

CLICK HERE
FOR FLOORPLAN
OPTIONS!



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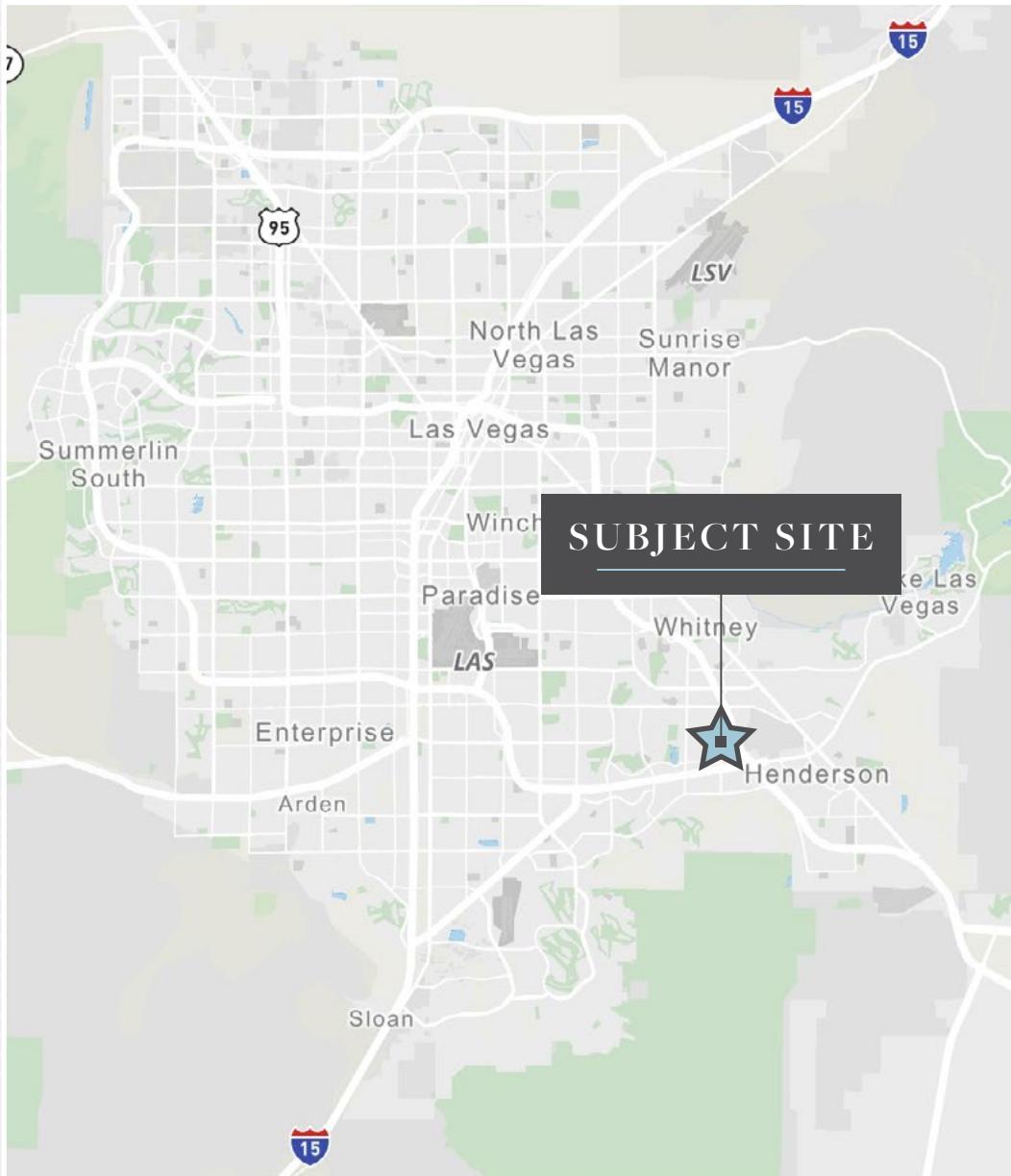
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CBRE

