

938 & 930 EMPIRE MESA WAY

HENDERSON, NEVADA 89011



FOR SALE OR LEASE

ERIC A. MOLFETTA, SIOR

Industrial | Land | Investment | Development

 702 296 4848

 eric@northcap.com

License #: NV BS.1002310

AMANDA IRVING

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 303 204 0952

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NORTHCAP 
COMMERCIAL

Tivoli Village
400 S Rampart Blvd. Ste 220
Las Vegas, NV 89145
www.northcapcommercial.com

HIGHLIGHTS

BUILDING **±14,842 SF**

±7,421 SF Each side - currently open
- Potential to build mezzanine office

OFFICE **±4,800 SF TOTAL**

±1,200 SF 1st Floor
±1,200 SF Second Story
Each building

WAREHOUSE **±10,042sf total warehouse** ±5,021 SF - each building

ROLL UP DOORS **Five (12x14)**

Each building
- 10 total - drive through capability
- Up to \$12psf TI allowance (upon financial review)

YARD **±6,000 SF**

Each side of the building

POWER

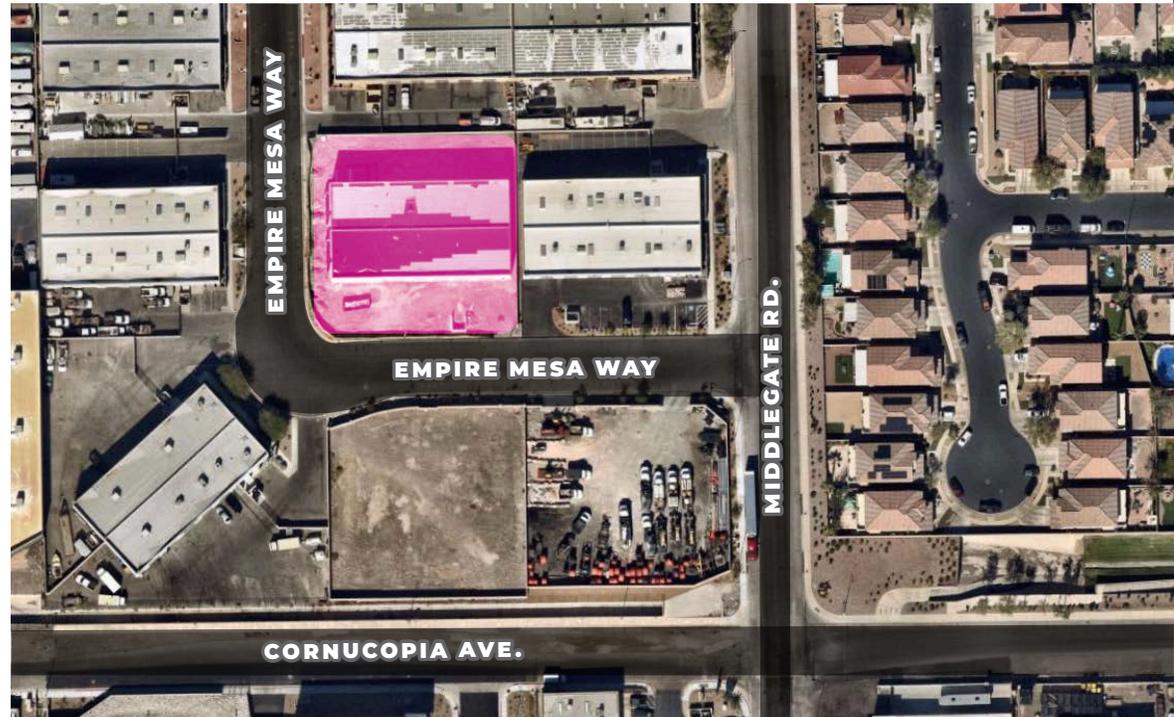
1,600amps 3 phase power to total building ±12,442 SF
800 amps (to each ±6,221sf space)

Clear Height **22'**

0.88 ACRES TOTAL **0.44 each parcel**

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Henderson, NV 89011





CADENCE
the rhythm of a new day™
13,000 SINGLE FAMILY HOMES

COSTCO WHOLESALE **BEST BUY** **SPORTSMAN'S WAREHOUSE**
WALKER FURNITURE **JOANN**
SUNMARK PLAZA

+/- 1.1MM SF Retail
JCPenney **KOHL'S**
Dillard's **MACY'S** **DICK'S SPORTING GOODS**
GALLERIA AT SUNSET

