

# GIBSON INDUSTRIAL PARK

520 N. Gibson Road, Henderson, NV 89011



A Quality Project By:



[www.ebsrp.com](http://www.ebsrp.com)



±41,442 TOTAL SQUARE FEET AVAILABLE FOR LEASE

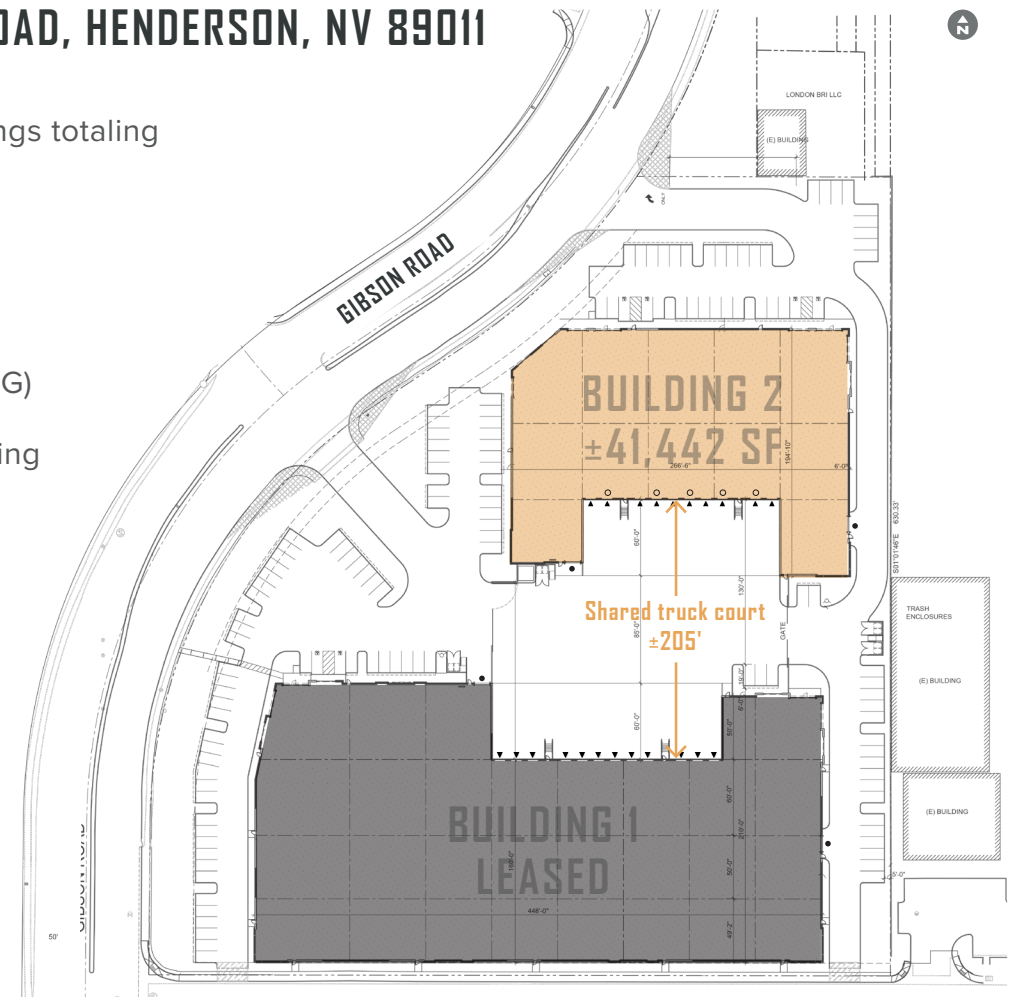
# GIBSON

INDUSTRIAL PARK

# ±127,491 TOTAL SF

## 500 & 520 N. GIBSON ROAD, HENDERSON, NV 89011

- Two concrete tilt-up buildings totaling ±127,491 SF
- Situated on ±6.82 acres
- ±32' clear height
- Zoned General Industrial (IG)
- Dock and grade level loading
  - Twenty-two (22) dock doors
  - Four (4) drive-in doors
  - Five (5) 35,000 lb mechanical pit levelers
- ESFR sprinkler system
- Potential secured gated truck court
- 130 auto parking stalls



Not to scale. For illustration purposes only.

