

CLICK HERE  
FOR FLOORPLAN  
OPTIONS!

ENTRANCE

# 975

## American Pacific Drive

Henderson, NV 89014

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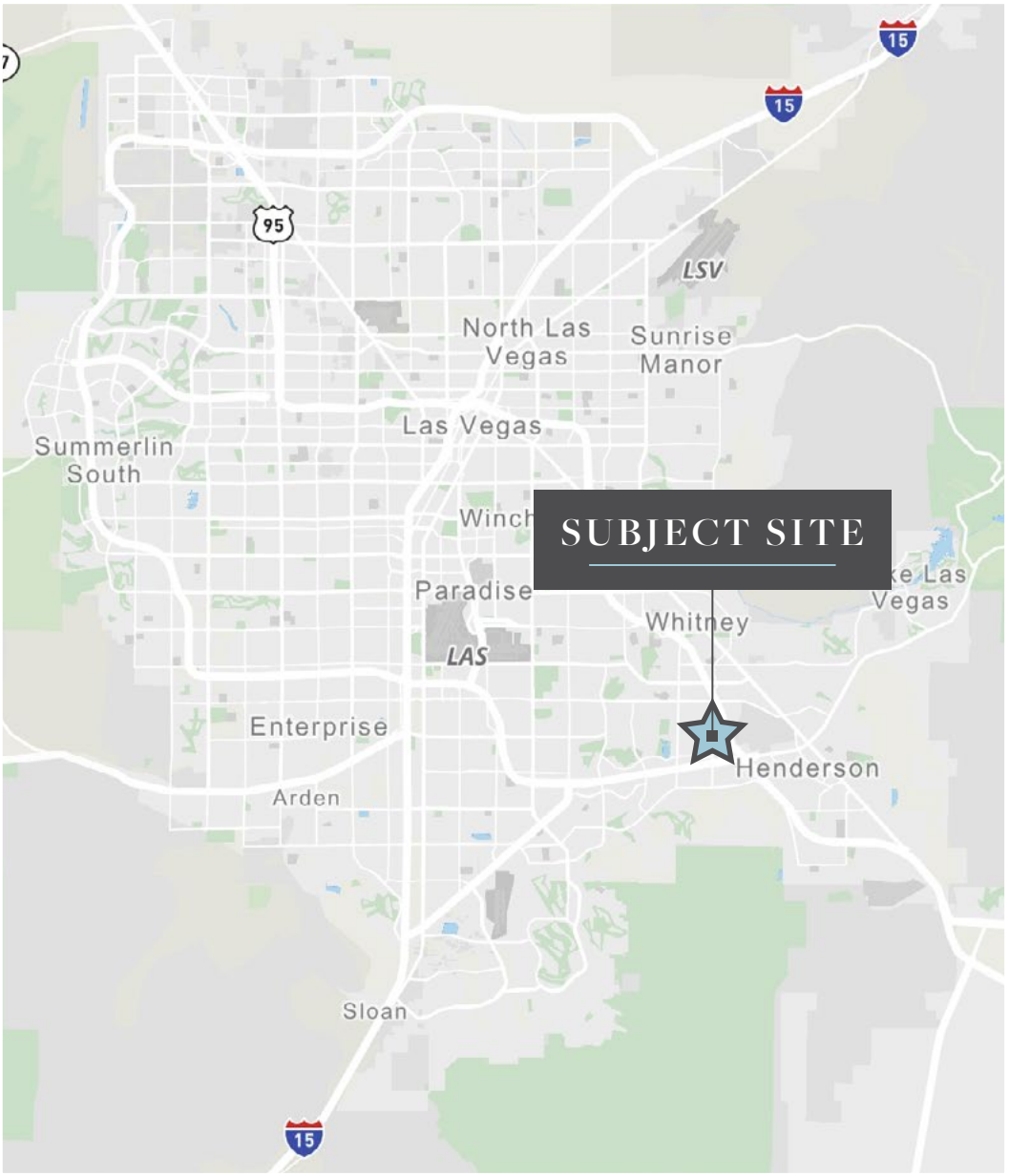
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**CBRE**



