

PACIFIC BUSINESS CENTER



1125 & 1175 AMERICAN PACIFIC DR. | HENDERSON | NV | 89074

FOR MORE INFORMATION:

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KELSEY HIGGINS
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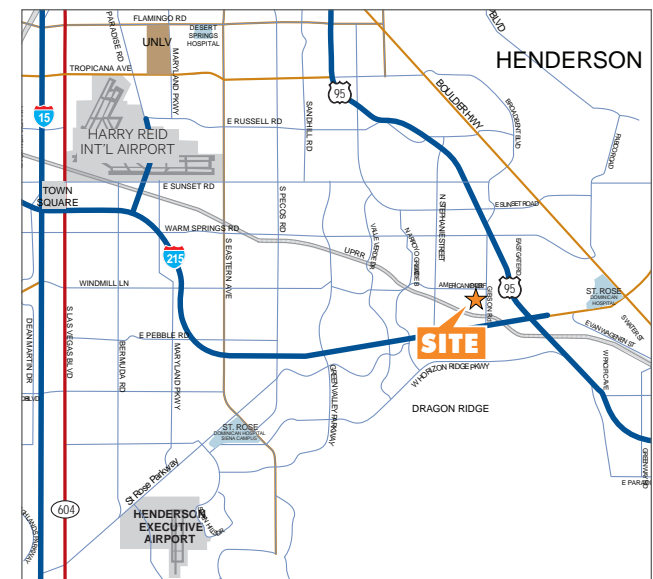
CBRE INC.
8548 Rozita Lee Ave, Suite 200
Las Vegas, NV 89113
www.cbre.com

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PROPERTY FEATURES

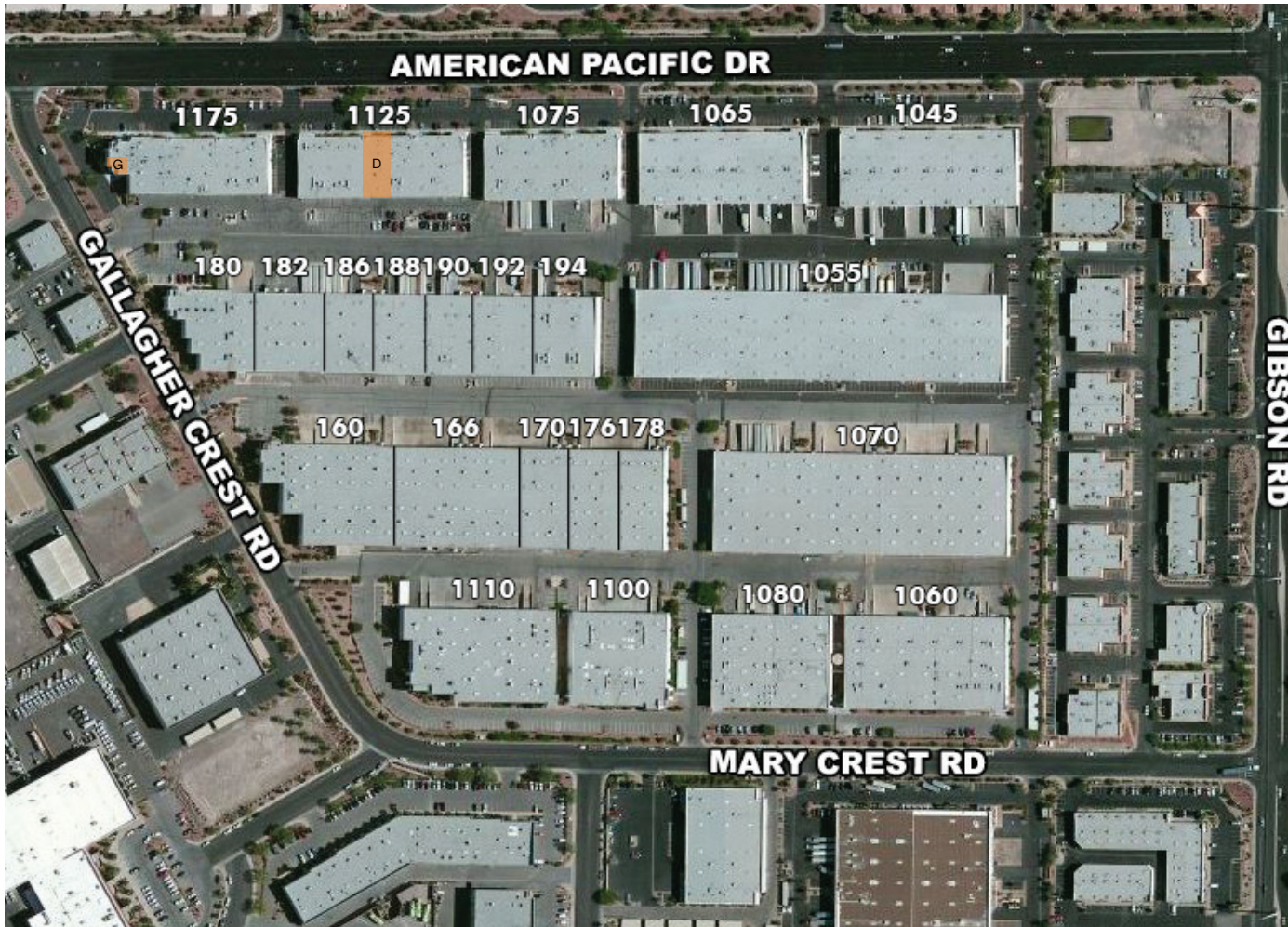
- Located within the Henderson Submarket on the SWC of American Pacific Drive & Gibson Road with access to US-95 freeway via Auto Show Road
- ±1,190 - 5,516 SF available
- Distribution, midbay industrial, flex and showroom units available
- 277/480V, 3-Phase Power
- 2% skylights & LED/Halide/T5 lighting
- Foreign trade zone
- Recently Completed Spec Improvements!