▲ = Dock High Door   ● = Drive-In Door   ○ = Pit Leveler



### CONTACTS

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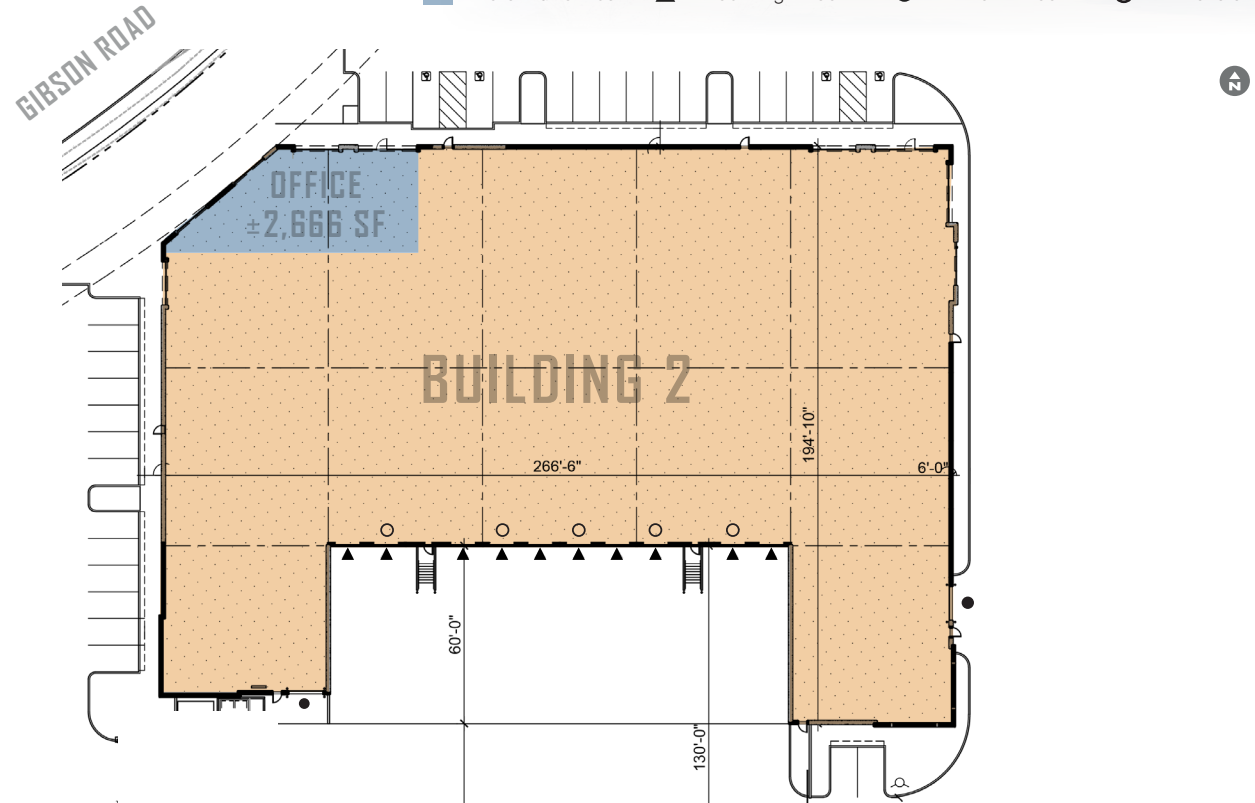
INDUSTRIAL PARK

# ±41,442 SF

## BUILDING 2

520 N. GIBSON ROAD  
HENDERSON, NV 89011

■ = Potential Office ▲ = Dock High Door ● = Drive-In Door ○ = Pit Leveler



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## BUILDING HIGHLIGHTS

- ±41,442 SF
- ±32' clear height
- Ten (10) 9'x10' dock doors
- Two (2) 12'x14' drive-in doors
- ±52'x50' typical column spacing
- ±1,600 amp, 480/277v, 3-phase power
- Evaporative Coolers (3 air changes per hour)
- LED Warehouse Lighting

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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INDUSTRIAL PARK