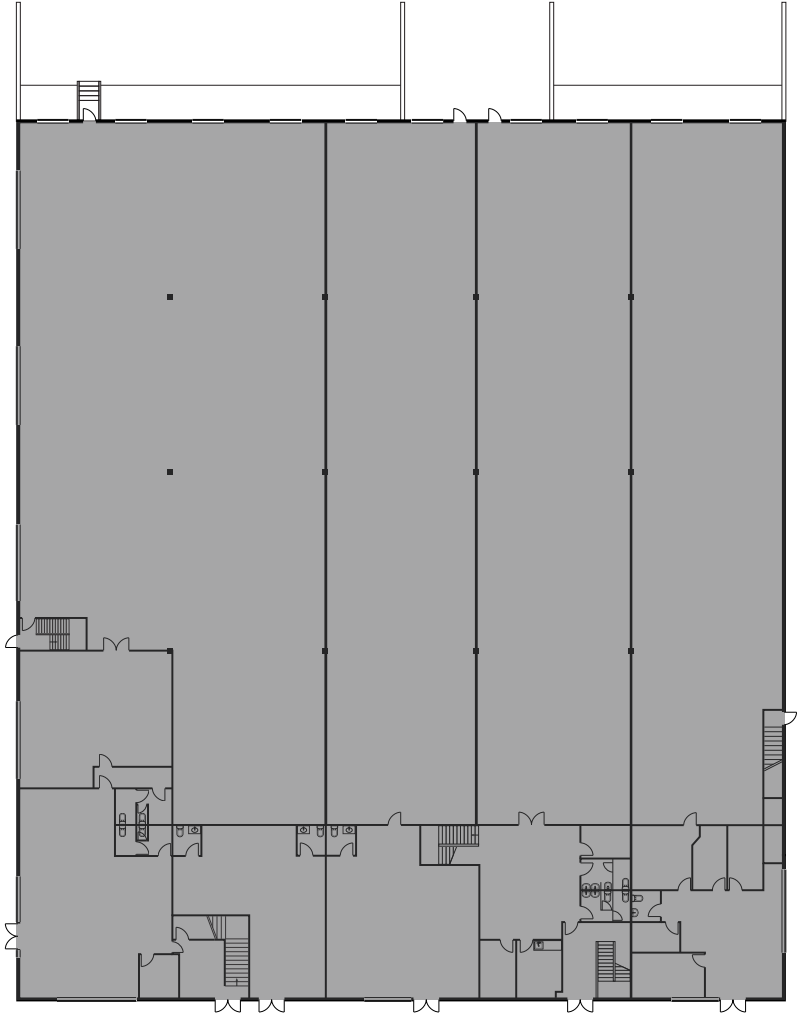
SITE MAP



Pacific Business center is a ±55,974 SF Industrial warehouse/office building located in the heart of the Henderson Submarket with easy access to the U.S. 95 and I-215 Beltway. The property is located just off of American Pacific and Gibson, and is just minutes away from MacDonald Highlands, Anthem, and the master planned Cadence Community.

Property Highlights	
Available Office Space	±8,413 SF of Office, demisable to ±4,853 SF or ±3,560 SF
Clear Height	±10'
Zoning	General Industrial (I-G), Henderson Jurisdiction
Fire Suppression	Fire Sprinklered
Power	120/208 volt, 3 phase (tenant to verify)
Year Built	1996
2025 Estimated CAMs	\$0.25/SF

