FOR LEASE:

OMP Warm Springs Commerce Center

A PROJECT BY

OMP | Invesco

CURRENTLY UNDER CONSTRUCTION



±30,000 SF - 230,990 SF

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

EXCLUSIVE LISTING BY: Colliers

A PROJECT BY

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OMP Warm Springs Commerce Center

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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= AVAILABLE

= LEASED



FUTURE VEHICLE STORAGE AREA

Additional ±3.01 Acres For Drop Lot or Yard For Lease

TOTAL PROJECT SIZE:

±504,983 SF

BUILDING A
LEASED
±46,874 Total SF

BUILDING B
±61,072 Total SF
- 16 Dock Doors
- 2 Grade Level Doors

BUILDING C
±230,990 Total SF
- 42 Dock Doors
- 2 Grade Level Doors

BUILDING D
LEASED
±60,131 Total SF

BUILDING E
LEASED
±43,847 Total SF

BUILDING F
LEASED
±62,069 Total SF

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

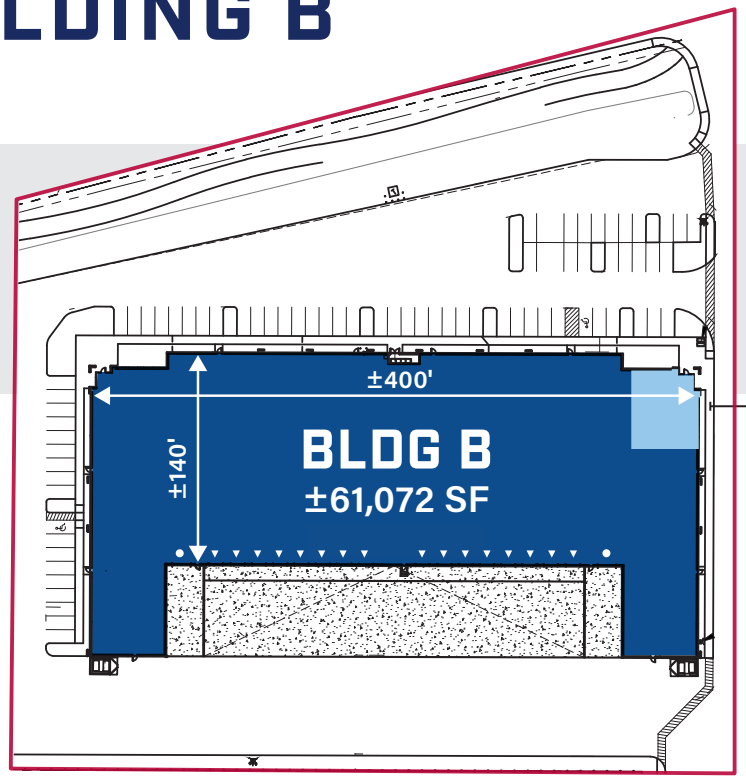
For Illustration Purposes Only. Not To Scale.

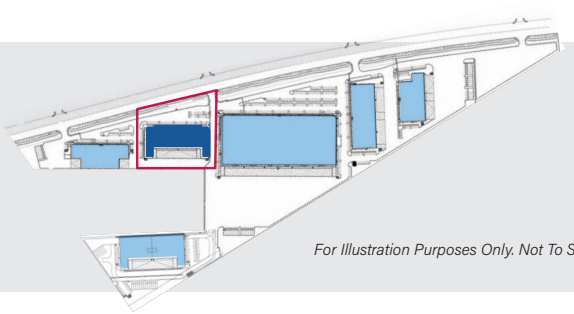
● = Grade Level Loading Doors ▲ = Dock High Loading Doors

