

930 & 938 EMPIRE MESA WAY

HENDERSON, NEVADA 89011



INVESTMENT SALE

ERIC A. MOLFETTA, SIOR

Industrial | Land | Investment | Development

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AMANDA IRVING

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NORTHCAP 
COMMERCIAL

Symphony Park
575 W. Symphony Park Ave Ste 100
Las Vegas, NV 89106
www.northcapcommercial.com

HIGHLIGHTS

PRICE:

CONTACT BROKER

PRICE PER SF:

CONTACT BROKER

BUILDING TYPE:

OFFICE/WAREHOUSE

YEAR BUILT:

2026

TOTAL SF:

±14,842 SF

OFFICE: ±4,800 SF TOTAL

WAREHOUSE: ±10,042 SF TOTAL

LOT SIZE:

0.88 AC

PARCEL ID:

178-02-111-039

178-02-111-046

YEAR BUILT:

2026

ZONING:

IL (LIMITED INDUSTRY)

930 & 938 EMPIRE MESA WAY

Henderson, NV 89011

FEATURES

- **Roll-Up Doors:** Five (12' x 14') per building
- **Total Doors:** 10 (drive-through capability)
- **TI Allowance:** Up to \$12 PSF (subject to financial review)
- **Yard Space:** ±6,000 SF
- **Configuration:** Yard on each side of the building
- **Power:** 1,600 amps, 3-phase (serving total ±12,442 SF building)
- **Per Unit Power:** 800 amps (per ±6,221 SF space)
- **Clear Height:** 19'





HARRY REID
INTERNATIONAL
LAS VEGAS

LAS VEGAS STRIP

DOWNTOWN LAS VEGAS

SUNSET STATION
HOTEL-CASINO

MERSHOPS
GALLERIA AT SUNSET

COSTCO
WHOLESALE

LVAC
LAS VEGAS ATHLETIC CLUB

11

THE HOME
DEPOT

Walmart

HENDERSON
HOSPITAL



930 & 938 EMPIRE MESA

COWABUNGA
BAY

BOULDER HWY.

N. GIBSON RD.

CORNUCOPIA AVE

MIDDLGATE RD.

W. GALLERIA DR.

SUNSET RD.

FAQs

POWER

- 225 amps to interior of each building
- 800 amps of 3ph power to outside panel

OFFICE

- Delivered in Vanilla Shell
- Includes HVAC
- Drop Ceiling or Industrial

HVAC

- Units NOT installed for warehouse
- Three 10-ton units per each address
- Estimated cost \$122.5k each address

GAS

- Yes: Stubbed to the building

CONCRETE SLAB”