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's

PACIFIC BUSINESS CENTER

SITE PLAN



■ AVAILABLE

AVAILABILITIES

| BLDG | SUITE | TOTAL SF | OFFICE SF | CLEAR HEIGHT | DOCK HIGH | GRADE DOORS | LEASE RATE PSF | CAM |
|------|-------|----------|-----------|--------------|-----------|-------------|----------------|--------|
| 1125 | D | ±5,516 | ±1,761 | 24' | - | 1 | TBD | \$0.21 |
| 1175 | G | ±1,190 | ±1,190 | - | - | - | \$1.65 | \$0.21 |



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AMENITIES & IMPROVEMENTS



IMPROVEMENTS

- Landscape Upgrades
- Exterior Paint
- Asphalt Repair/Parking Lot
- Tenant Signage
- Monument Signage
- Roof Repairs
- HVAC

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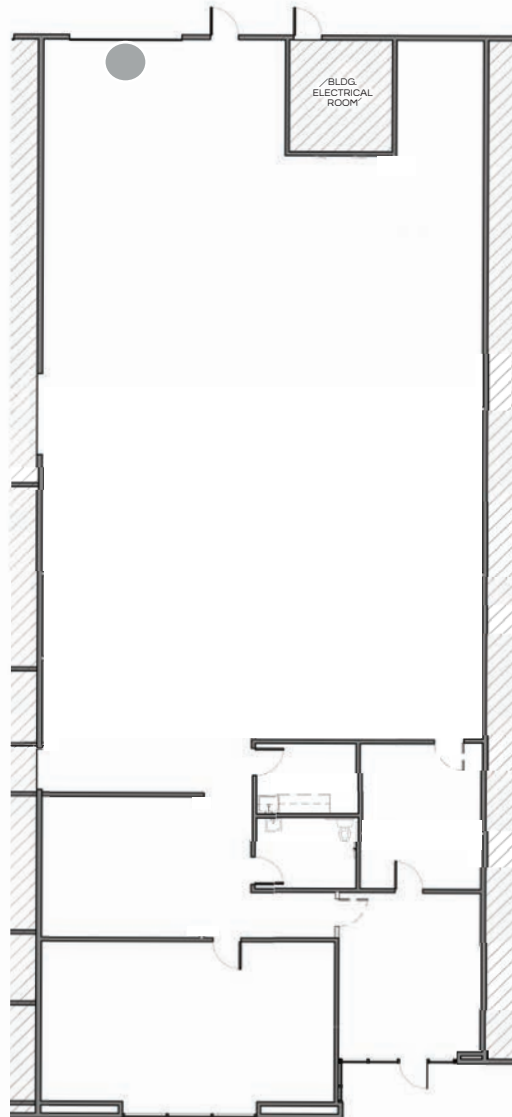
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NEARBY AMENITIES