BUILDING B

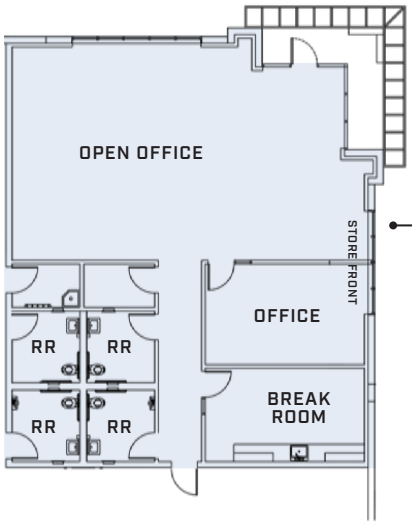
535 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

SITE PLAN





SPEC OFFICE
±2,002 SF



● = Grade Level Loading Doors ▲ = Dock High Loading Doors

BUILDING DETAILS

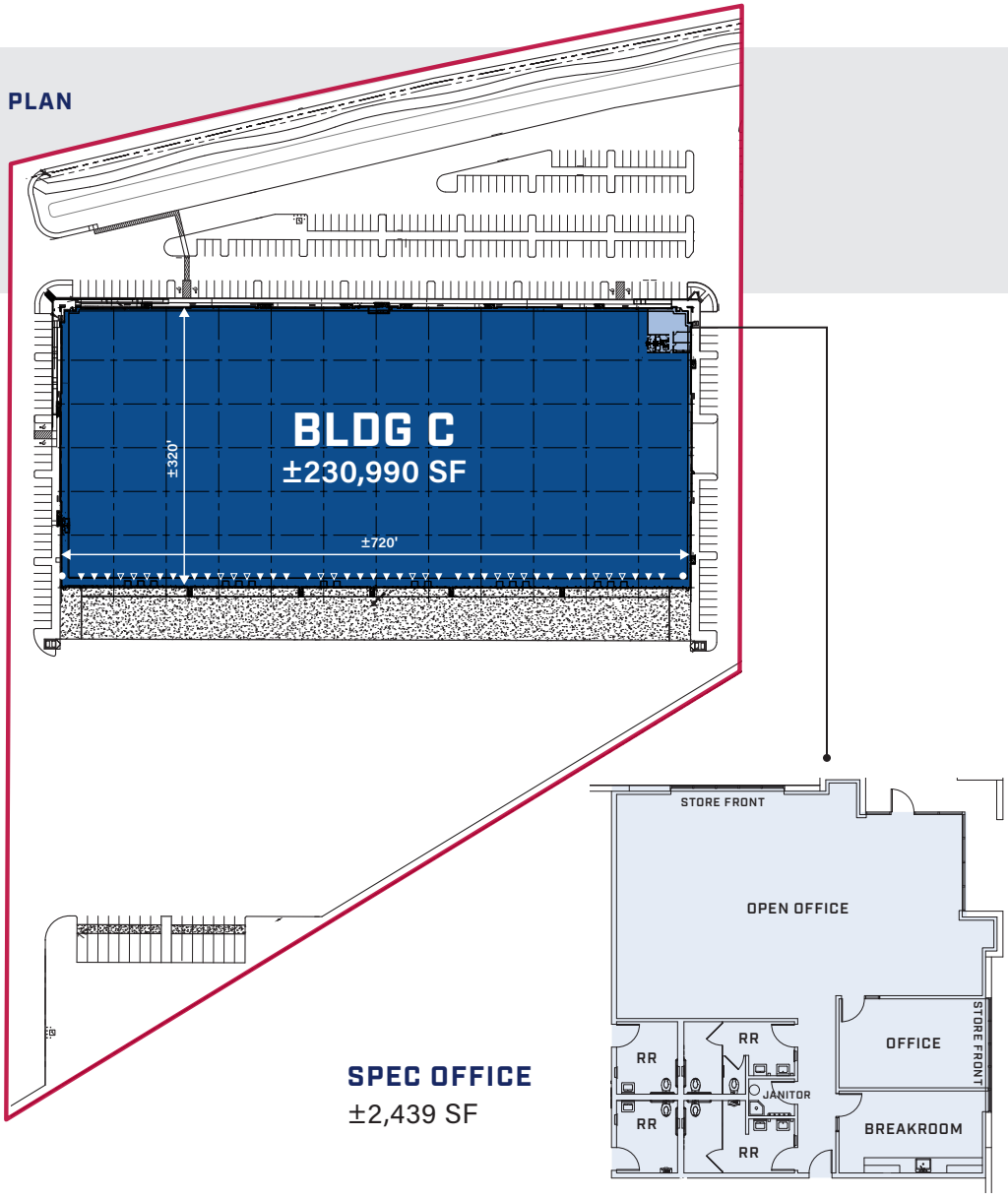
BUILDING SIZE:	±30,000 SF – ±61,072 SF
LOT SIZE:	±4.63 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	±32'
OFFICE:	±2,002 SF Spec Office
AUTO PARKING:	76 Stalls
DOCK DOORS:	16 - ±9' x ±10' Dock Doors
GRADE LEVEL DOORS:	2 - ±12' x ±14' Grade Level Doors
POWER:	±1,600 Amps underground pull section, 277/480 Volts, 3-Phase, 4-Wire (±800 Amp tenant meter)
SPRINKLERS:	ESFR Sprinkler System
DIMENSIONS:	±140' x ±400'
COLUMN SPACING:	±50' x ±50' with ±40' Speed Bay
TRUCK COURT:	±125'
LIGHTING:	LED Warehouse Lighting on ±8' whips