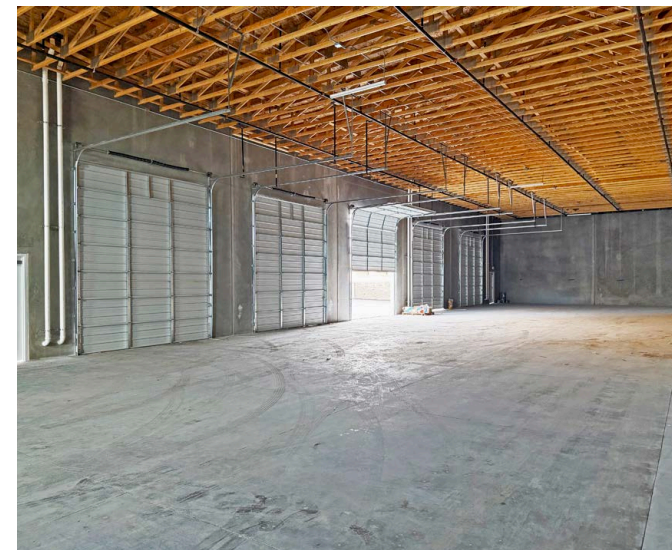
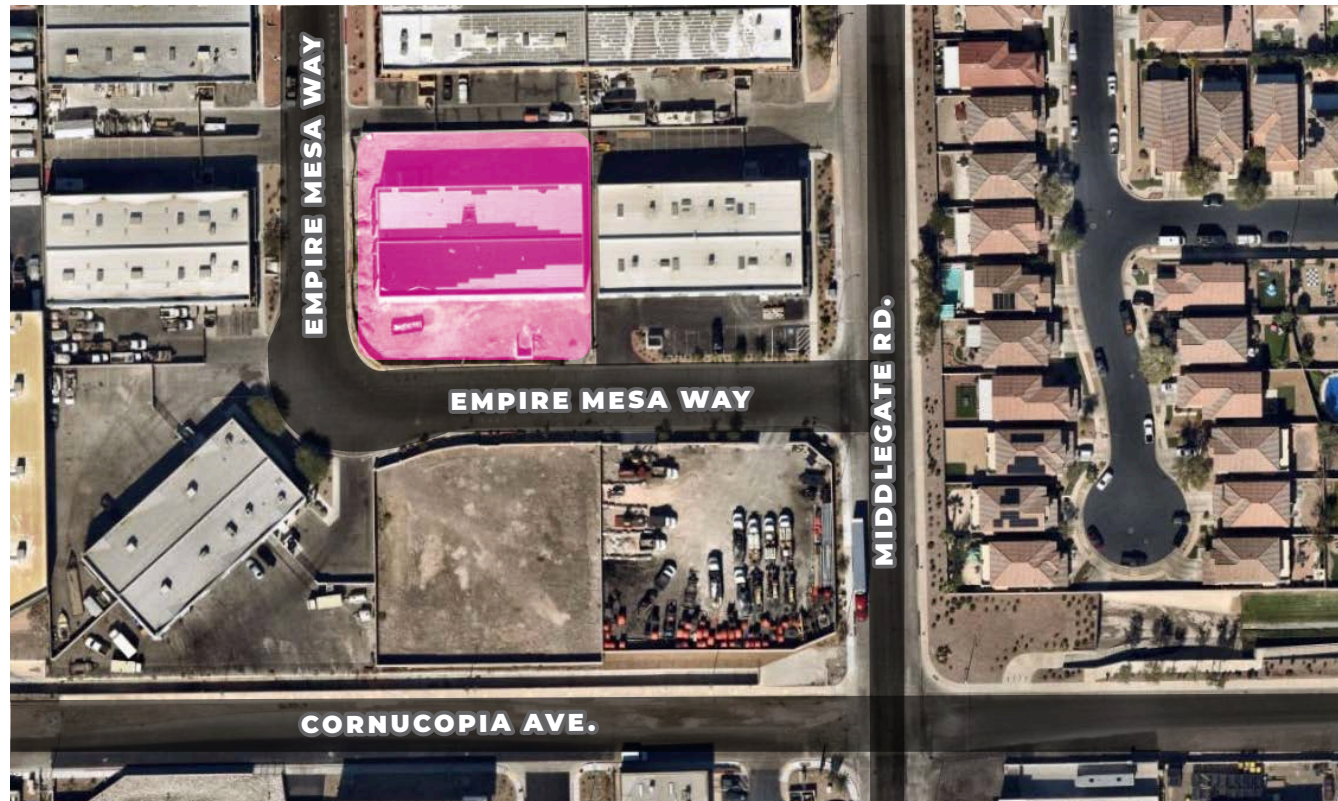
- 5” reinforced (not post tension)

