

FOR LEASE

AM PAC INDUSTRIAL PARK

OFFICE / WAREHOUSE SUITES

N NICOLA
WEALTH



901, 911, 921 & 931 AMERICAN PACIFIC DRIVE

175, 177 & 180 CASSIA WAY

HENDERSON, NV 89014

JENNIFER LEVINE, CCIM

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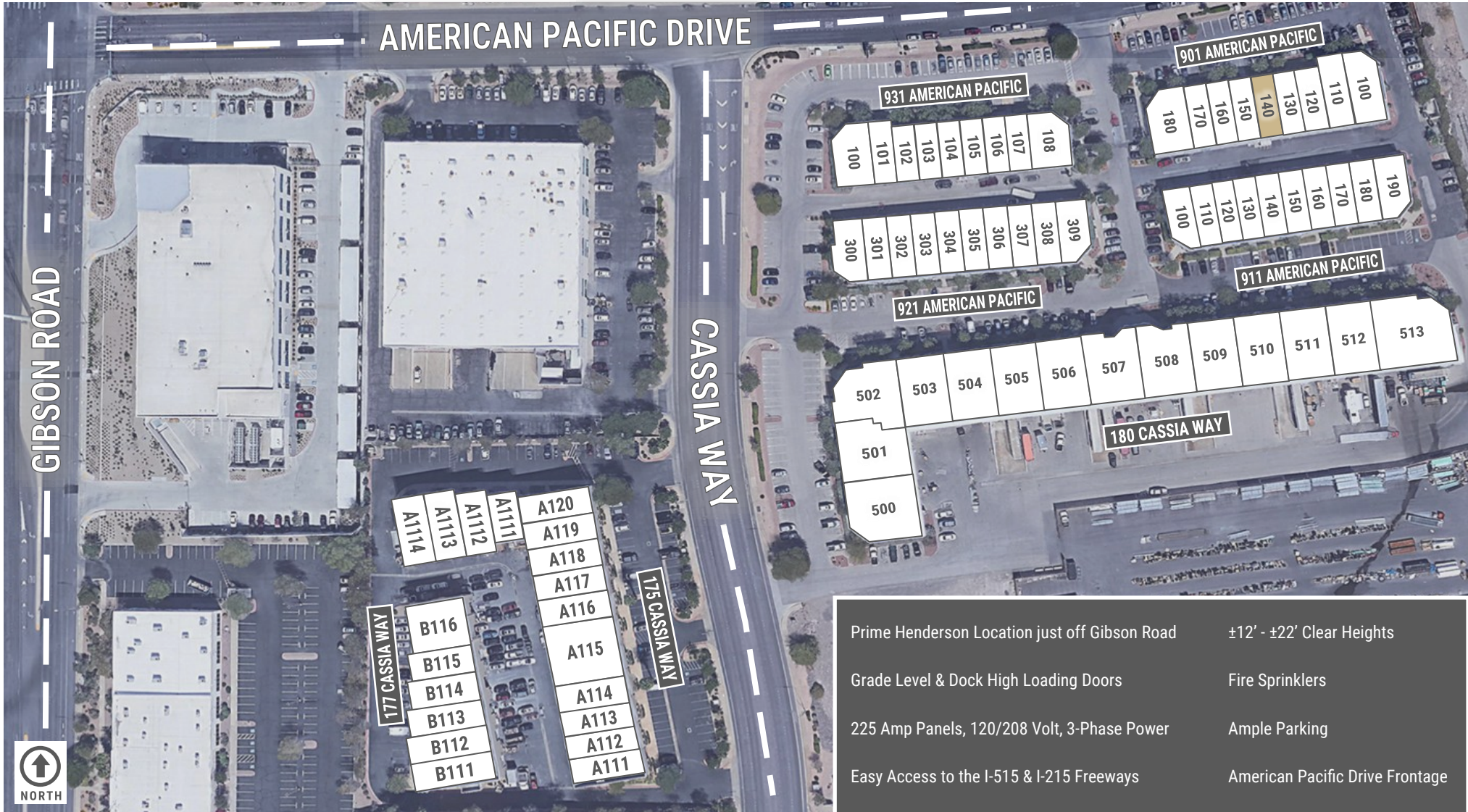
NV-RE License: S.0062500



901-931 AMERICAN PACIFIC DRIVE & 175-180 CASSIA WAY | HENDERSON, NV 89014



FOR LEASE



- Prime Henderson Location just off Gibson Road
- ±12' - ±22' Clear Heights
- Grade Level & Dock High Loading Doors
- Fire Sprinklers
- 225 Amp Panels, 120/208 Volt, 3-Phase Power
- Ample Parking
- Easy Access to the I-515 & I-215 Freeways
- American Pacific Drive Frontage

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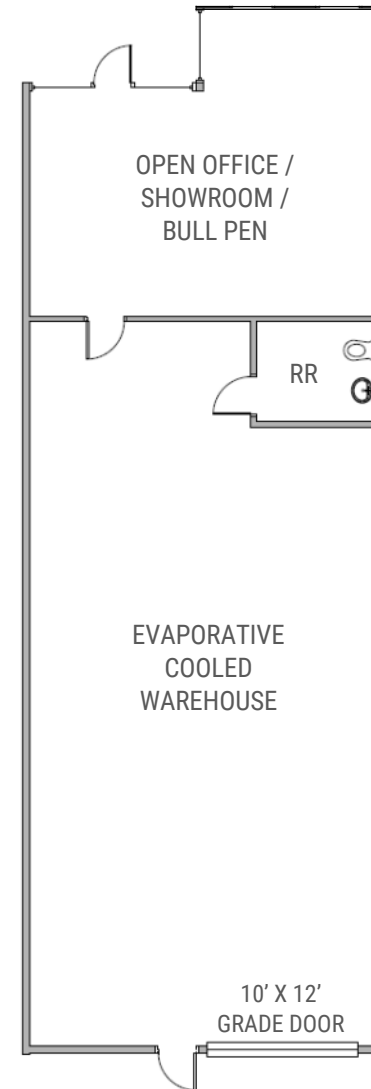
www.rcadv.com



901 AMERICAN PACIFIC DRIVE SUITE 140

- ±1,735 SF Total - Office/Warehouse Suite
 - ◆ ±600 SF HVAC Office
Open Office, Showroom or Bull Pen
 - ◆ ±1,135 SF Warehouse
- ±12' - ±14' Clear Height
- Fire Sprinklers
- One (1) - 10' x 12' Grade Level Loading Door
- 225 Amp Panel, 120/208 Volt, 3-Phase Power
- **TOTAL MONTHLY: \$3,140**
 - ◆ **Monthly Base Rent: \$1.45/SF (NNN)**
 - ◆ **Monthly NNN / CAM: \$0.36/SF***

*CAM/NNN Fee Includes HVAC / Swamp Cooler Maintenance



Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy.

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AM PAC INDUSTRIAL PARK

consist of seven (7) industrial buildings located in the prime Henderson submarket and is minutes away from the I-215 Freeway via Gibson Road & the I-515 Freeway via Auto Show Drive. Am Pac Industrial Park is within close proximity to several master-planned, residential communities and a variety of retail amenities.

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