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BUILDING C

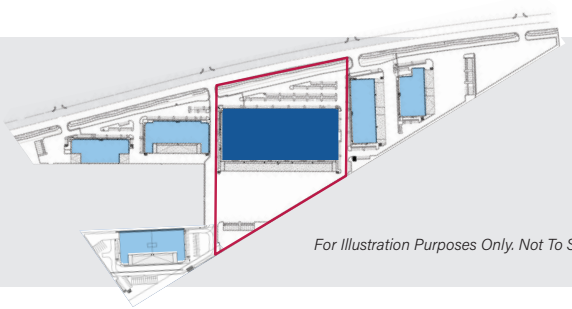
505 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

SITE PLAN



SPEC OFFICE
±2,439 SF

● = Grade Level Loading Doors ▲ = Dock High Loading Doors △ = Dock Levelers



BUILDING DETAILS

BUILDING SIZE:	±100,000 SF – ±230,990 SF
LOT SIZE:	±17.51 Acres
ZONING:	General Industrial I-G
CLEAR HEIGHT:	±36′
OFFICE:	±2,439 SF Spec Office
AUTO PARKING:	259 Stalls
DOCK DOORS:	42 - ±9' x ±10′ Doors
GRADE LEVEL DOORS:	2 - ±12′ x ±14′ Doors
DOCK LEVELERS:	16 Mechanical Dock Levelers
TRAILER PARKING:	15 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:	±320' x ±720'
COLUMN SPACING:	±50' x ±60′ with 60′ Speed Bay
TRUCK COURT:	Up to ±376′
LIGHTING:	LED Warehouse Lighting on ±8' Whips

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BUILDING C

RACKING PLAN

505 W. WARM SPRINGS ROAD, HENDERSON, NV 89015

RACKING DETAILS

TOTAL PALLET RACK STORAGE BAYS:

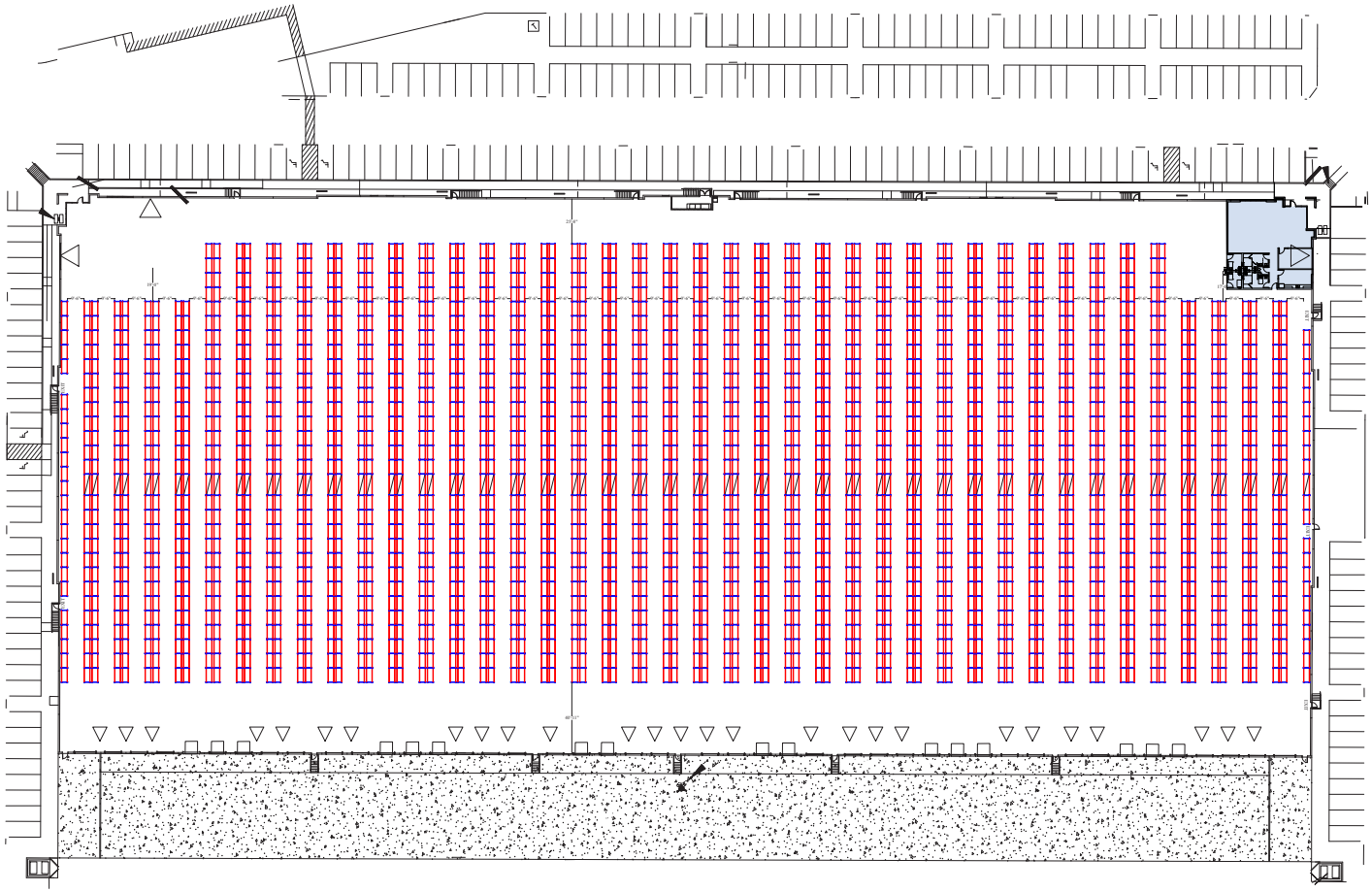
±23,060

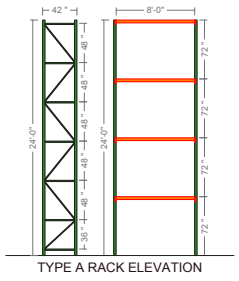
TOTAL APPROX RACK STORAGE CUBIC SF:

±2,282,940 SF

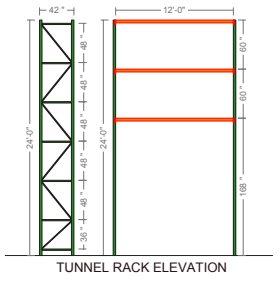
**Other Options Available*

**Tenant is to verify all racking specs*





TYPE A RACK ELEVATION



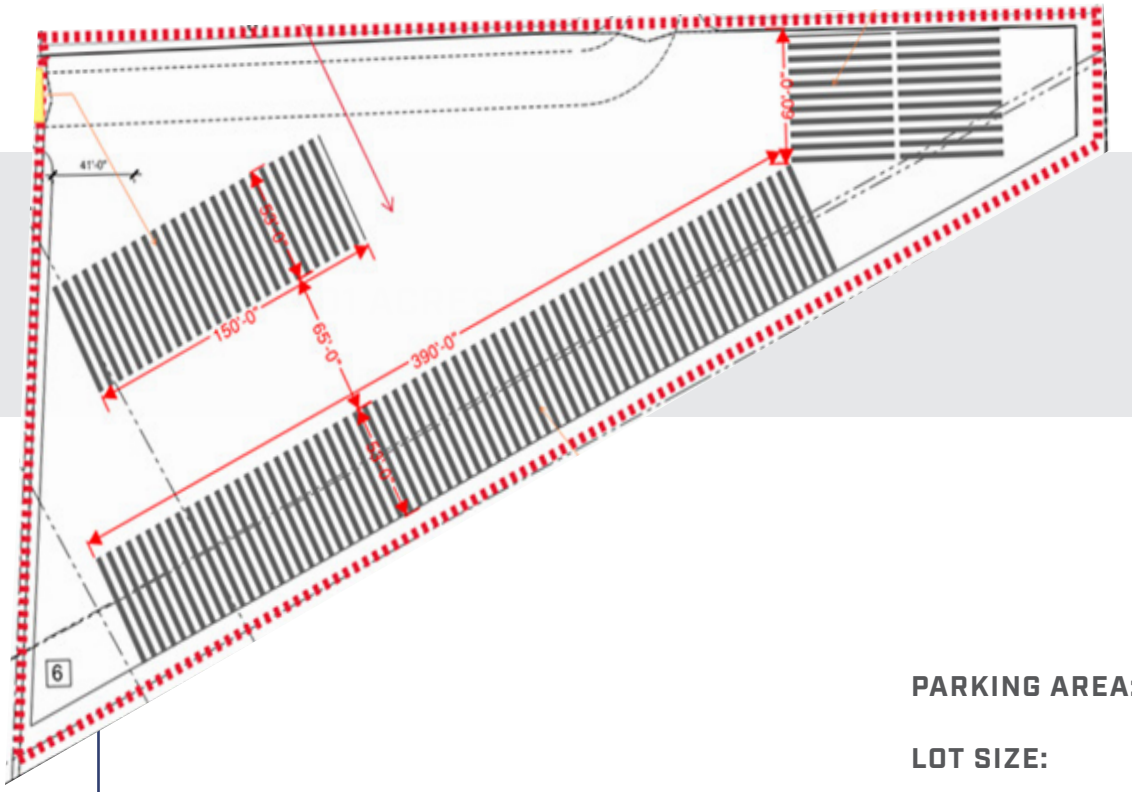
TUNNEL RACK ELEVATION

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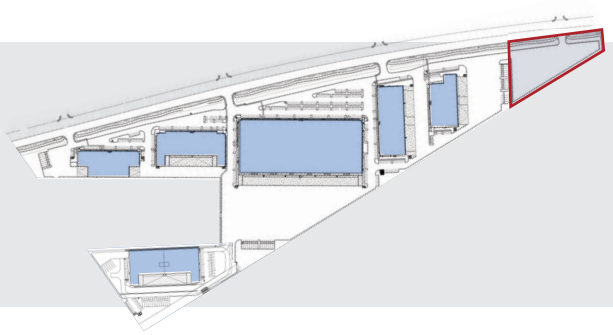
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DROP LOT / YARD SPACE

