

OMP CONESTOGA

COMMERCE CENTER

A PROJECT BY **OMP**

35 Conestoga Way, Henderson, NV 89002

BUILDING 1

±107,135 SF



SALE PRICE

\$228.88 PSF

LEASE RATE

\$1.05 PSF NNN



OMP CONESTOGA

COMMERCE CENTER

Distance Highlights

- Prime location along the I-11/US-95 transportation corridor with great access to Arizona & Southern California markets
- Great visibility along US-95
- Henderson is centrally located making it an ideal southwest distribution hub
- Direct visibility on the I-11/US95 freeway that sees over 65,500 vehicles per day



±6.3 MILES TO THE I-215



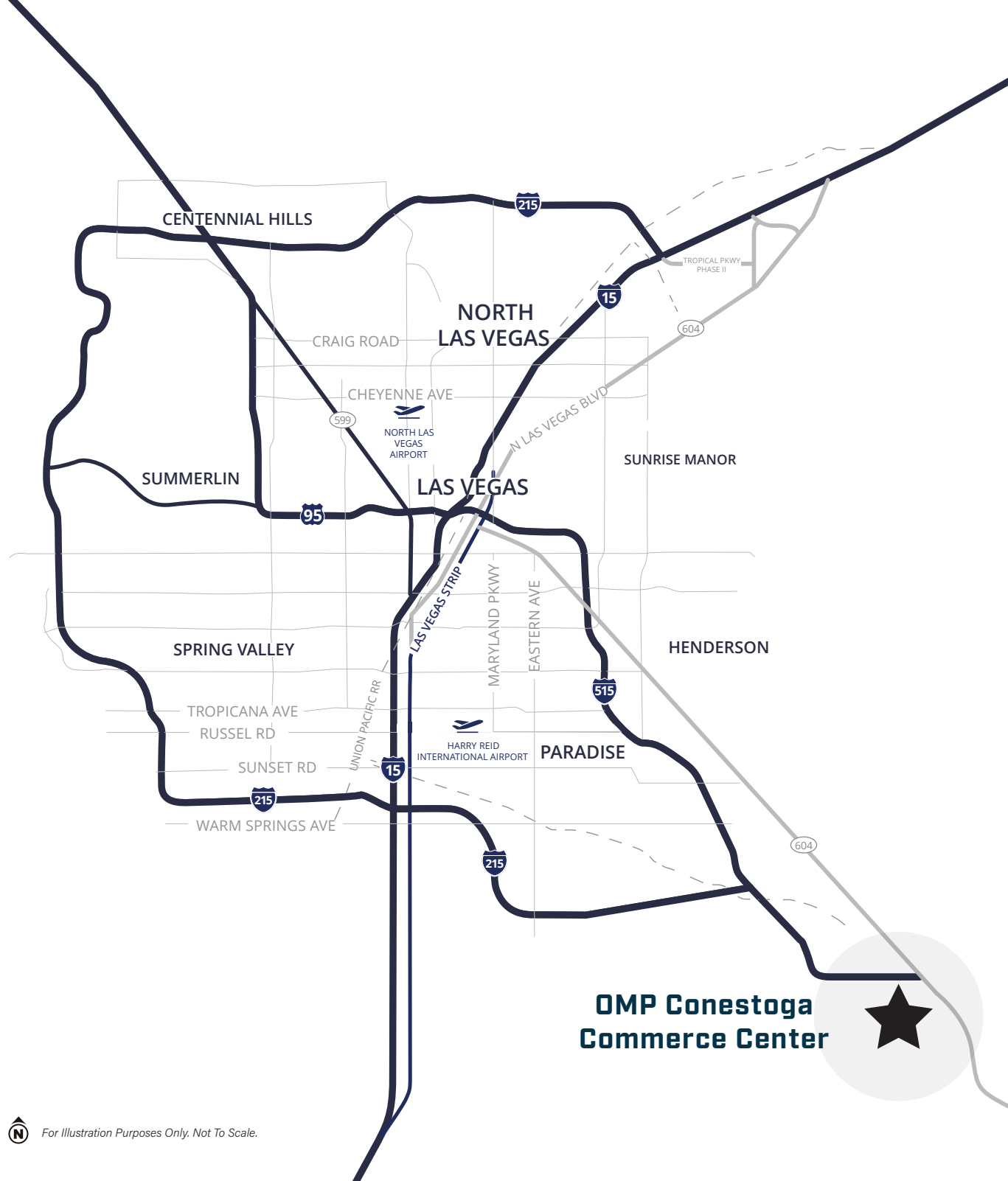
±16 MILES TO THE HARRY REID INTERNATIONAL AIRPORT



±9.6 MILES TO THE LAS VEGAS STRIP



LESS THAN 1HR FROM THE CA BORDER



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Commerce Center**



For Illustration Purposes Only. Not To Scale.

