

FOR SALE

Flex Warehouse

1110 E Lake Mead Pkwy
Henderson, NV 89015



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CONTACT OUR TEAM

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PROPERTY HIGHLIGHTS

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Highly-Visible Flex-Warehouse in Cadence Village Submarket with Spacious lot available.

This flex-warehouse facility offers high visibility adjacent to the high-growth submarket of the Cadence Master Planned Community, and the newly-constructed Cadence Village Retail Center. The property benefits from Community Commercial zoning, able to accommodate a wide array of business uses including light, and industrial operations.

±25,000 SF | 1.81 ACRES

ASKING: \$5,000,000.00

- ✓ ±7,000 SF office space and ±18,000 SF of warehouse space.
- ✓ Abundant parking capacity of up to 100 parking spaces, and/or yard space.
- ✓ Community Commercial zoning allows for diverse business applications including light industrial.
- ✓ Property benefits from prime visibility with excellent exposure to E Lake Mead Parkway.
- ✓ The property is situated in an area of strong residential and retail growth, and sees an average household income of \$130K within one mile.



179-05-801-003
APN



Community Commercial (CC)
ZONING



NEARBY RETAILERS



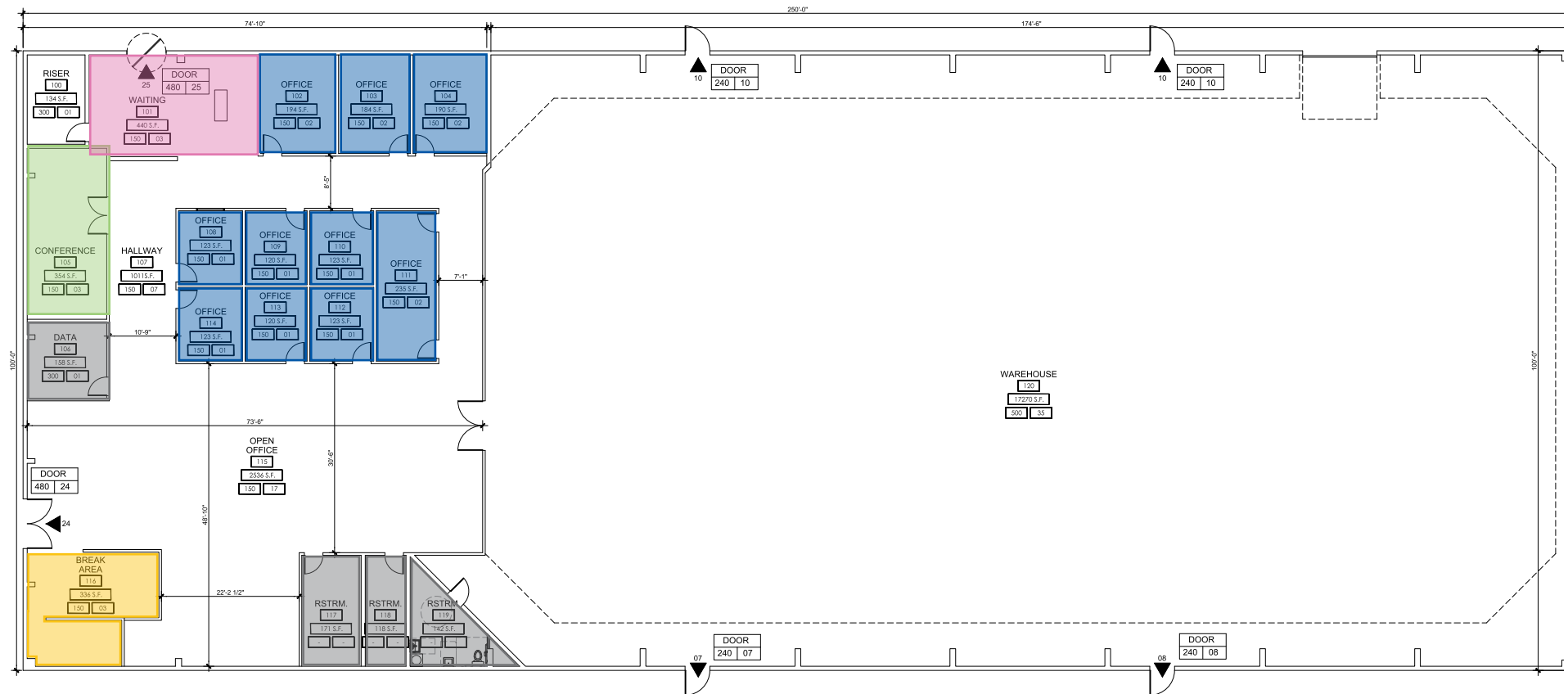
OVERHEAD AERIAL

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FLOOR PLAN

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COLOR KEY

 Lobby	 Kitchen / Breakroom
 Office	 Restroom
 Conference	 Storage/ Closets

Building Summary

- ±7,000 SF Office
- ±18,000 SF Warehouse
- Lobby & Waiting Area
- Open Workspace
- 10 Offices
- 1 Conference Room
- 3 Restrooms
- 1 Storage Room (Data/IT Closet)

TRADE AREA AERIAL

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AREA DEMOGRAPHICS

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POPULATION

1 MILE	3 MILES	5 MILES
19,437	70,536	175,864



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
1,104	11,403	46,081



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$135,484	\$119,154	\$123,189



TRAFFIC COUNTS

E LAKE MEAD PKWY
24,500 VPD



Sources:
SitesUSA 2026
TRINA, NV DOT 2025



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graski retail team
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ROI Commercial Real Estate

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Contact our team today!

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