ROSS DRESS FOR LESS
HOBBY LOBBY
WHITNEY RANCH SHOPPING CENTER

TEXAS ROADHOUSE **FIREHOUSE SUBS**
CROSSROADS PLAZA

FLOOR DECOR **HOME DEPOT**
Super PAWN **Express**

Walmart **Party City**
EASTGATE PLAZA

SPROUTS & MORE **HomeGoods**
Total Wine
STEPHANIE STREET SHOPPING CENTER

Burlington **Chick-fil-A**
DOLLAR TREE **TJ-MAXX**
GALLERIA COMMONS

BIG LOTS! **SAVERS**
WARM SPRINGS PROMENADE

VALLEY AUTOMALL

VALLEY AUTOMALL

Albertsons **McDonald's** **Check City**
LAKE MEAD GATEWAY PLAZA

ROSS DRESS FOR LESS **BIG LOTS!**
LAKE MEAD CROSSING

Walmart **UPS** **Planet Fitness**
VICTORY VILLAGE PLAZA

DOLLAR TREE **SMITH'S** **MONEY TREE**
HENDERSON SHOPPING VILLAGE

Dignity Health
St. Rita Dominican
+3,400 Employees



HARRY REID
INTERNATIONAL
LAS VEGAS

LAS VEGAS STRIP

DOWNTOWN LAS VEGAS

SUNSET STATION
HOTEL-CASINO

MERSHOPS
GALLERIA AT SUNSET

COSTCO
WHOLESALE

LVAC
LAS VEGAS VIRTUAL ATHLETIC CLUB

Walmart

THE HOME
DEPOT

11

HENDERSON
HOSPITAL



930 & 938 EMPIRE MESA

N. GIBSON RD.

CORNUCOPIA AVE.

MIDDLEGATE RD.