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Building 1

35 CONESTOGA WAY
HENDERSON, NV 89002



- ±107,135 SF
- ±2,388 SF Spec Office
- ±104,747 SF Warehouse
- ±6.16 Acres
- Industrial Park (IP Zoning)
- 32' Clear Height
- 104 Auto Parking Stalls
- 9 Trailer Parking Stalls
- Eighteen (18) - ±9' x ±10' Dock Doors
- Two (2) - ±12' x ±14' Grade Level Doors
- ±3,000 Amps, 277,480 Volts, 3-Phase, 4-Wire
- ESFR Sprinkler System
- Building Dimensions: ±475' x ±220'
- ±50' x ±52' Typical Column Bays
- LED Warehouse Lighting
- Fully Secured Gated Truck Courts
- Natural Gas to Building
- Metal Deck with TPO Roof

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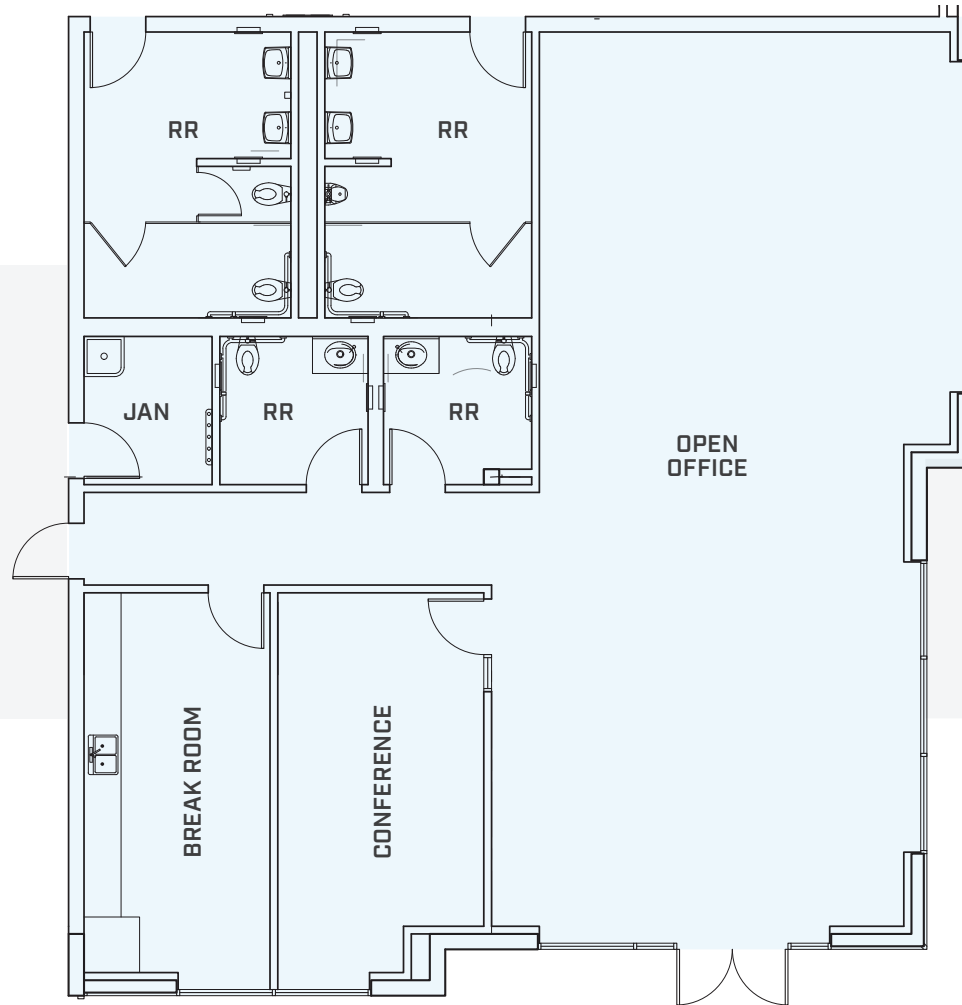