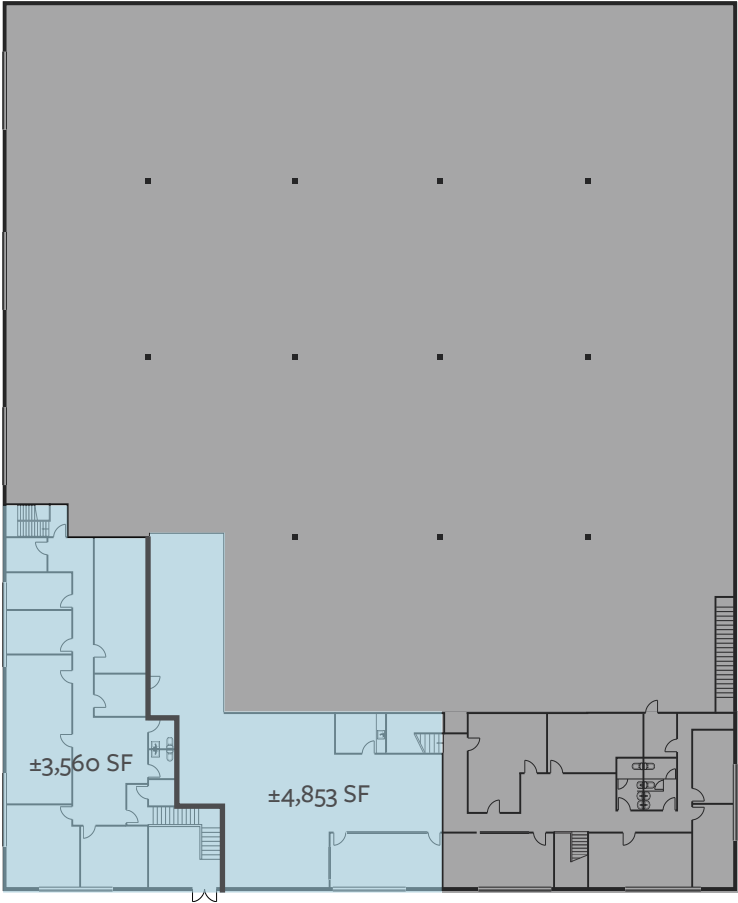
SITE  
PLAN



1st Floor Warehouse/Office

\*not to scale  
\*all measurements are approximate

LEASED  
AVAILABLE



2nd Floor Office

# OFFICE FOR LEASE

## OPTION 1

- ▶ ±4,853 SF 2nd Story Office
- ▶ Open Office Concept
- ▶ Six (6) Private Offices
- ▶ Two (2) single stall restrooms
- ▶ Conference Room
- ▶ Breakroom
- ▶ Large oversized windows

**FOR LEASE : \$0.60/SF/Monthly (NNN)**

**2025 Estimated CAMs : \$0.25/SF**

**BASE RENT : \$2,911.80/Monthly  
(excluding CAMs)**



\*not to scale

\*all measurements are approximate



# OFFICE FOR LEASE

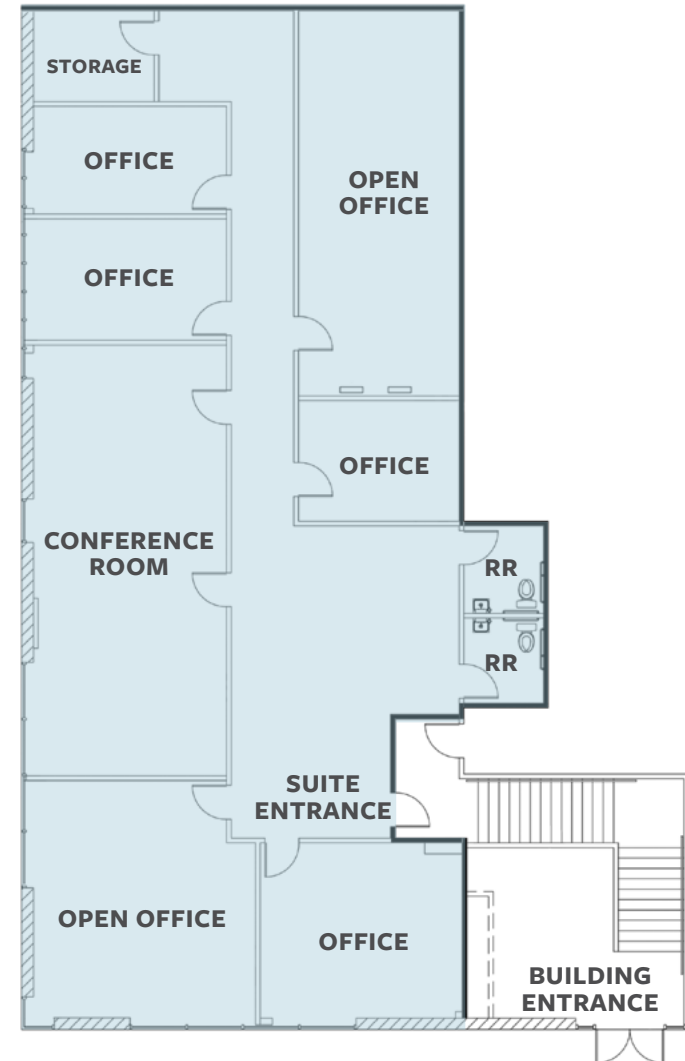
## OPTION 2

- ▶ ±3,560 SF 2nd Story Office
- ▶ NEWLY RENOVATED!
- ▶ Five (5) Private Offices
- ▶ Two (2) single stall restrooms
- ▶ Conference Room
- ▶ Storage Room
- ▶ Large oversized windows