SITE MAP

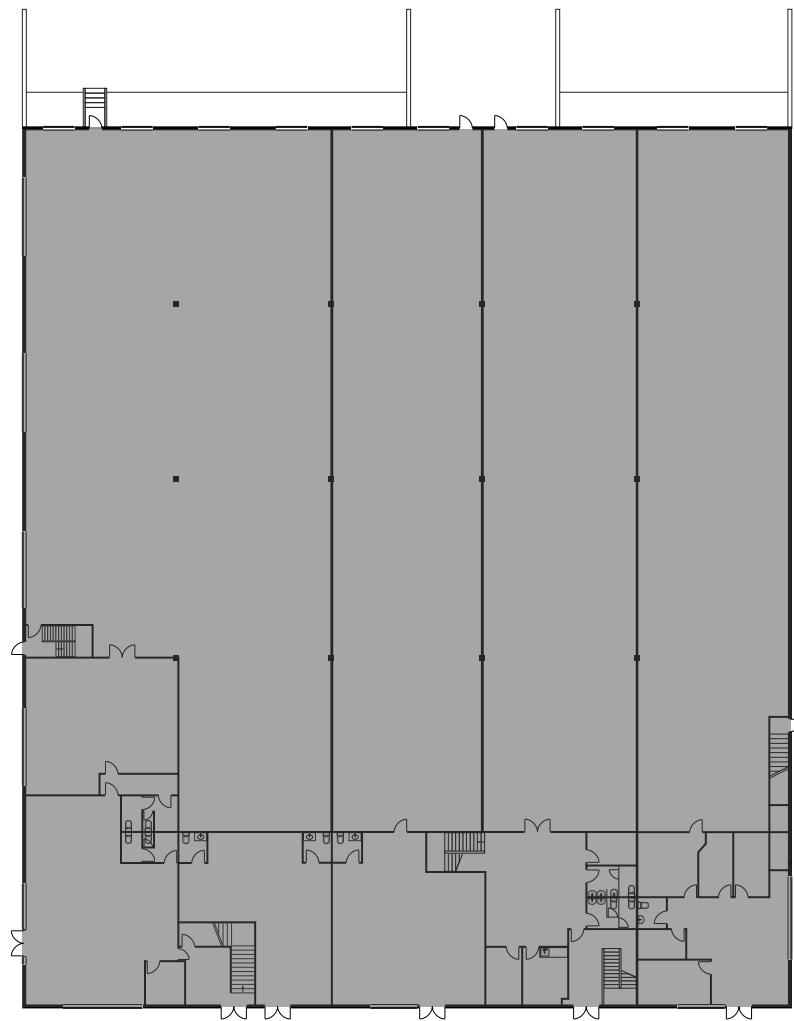


Pacific Business center is a $\pm 55,974$ SF Industrial warehouse/office building located in the heart of the Henderson Submarket with easy access to the U.S. 95 and I-215 Beltway. The property is located just off of American Pacific and Gibson, and is just minutes away from MacDonald Highlands, Anthem,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

