



4,616 SF OFFICE/WAREHOUSE BUILDING OFF I-215

FOR LEASE

SADDLEBACK GIBSON BUSINESS PARK

169 N. GIBSON ROAD, HENDERSON, NV 89014

Saddleback Gibson Business Park is conveniently located immediately off the I-215 & US-95 Freeways on Gibson Road. The business park provides adjacent retail amenities such as 7-11, Roberto's Taco Shop, Dunkin Donuts, Manna Mediterranean Grill, Village Pub and Carmine's Pizza.

MICHAEL DE LEW,  SIR

+1 702-469-6496

mdelew@rcadvs.com

NV-RE License S.0025952

GREG PANCIROV,  SIR

+1 702-339-3734

gpancirov@rcadvs.com

NV-RE License B.0040685

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

+702-515-1010

www.realcommadvisors.com



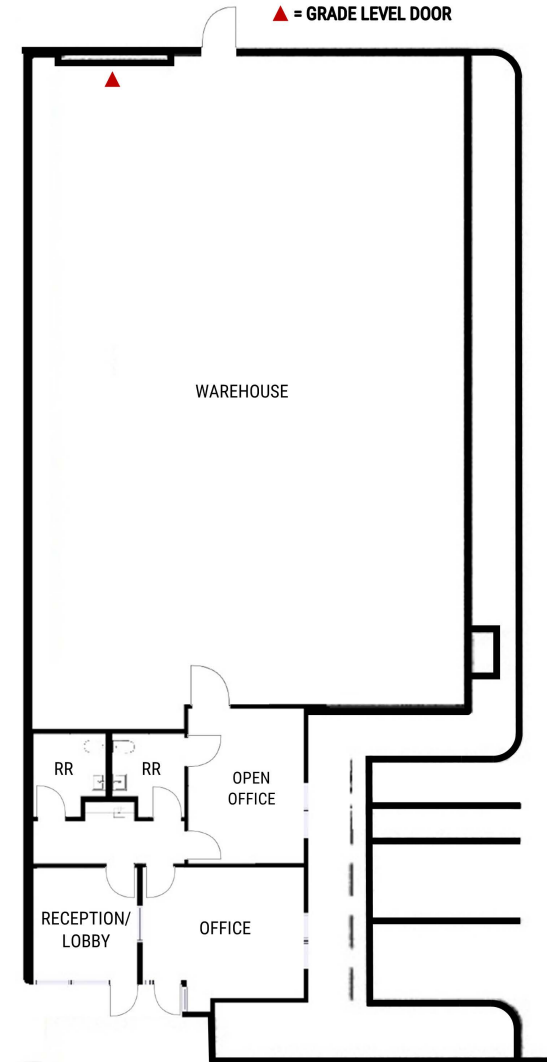
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PROPERTY DETAILS

- 4,616 SF Total
- 658 SF HVAC Office
- 3,958 SF Evaporative Cooled Warehouse
- 1 Grade Level Loading Door
- 16' Clear Height
- Concrete Tile Construction
- 400 Amp, 120/208 Volt, 3 Phase Main Power
- Natural Gas Available
- I-G Zoning (City of Henderson)
- Base Rent: **\$1.00/SF**
- NNN Fees: **\$0.15/SF**
- Total Monthly: **\$5,308.00**



Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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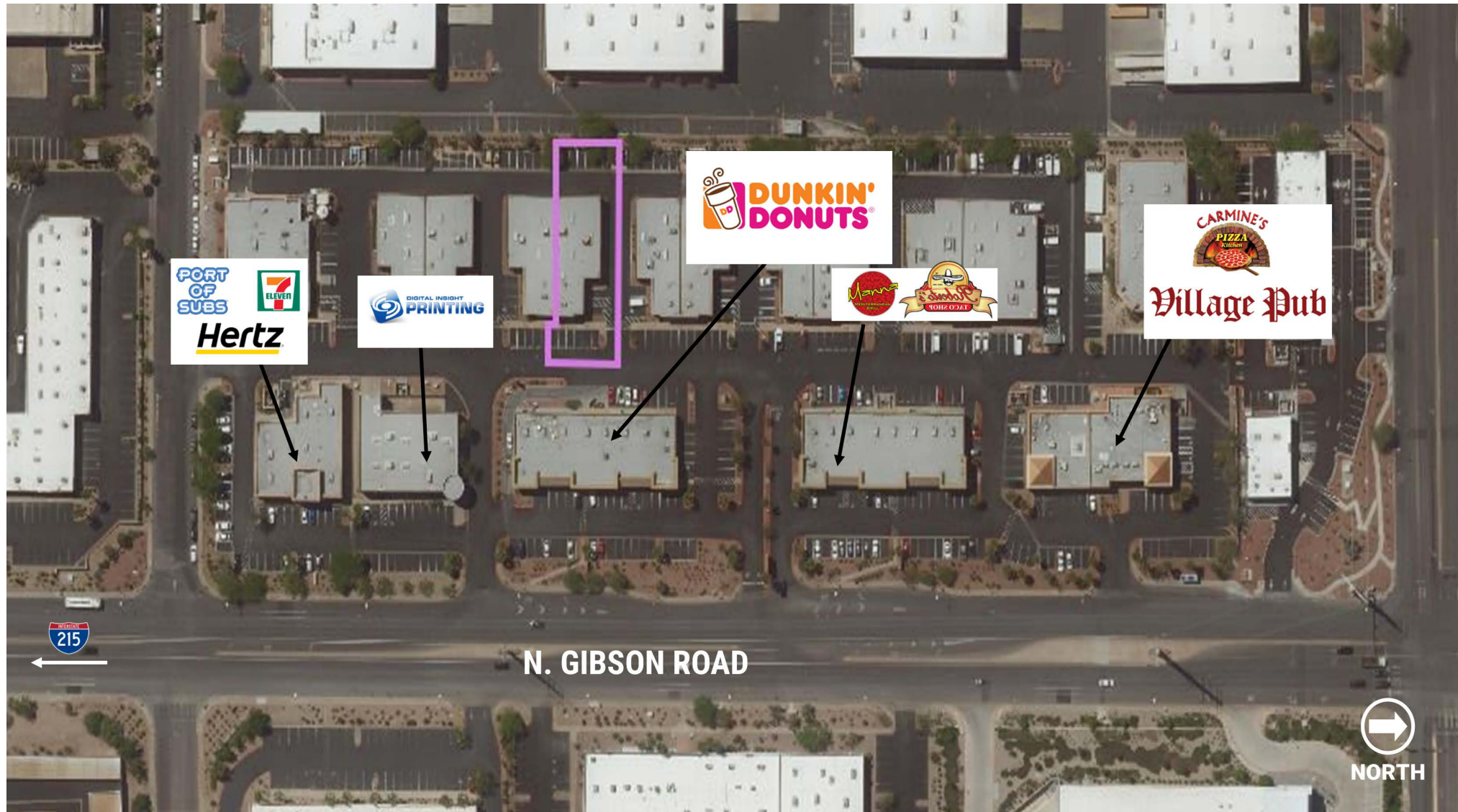
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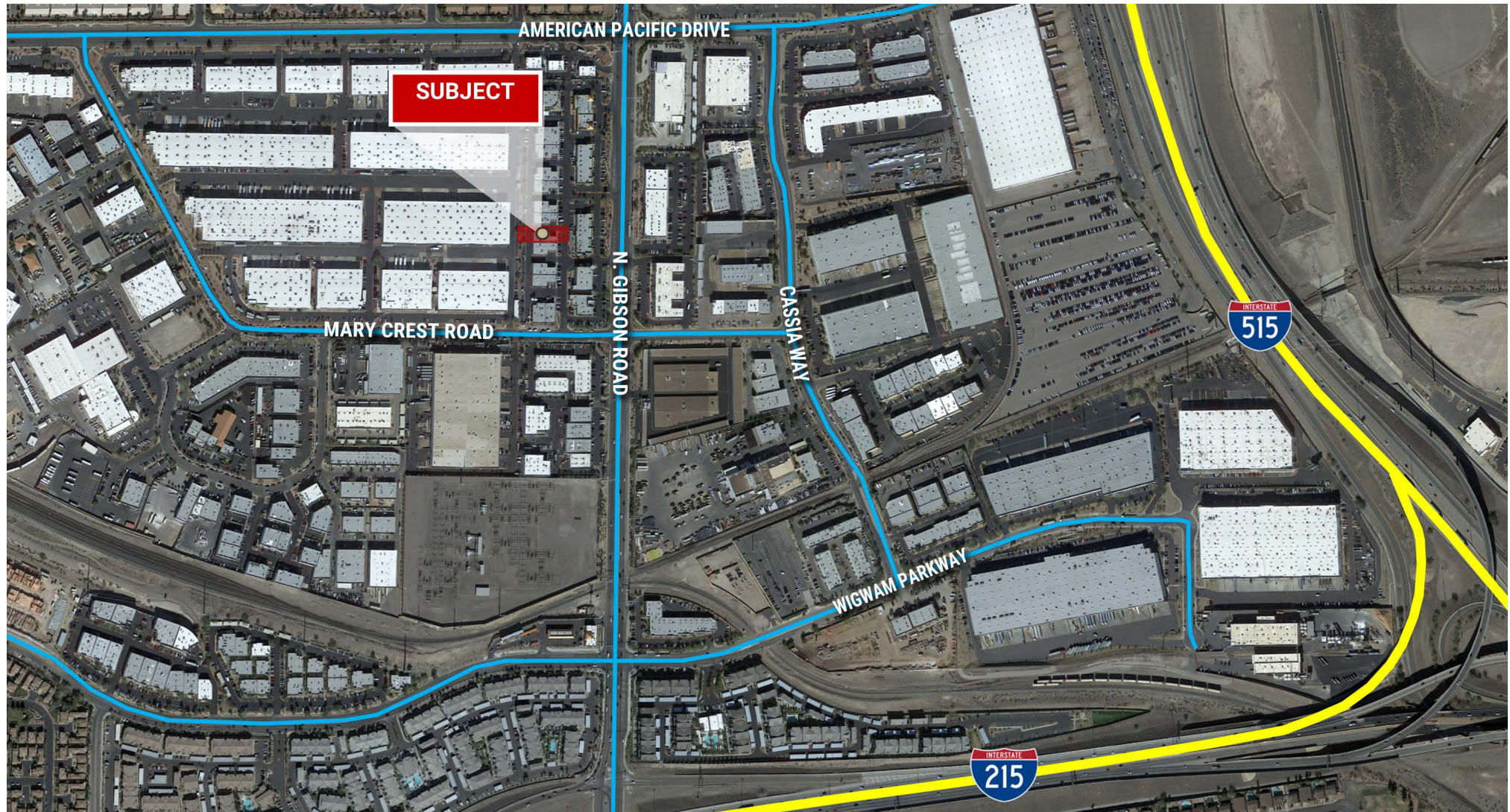
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