



Precision and Planning: Delivering 672,000 SF in Henderson

Becknell Galleria — Henderson, NV

Becknell Industrial's Galleria project in Henderson, Nevada, showcases the firm's ability to deliver complex, multi-building developments under challenging conditions. This speculative industrial park spans 672,223 square feet across four buildings, all constructed simultaneously. The development is part of the Cadence master-planned community — a primarily residential environment that posed unique zoning, screening, and logistical hurdles.

To prepare the site, Becknell coordinated more than \$2 million in off-site improvements, including road construction on all four surrounding sides. These improvements were delivered while collaborating with the City of Henderson, working under bond requirements, and aligning designs with two different firms concurrently designing nearby infrastructure. Environmental constraints added further complexity, including the relocation of a water treatment pipeline running through the site.

Despite these external challenges, Becknell drove significant internal efficiencies. By sloping the site at just 0.5%, the team reduced import material needs and saved over \$2 million — all while maintaining interior floor flatness standards necessary for future tenants' use of robotics or advanced racking systems. Scheduling all four buildings concurrently required tightly managed sequencing and resource planning. Local subcontractors executed the work, and Becknell partnered with TWC as on-site superintendent support.

A key design feature driven by market needs was the installation of rooftop HVAC units on all buildings. With Clark County's code shifting mid-project to encourage water conservation, Becknell became one of the first developers in the region to shift away from evaporative cooling in favor of rooftop units — positioning the buildings competitively for tenants.

Architectural and operational details were carefully handled, including 14.5-foot-high screening of truck docks and parapets that ensure rooftop equipment remains hidden even from aerial view — a unique city requirement.

Delivered on time and on budget, the Galleria project reflects Becknell's vertically integrated capabilities, proactive planning, and adaptability in one of the most constrained development contexts the company has tackled.