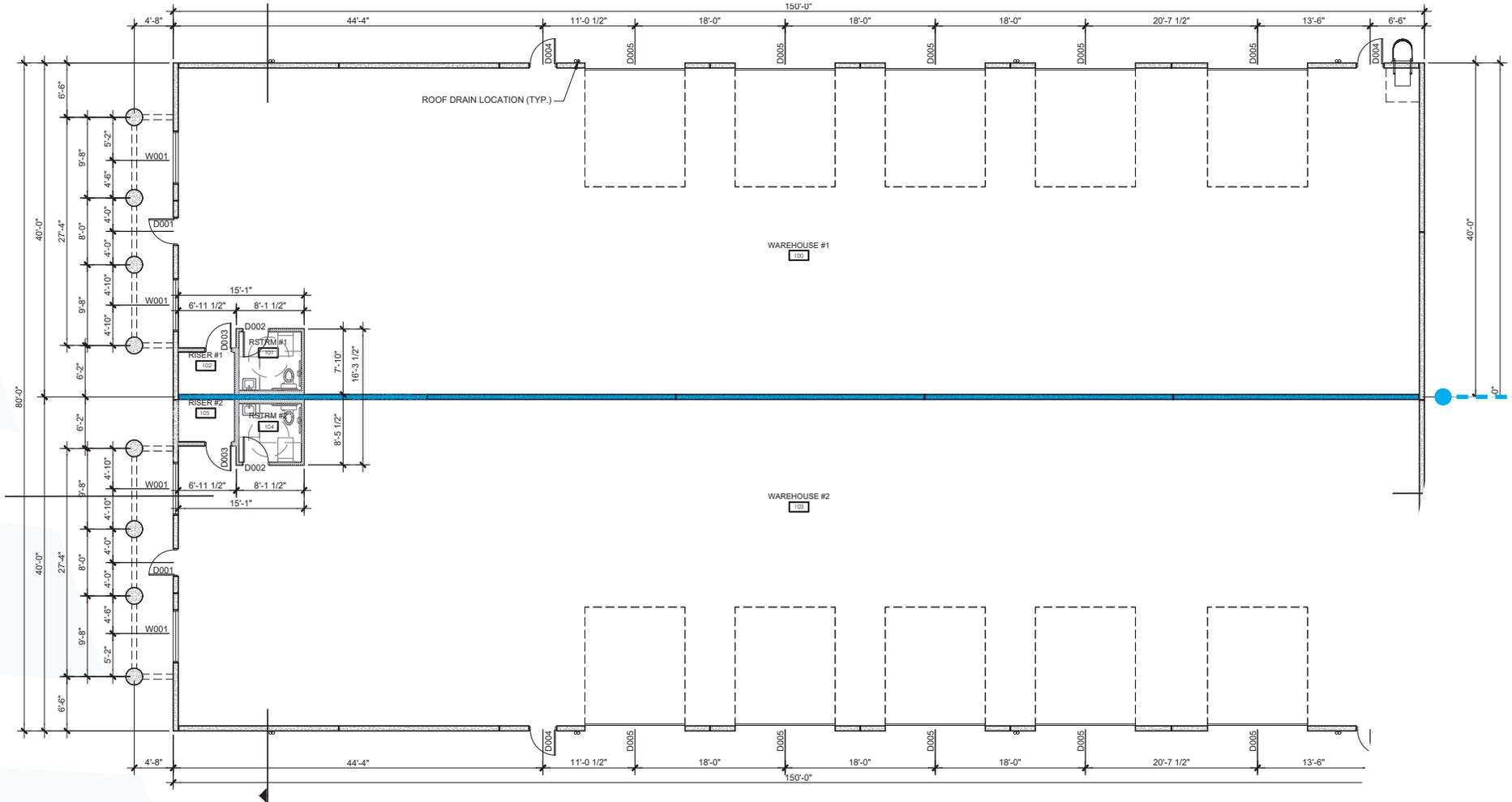
COWABUNGA
BAY

W. GALLERIA DR.

BOULDER HWY.

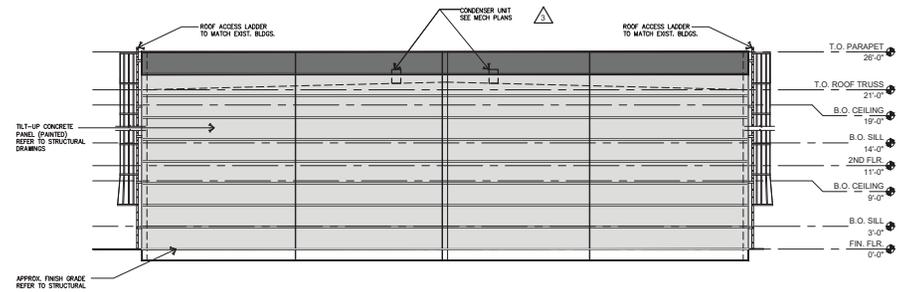
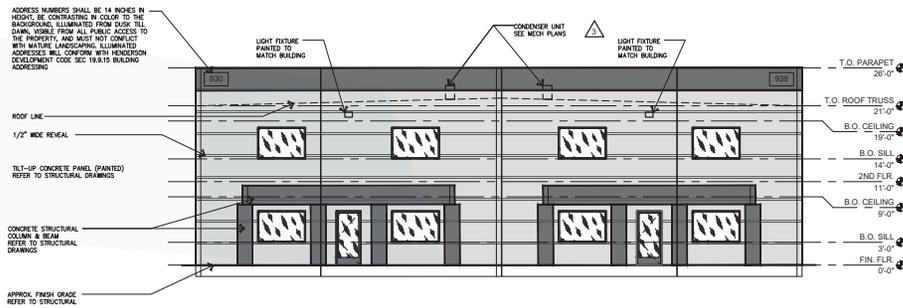
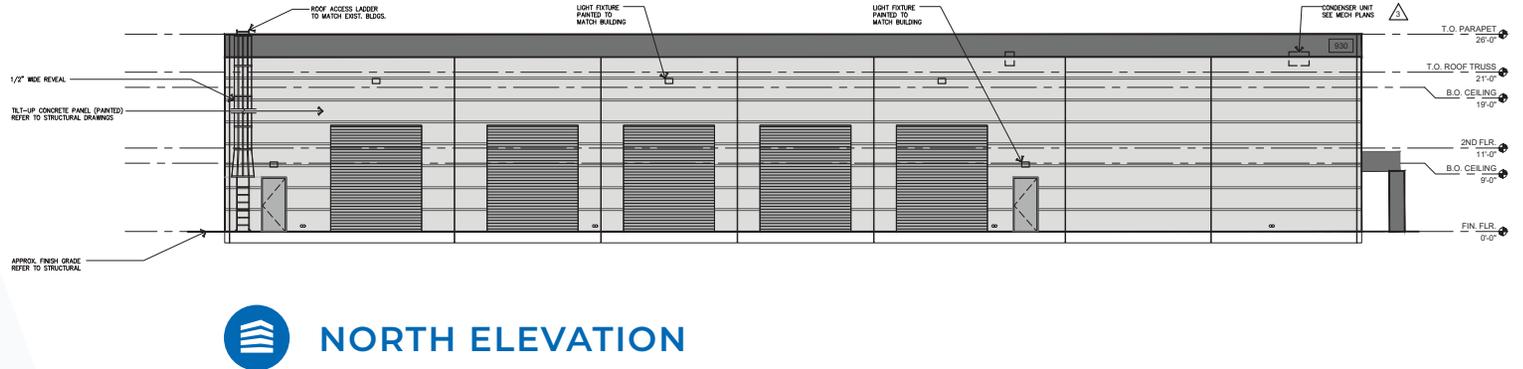
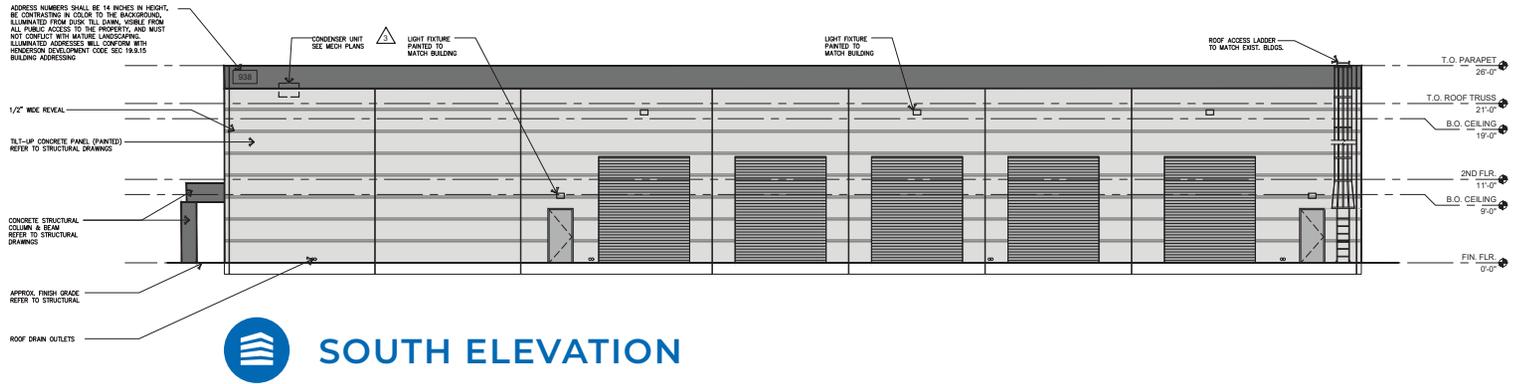
SUNSET RD.

