

HENDERSON, NV



Building 1

HENDERSON, NV 89046

±646,380 Rentable SF

±40' Clear Height

116 – 9' x 10' Dock High Loading Doors

4 – 14' x 16' Grade Level Loading Doors

4,000 amp underground pull section.

277/480v, 3-phase, 4-wire. [Expandable by 4,000 amps]

230 Auto Parking Stalls

274 Trailer Stalls

Industrial Zoning

ESFR Sprinklers

190' – 315' Truck Courts

56' W x 60' D – Typical Column Spacing

60' Speed Bay

GATEWAY

Building 2

HENDERSON, NV 89046

±1,102,340 Rentable SF

±42' Clear Height

181 – 9' x 10' Dock High Loading Doors

4 – 14' x 16' Grade Level Loading Doors

8,000 amp underground pull section. 277/480v,
3-phase, 4-wire. (Expandable by 4,000 amps)

833 Auto Parking Stalls

296 Trailer Stalls

Industrial Zoning

ESFR Sprinklers

190' – 245' Truck Courts

58' W x 60' D – Typical Column Spacing

60' vs 70' Speed Bay

GATEWAY

11





Favorable Inbound & Outbound Freight

E-Commerce/distribution, data centers, and cold storage companies are investing billions of dollars in projects that are technology driven, a reason why the DMP Gateway 11 is perfectly positioned to fulfill the next wave of industrial development in the Henderson Valley.

One Day Truck Service

Access to serving over 77 million+
people within a one day truck drive.

LABOR COSTS AMONG THE LOWEST
IN THE SOUTHWEST REGION

OMP
GATEWAY 11
HENDERSON, NV

23.1% of U.S. Population

1 SEATTLE
1,129 Miles
16h 52min

2 PORTLAND
982 Miles
15h 44min

3 HELENA
907 Miles
12h 31min

4 CHEYENNE
837 Miles
11h 52min

5 DENVER
752 Miles
10h 45min

6 BOISE
634 Miles
9h 31min

7 SANTA FE
634 Miles
9h 8min

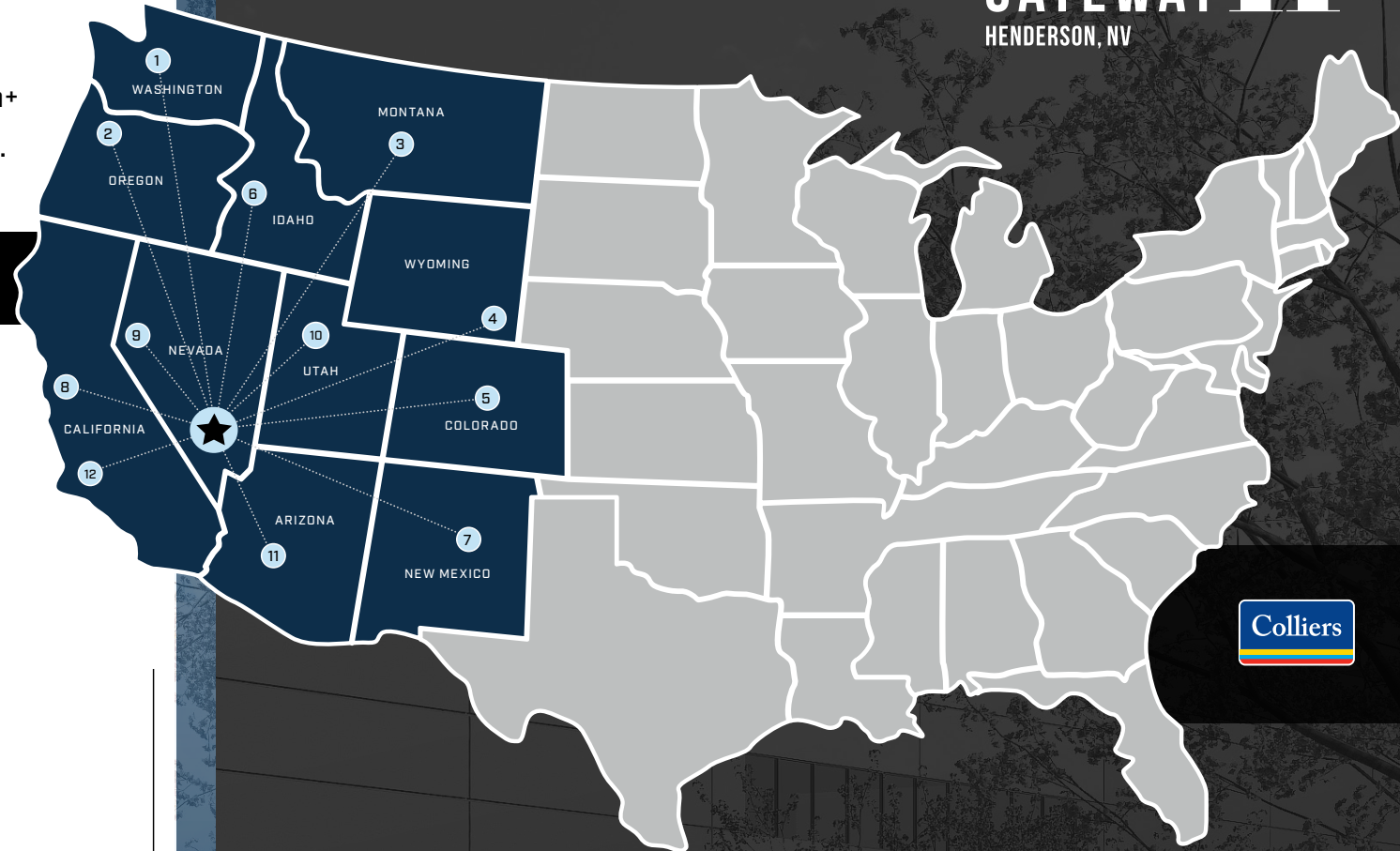
8 SAN FRANCISCO
562 Miles
8h 20min

9 RENO
452 Miles
6h 55min

10 SALT LAKE CITY
424 Miles
5h 50min

11 PHOENIX
300 Miles
4h 39min

12 LOS ANGELES
265 Miles
3h 54min



LABOR FORCE INCENTIVES

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive
- Nevada Catalyst Fund

±12.5%

Projected Growth for 2022

±2.3 Million+

Southern Nevada Residents

±55,000+

Logistics & Manufacturing Employees

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

Nevada is at the forefront of the nation with one of the most favorable tax climates for businesses and employees.



TRAVEL SNAPSHOT

2.3 Million+

Southern Nevada Residents

39.7 Million

2021 Enplaned/Deplaned Airline Passengers

48%

2021 Visitors Travel By Plane

30%

International Travelers Visiting Las Vegas

GAMING REVENUE SNAPSHOT

\$11.5 Billion

2021 Clark County Gaming Revenue

\$717.51

Average Visitor's Gambling Spending Per Trip

2.2 Million

2021 Convention Delegates

32.2 Million

2021 Las Vegas Visitors

OCCUPANCY SNAPSHOT

88.5%

2022 Weekend Occupancy

69.6%

2022 U.S. National Average Hotel Occupancy

72.6%

2022 Las Vegas Midweek Occupancy

77.5%

2022 Las Vegas City-Wide Occupancy

Source: Las Vegas Convention and Visitors Authority

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