Property Highlights

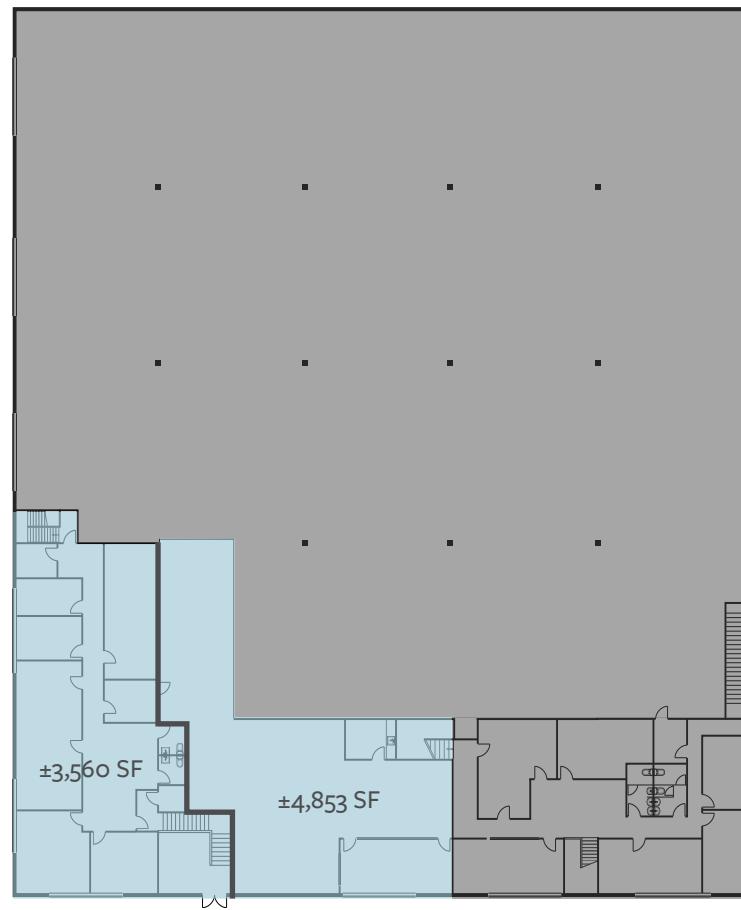
| | |
|------------------------|---|
| Available Office Space | $\pm 8,413$ SF of Office, demisable to $\pm 4,853$ SF or $\pm 3,560$ SF |
| Clear Height | $\pm 10'$ |
| Zoning | General Industrial (I-G), Henderson Jurisdiction |
| Fire Suppression | Fire Sprinklered |
| Power | 120/208 volt, 3 phase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

SITE PLAN



*not to scale
*all measurements are approximate

LEASED
AVAILABLE



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

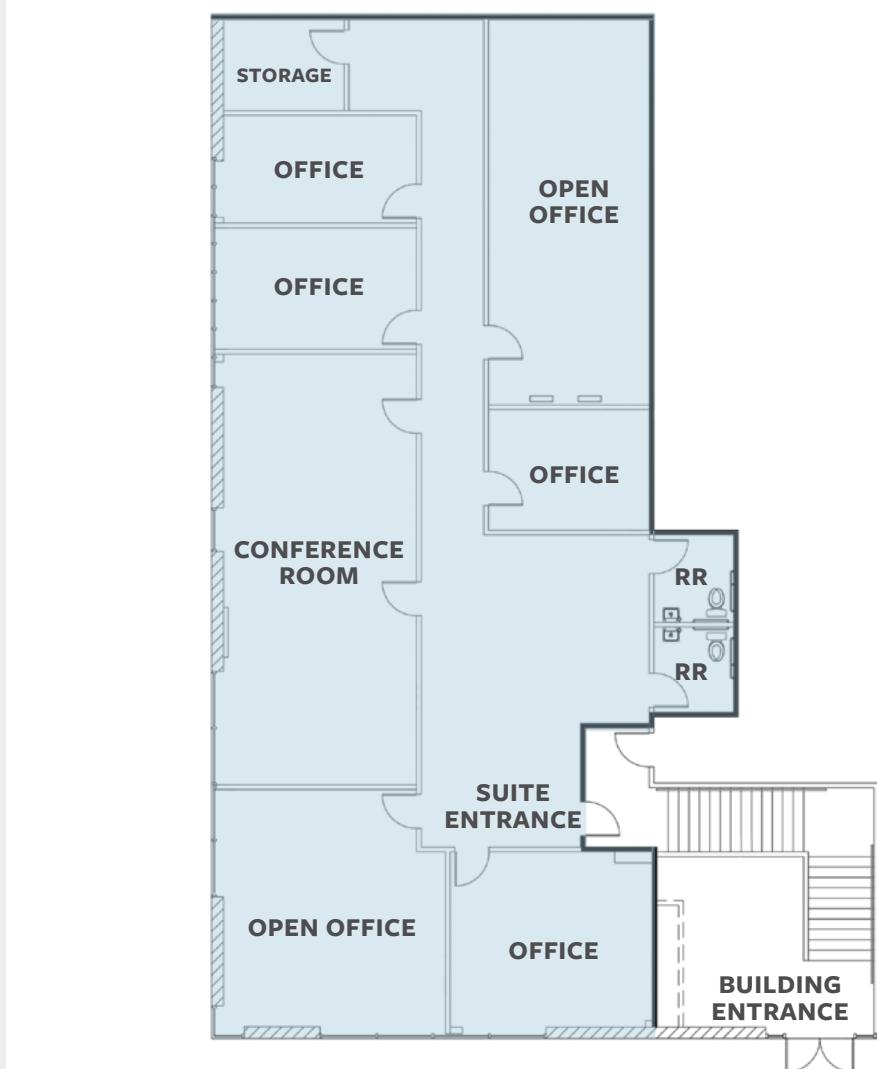
- ▷ ±3,560 SF 2nd Story Office
- ▷ NEWLY RENOVATED!
- ▷ Five (5) Private Offices
- ▷ Two (2) single stall restrooms
- ▷ Conference Room
- ▷ Storage Room
- ▷ Large oversized windows