Building 1

35 CONESTOGA WAY
HENDERSON, NV 89002

SPEC OFFICE PLAN

±2,388 SF



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Site Plan

Colliers

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Corporate Neighbors

35 Conestoga Way, Henderson, NV 89002



±107,135 SF



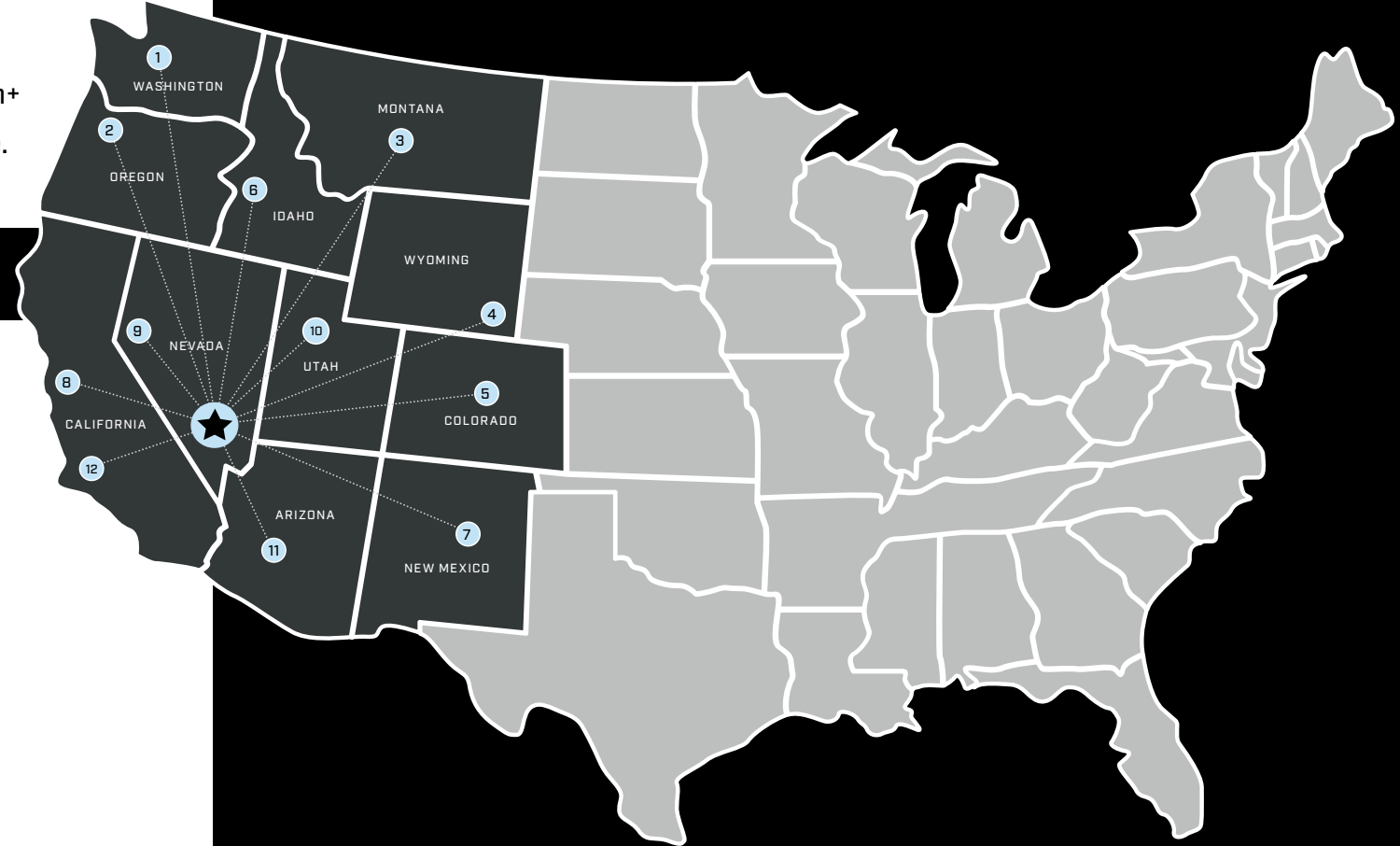
One Day Truck Service

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

LABOR COSTS AMONG THE LOWEST IN THE SOUTHWEST REGION



23.1% of U.S. Population



- | | |
|---|--|
| <p>1 SEATTLE 1,129 Miles 16h 52min</p> | <p>2 PORTLAND 982 Miles 15h 44min</p> |
| <p>3 HELENA 907 Miles 12h 31min</p> | <p>4 CHEYENNE 837 Miles 11h 52min</p> |
| <p>5 DENVER 752 Miles 10h 45min</p> | <p>6 BOISE 634 Miles 9h 31min</p> |
| <p>7 SANTA FE 634 Miles 9h 8min</p> | <p>8 SAN FRANCISCO 562 Miles 8h 20min</p> |
| <p>9 RENO 452 Miles 6h 55min</p> | <p>10 SALT LAKE CITY 424 Miles 5h 50min</p> |
| <p>11 PHOENIX 300 Miles 4h 39min</p> | <p>12 LOS ANGELES 265 Miles 3h 54min</p> |

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

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