

FOR SALE

100% LEASED

HILLSIDE BUSINESS PARK

930 & 938 Empire Mesa Way
Henderson, NV 89011



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CONTACT OUR TEAM

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PROPERTY HIGHLIGHTS

Exceptional Henderson Industrial Investment Opportunity on Hillside Business Park.

This property provides 14,842 total square feet across two identical industrial facilities, currently housing two separate, long-term credit tenants. Designed for high-functionality operations, the property features a private yard dedicated to yard storage, and a robust 3-phase, 1,600-amp heavy power.

±14,842 SF TOTAL | 0.88 ACRES

ASKING PRICE: \$4,800,000

- ✓ 930 and 938 both leased to quality credit tenants (7,421 SF each).
- ✓ Leases are long term leases signed at \$1.55/SF/Mo. NNN.
- ✓ \$276,061.20 in annual income.
- ✓ Each building contains their own modern two-story office space.
- ✓ Each building has five 12' x 14' roll up doors for drive in access.
- ✓ Each tenant has 3,000 SF of industrial outdoor storage.
- ✓ Each building contains 3-phase 800 amps of power.



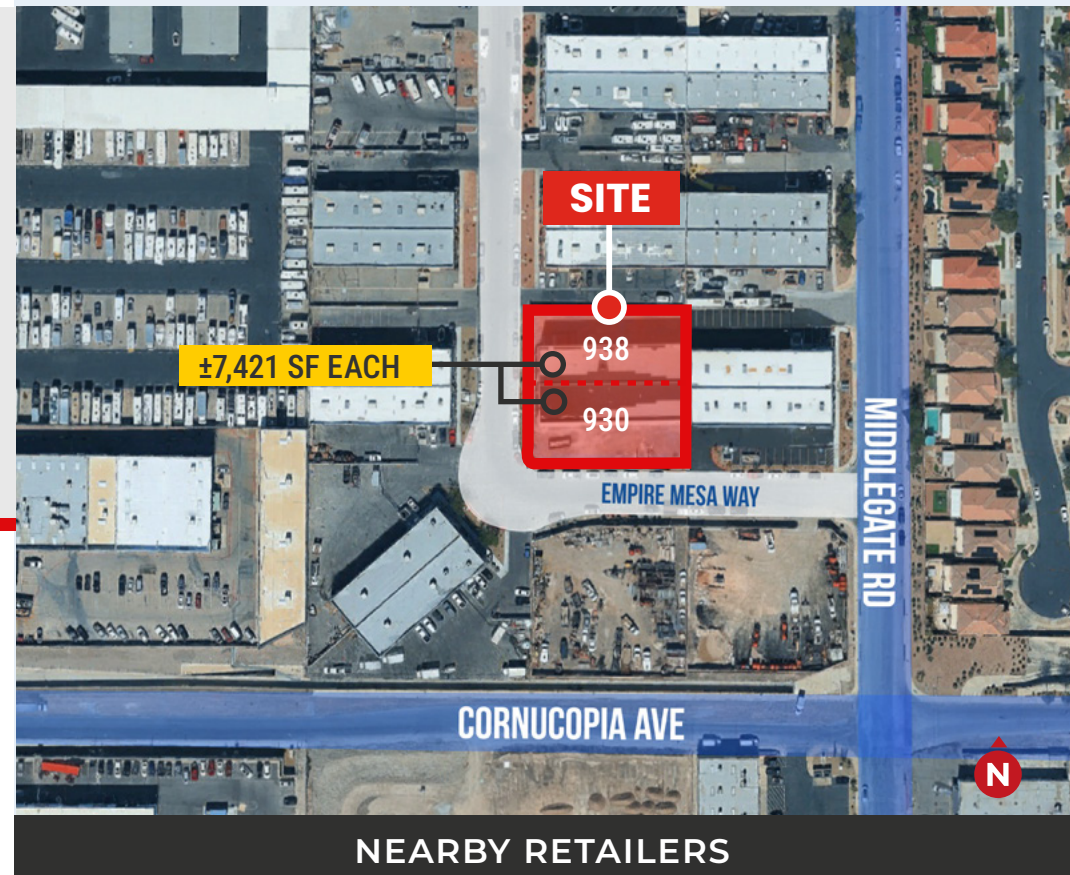
178-02-111-039
178-02-111-046

APN



LIMITED INDUSTRY (IL)
ZONING

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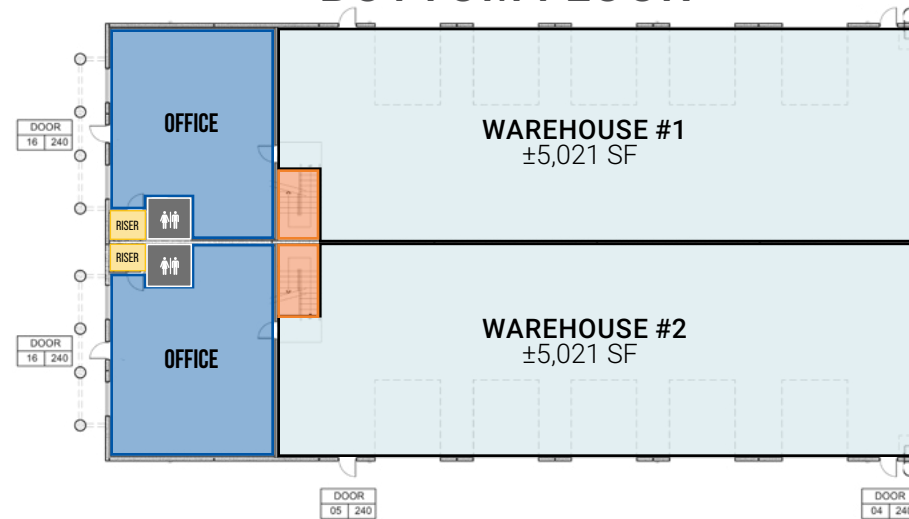
FLOOR PLAN

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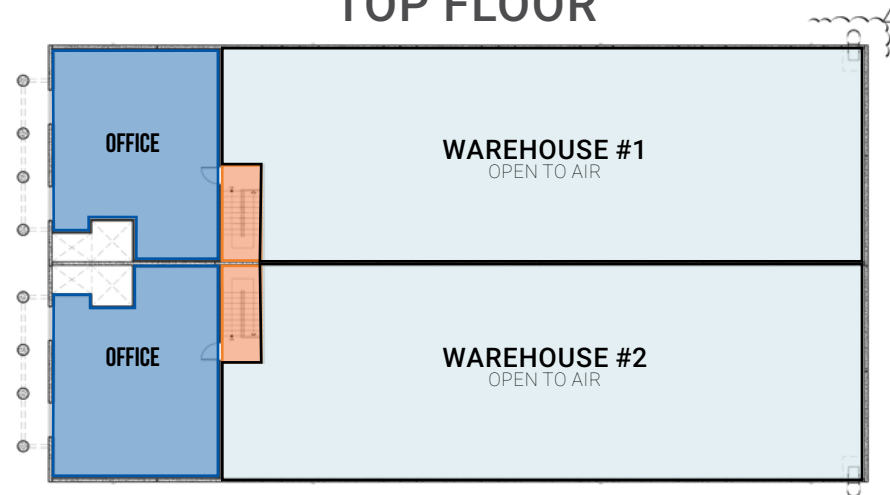
COLOR KEY