**FOR LEASE : \$0.99/SF/Monthly (NNN)**

**2025 Estimated CAMs : \$0.25/SF**

**BASE RENT : \$3,524.40/Monthly**  
(excluding CAMs)



\*not to scale

\*all measurements are approximate



# OFFICE FOR LEASE

## OPTION 3

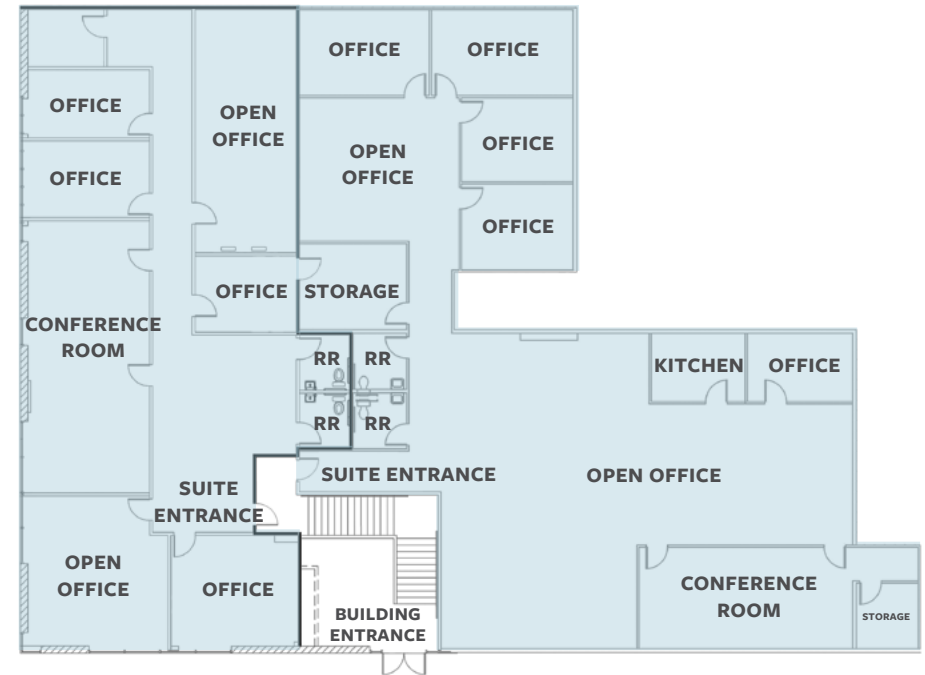
- ▶ ±8,413 SF 2nd Story Office
- ▶ Private Grand Entrance
- ▶ Eleven (11) Private Offices
- ▶ Four (4) single stall restrooms
- ▶ Conference Room(s)
- ▶ Storage Room(s)
- ▶ Breakroom
- ▶ Large oversized windows

**FOR LEASE : \$0.795/SF/Monthly (NNN)**

**2025 Estimated CAMs : \$0.25/SF**

**BASE RENT : \$6,688.35/Monthly**

**(excluding CAMs)**

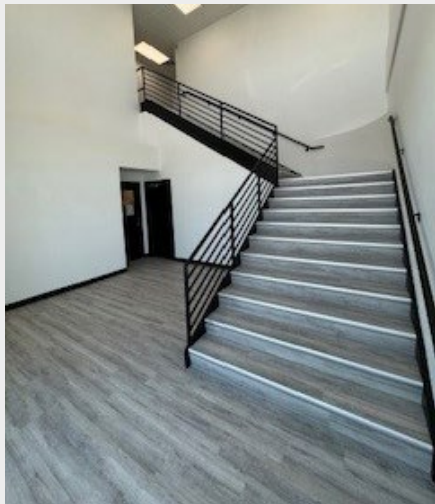


\*not to scale

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PROPERTY  
PHOTOS



Main Entrance



Part of Option 2



Main Entrance



Part of Option 2



Part of Option 2





## CONTACT US

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