WAREHOUSE INSULATION

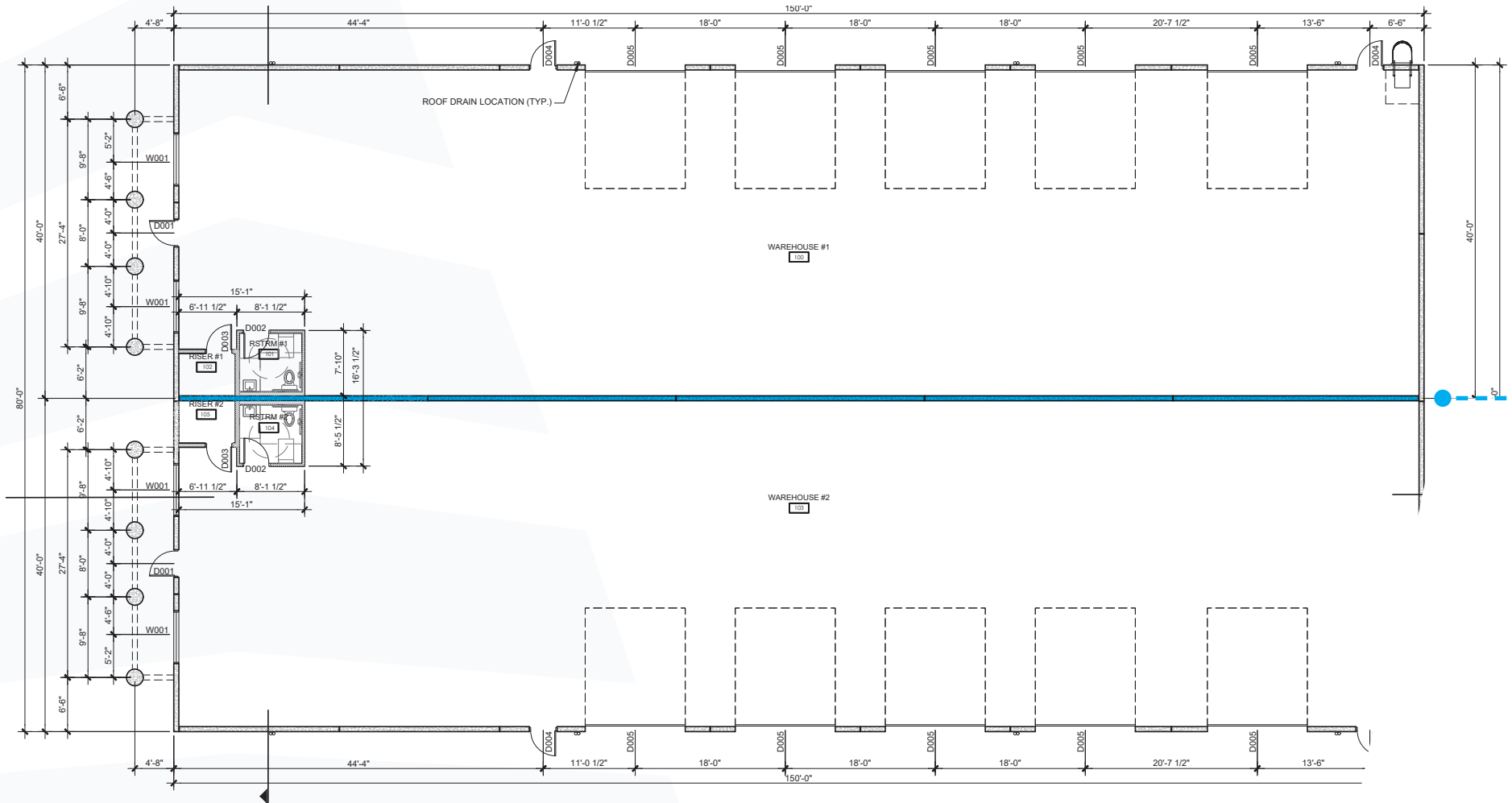
- NOT installed R30
- Estimated cost: \$21.5k per building