425 W. WARM SPRINGS ROAD, HENDERSON, NV 89015



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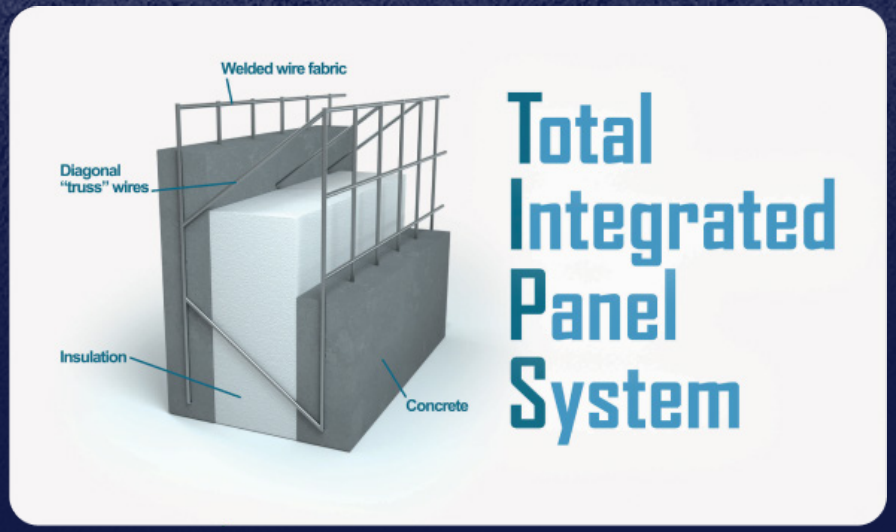
FUTURE VEHICLE STORAGE AREA

Additional ±3.01 Acres
For Drop Lot or Yard For Lease

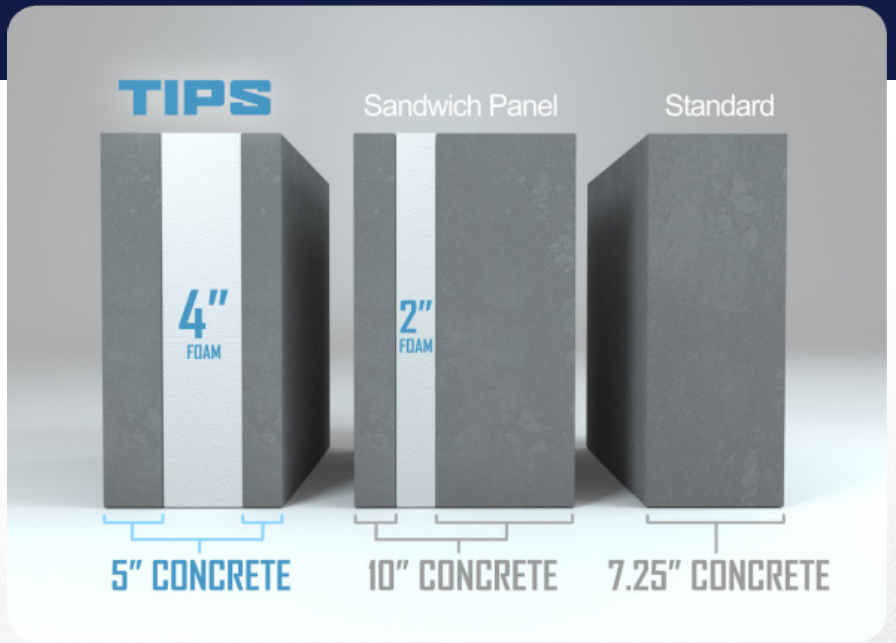
PARKING AREA:	±131,115 SF
LOT SIZE:	±3.01 Acres
TRAILER PARKING:	66 Stalls
YARD AREA:	Yard Areas and Future Yard Areas To Be Paved
ZONING:	General Industrial I-G

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TILT-UP | TIPS TECHNOLOGY



THE LATEST IN BUILDING EFFICIENCY TECHNOLOGY:



A material evaluation of the 4 inches of expanded polystyrene insulation and both wythes of concrete used in TIPS construction provides an R-value that exceeds the current energy code and the R-value of sandwich tilt-up walls that typically utilize 2 inches of insulation.

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Aerial Map



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Henderson Submarket



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Corporate Neighbors



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OMP WARM SPRINGS COMMERCE CENTER

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

CURRENTLY UNDER CONSTRUCTION





CONSTRUCTION PROGRESS AS OF JANUARY 2026





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