- Warehouse
- Office
- Riser
- Stairs
- Restroom

BOTTOM FLOOR



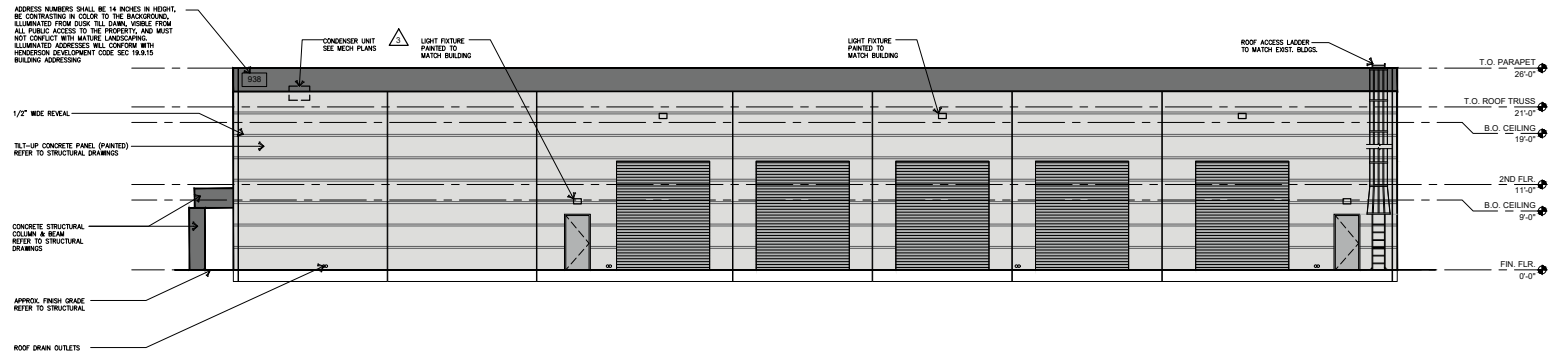
TOP FLOOR



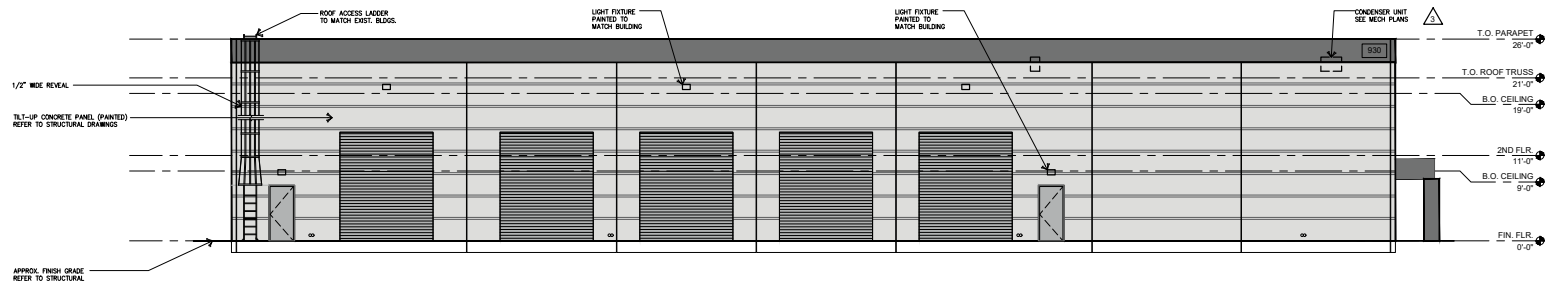
BUILDING ELEVATIONS

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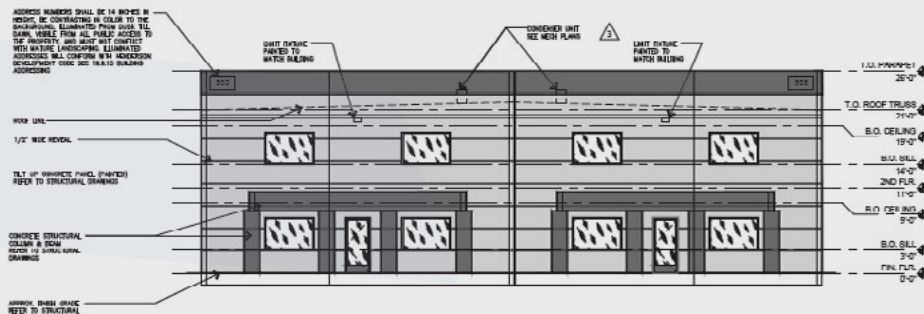
SOUTH ELEVATION



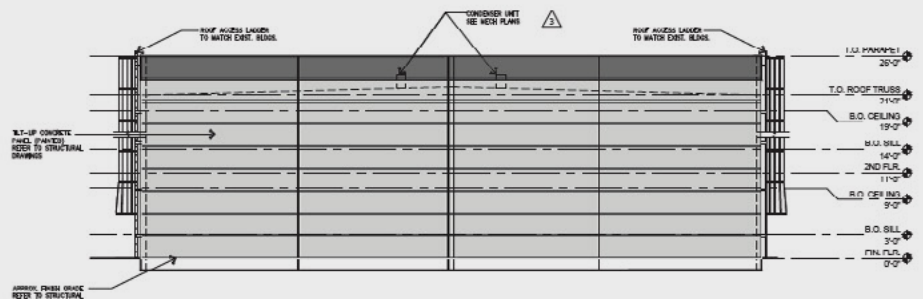
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