SPRINKLER CALCS

- Click on the link below

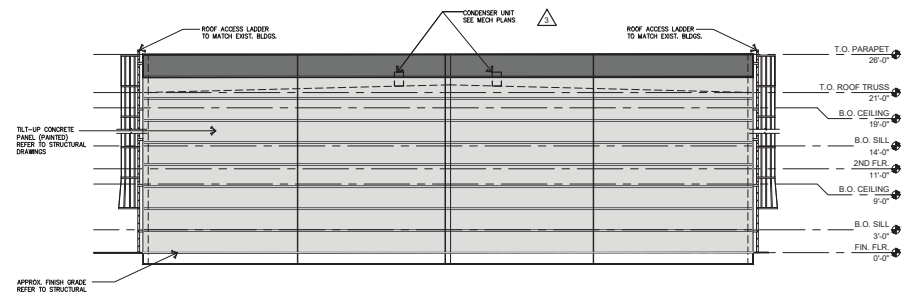
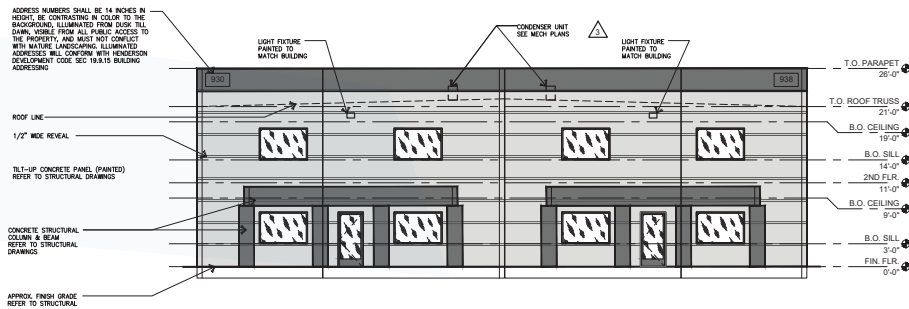
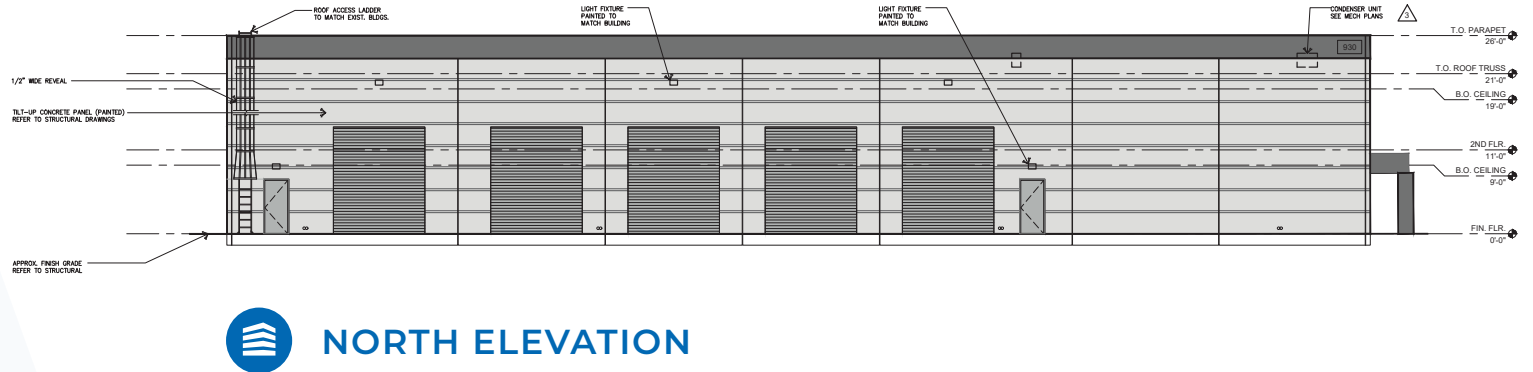
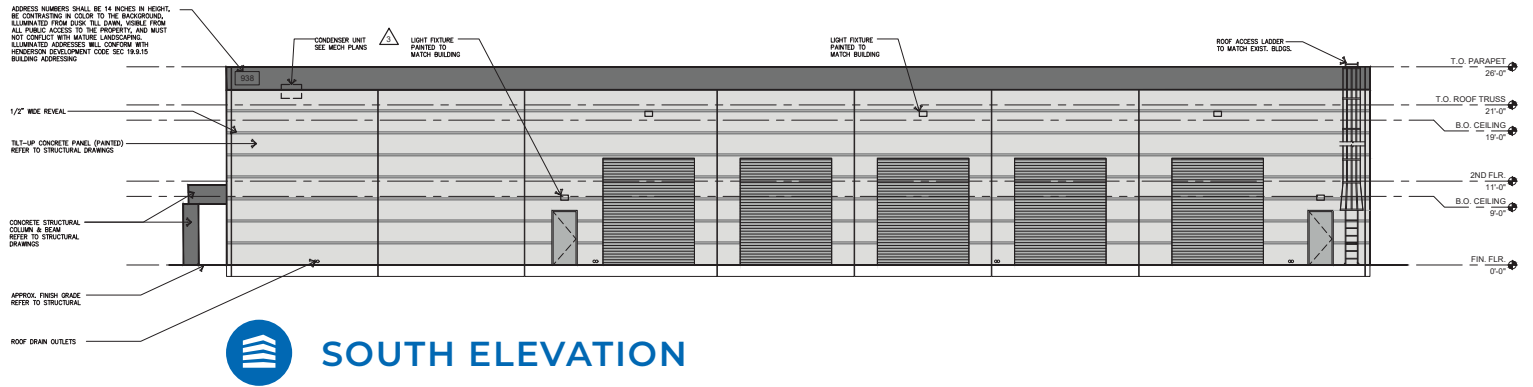


FLOOR PLAN



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

ELEVATIONS



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