

**FOR SALE OR LEASE - Estimated Completion Date: December 2017**



# EMPIRE MESA INDUSTRIAL DEVELOPMENT

939 & 931 Empire Mesa Way, Henderson, NV 89011



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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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## SALE PRICE:

**\$1,960,000**

## ASKING LEASE RATE:

**\$.82/SF PER MONTH,**

*NNN EXPENSES: +/- \$.10/SF PER MONTH*

## BUILDING SIZE:

±14,000 SF, Divisible to ±7,000 SF

## POWER:

400 amps, 3-Phase Power

## RESTROOMS:

Two (2), Warehouse restrooms are available, Plumbing set for additional connection.

## SPRINKLERED:

Yes

## CLEAR HEIGHT:

18'

## GAS:

Yes

## YARD:

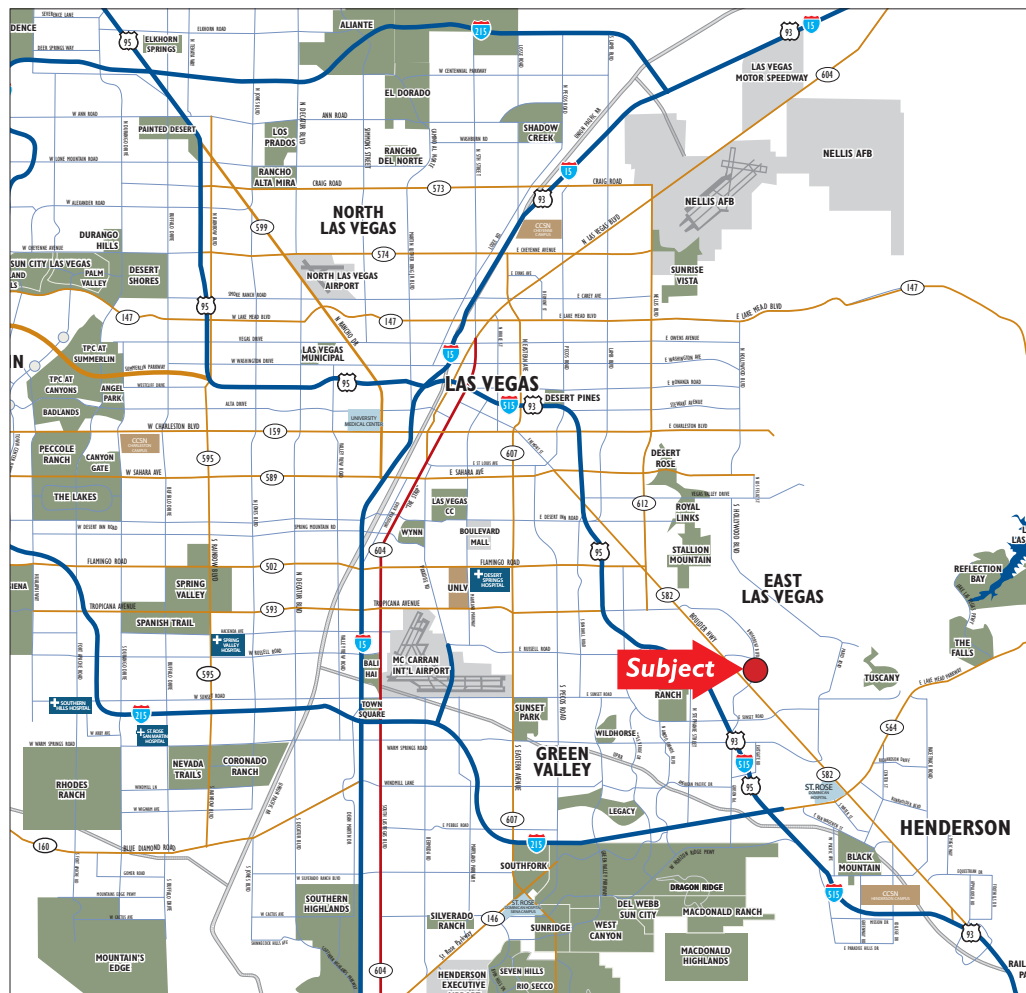
Yes

## GRADE LEVEL LOADING DOORS:

Five (5) per 7,000 SF - Fourteen (14) Total

## OVERSIZED DRIVE THROUGH GRADE LEVEL DOORS:

Four (4) These doors connect both suites and allow the building to have 14,000 SF of contiguous space



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