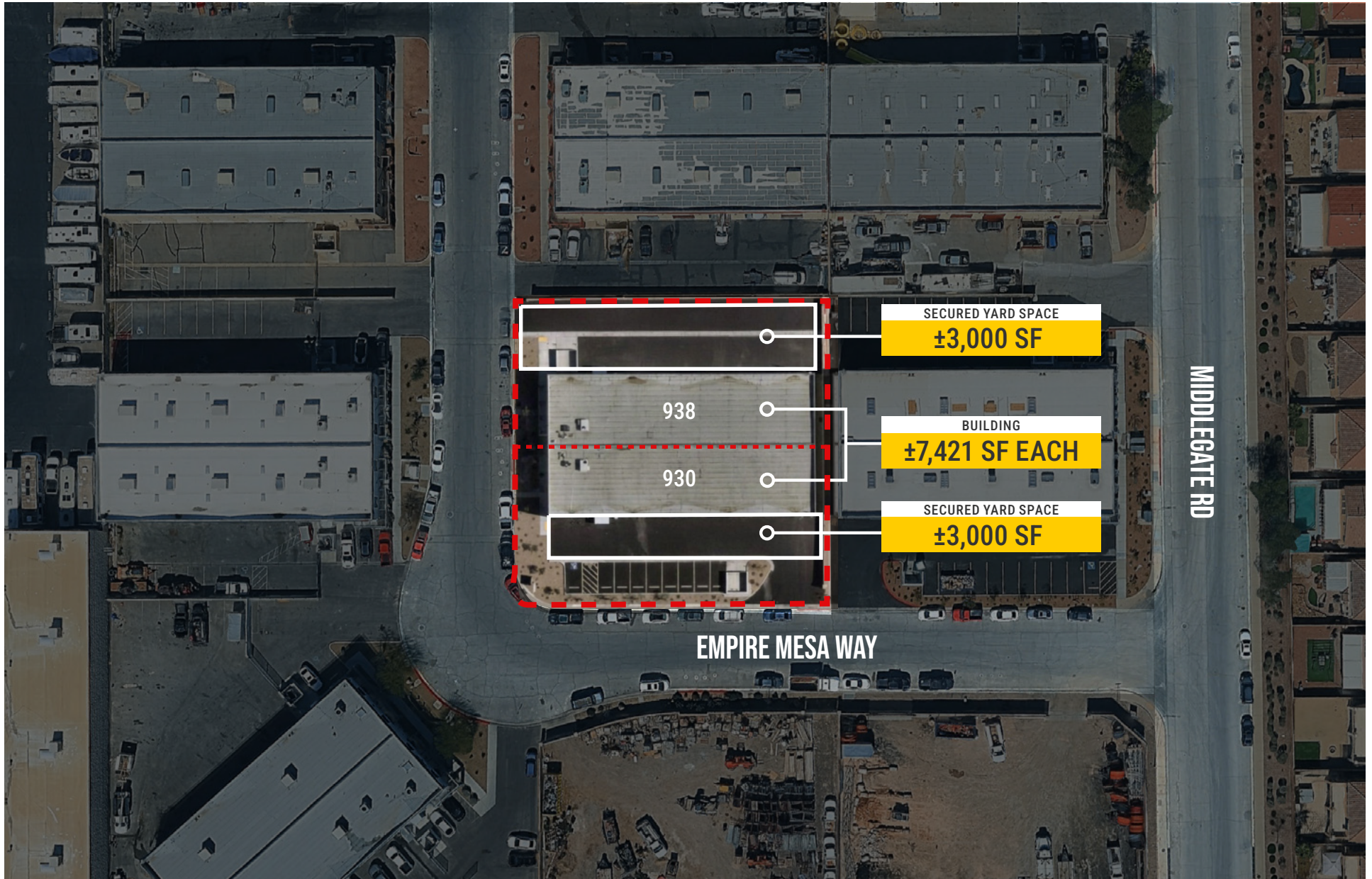
EXTERIOR PHOTOS

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OVERHEAD AERIAL

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OBLIQUE AERIAL

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TRADE AREA AERIAL

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AREA DEMOGRAPHICS

POPULATION



1 MILE	3 MILES	5 MILES
15,155	123,705	306,211

DAYTIME POPULATION



1 MILE	3 MILES	5 MILES
6,593	41,066	88,772

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$85,467	\$103,661	\$114,119

TRAFFIC COUNTS



GALLERIA DR	GIBSON RD
19,100 VPD	13,700 VPD



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Sources:
SitesUSA 2026
TRINA, NV DOT 2025

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±14,842 SF Total | 0.88 Acres

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Contact our team today!

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