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

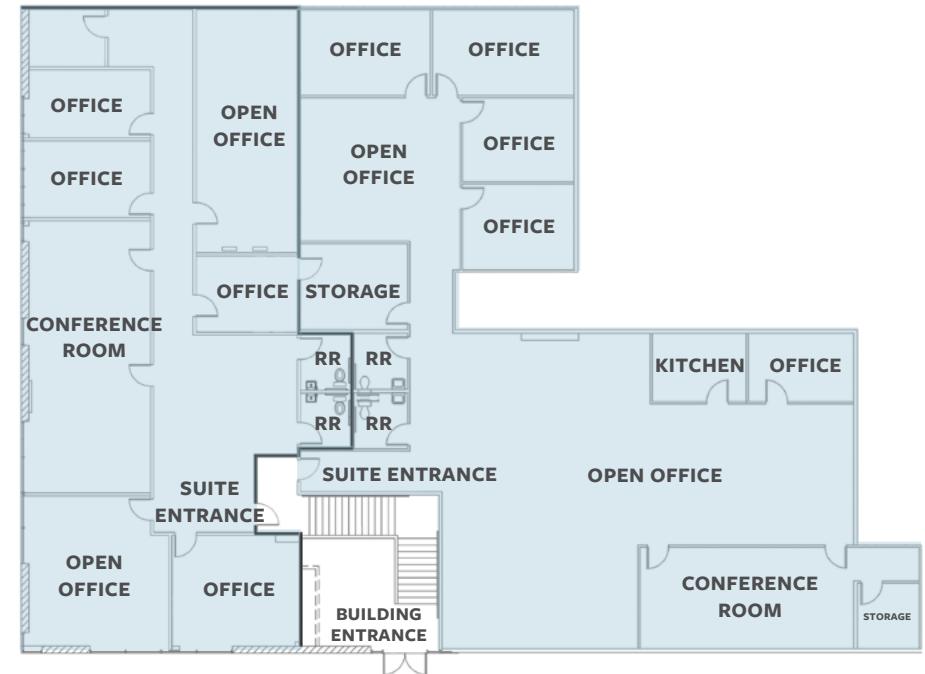
- ±8,413 SF 2nd Story Office
- Private Grand Entrance
- Eleven (11) Private Offices
- Four (4) single stall restrooms
- Conference Room(s)
- Storage Room(s)
- Breakroom
- Large oversized windows

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

2025 Estimated CAMs : \$0.25/SF

BASE RENT : \$6,688.35/Monthly

(excluding CAMs)



*not to scale

*all measurements are approximate



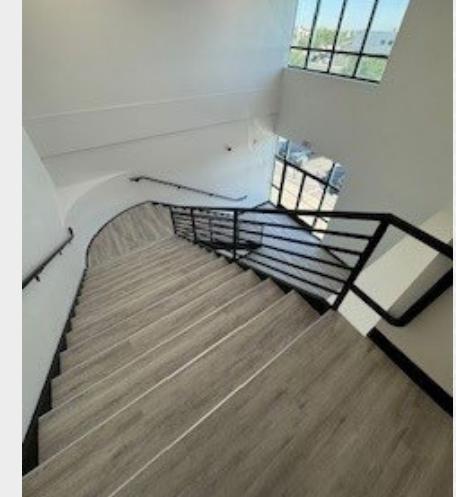
PROPERTY PHOTOS



Main Entrance



Part of Option 2



Main Entrance



Part of Option 2



Part of Option 2



CONTACT US

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