FLOOR PLAN

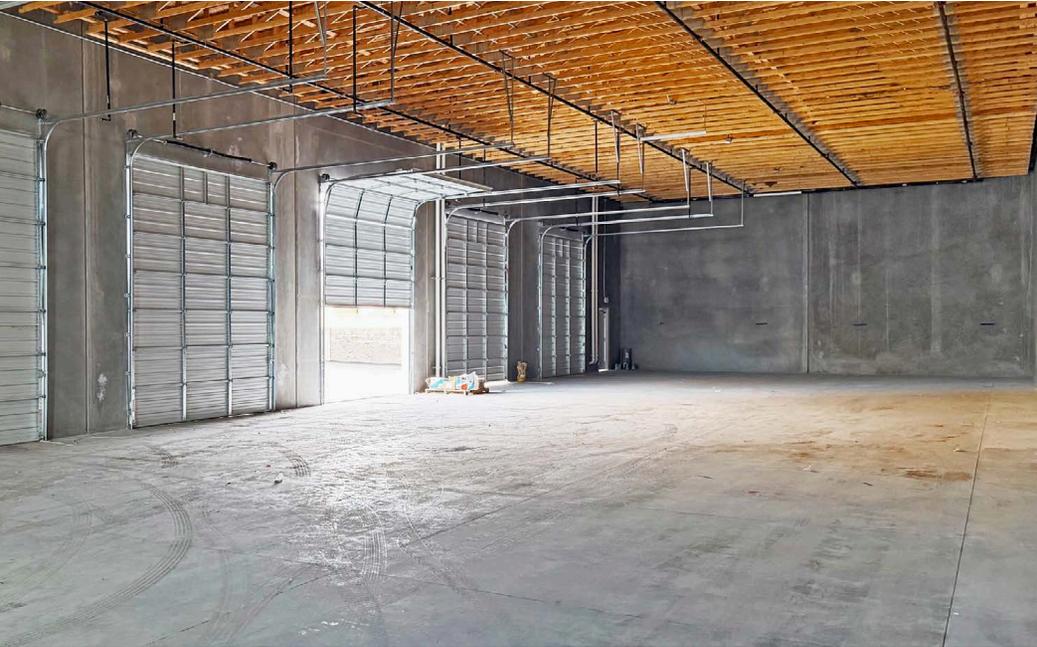


Building can be demised down to 6,221 SF – Currently full building open. ←

ELEVATIONS







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