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SITE PLAN



● GRADE DOOR

*FLOOR PLAN NOT TO SCALE

FEATURES

±5,516 SF Total
±1,761 SF Office
±3,755 SF Warehouse
24' Clear Height
Grade Doors: 1
Fire Sprinklers
Lease rate: \$TBD
CAM: \$0.21 PSF
Available Q4 2023

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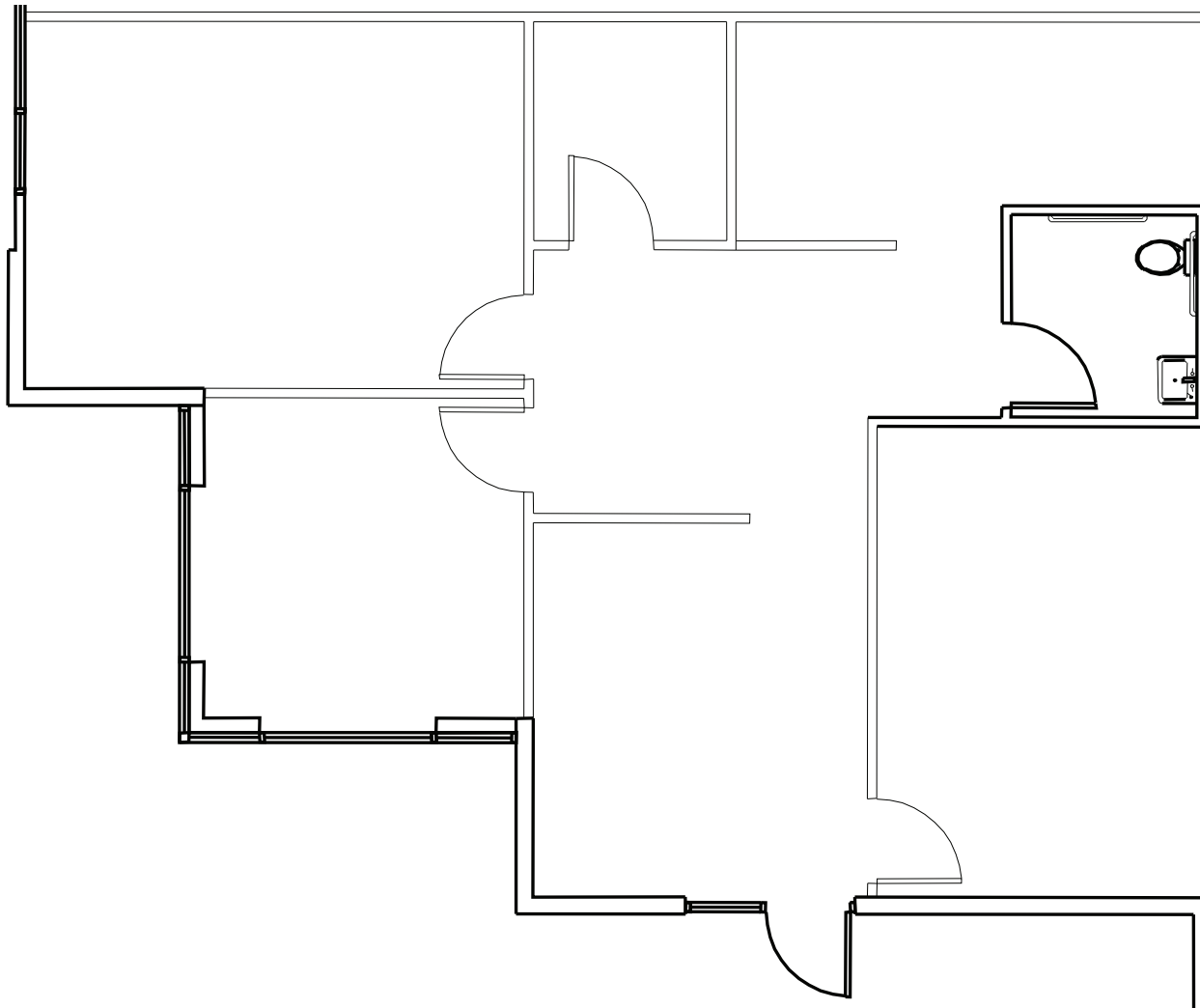
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SITE PLAN



*FLOOR PLAN NOT TO SCALE

FEATURES

±1,190 SF total
Corner Unit
2 Private offices
Large conference room
Lease rate: \$1.65 PSF NNN
CAM: \$0.21 PSF
Move-in ready office space
Spec improvements recently completed
Available now

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