## OFFICE PLAN

# ±2,666 SF

## BUILDING 2

520 N. GIBSON ROAD  
HENDERSON, NV 89011

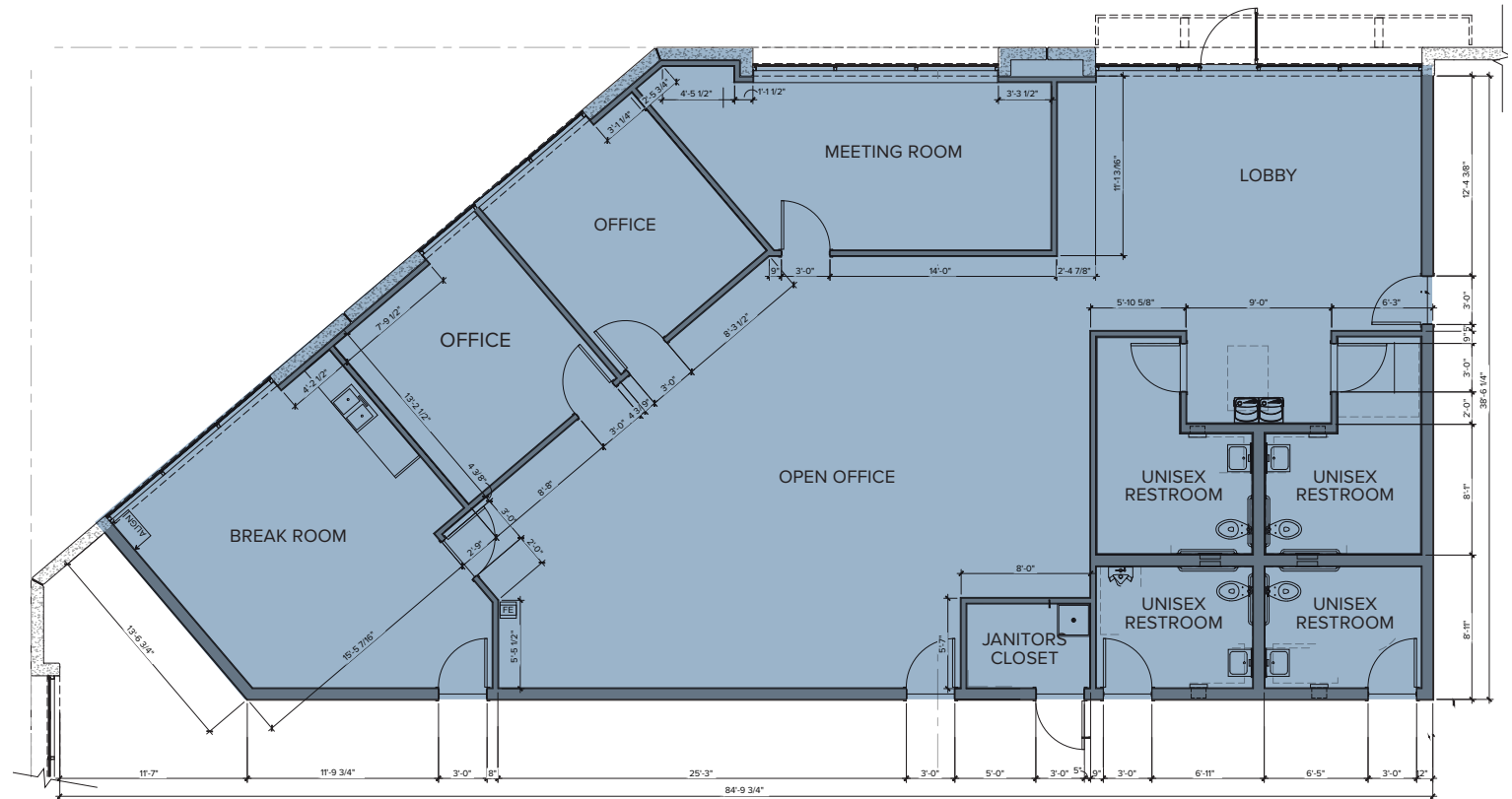


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0.5 miles to I-515



2.5 miles to the I-215



6.5 miles to McCarran International Airport



10 miles to Las Vegas Strip