



975

American Pacific Drive Henderson, NV 89014

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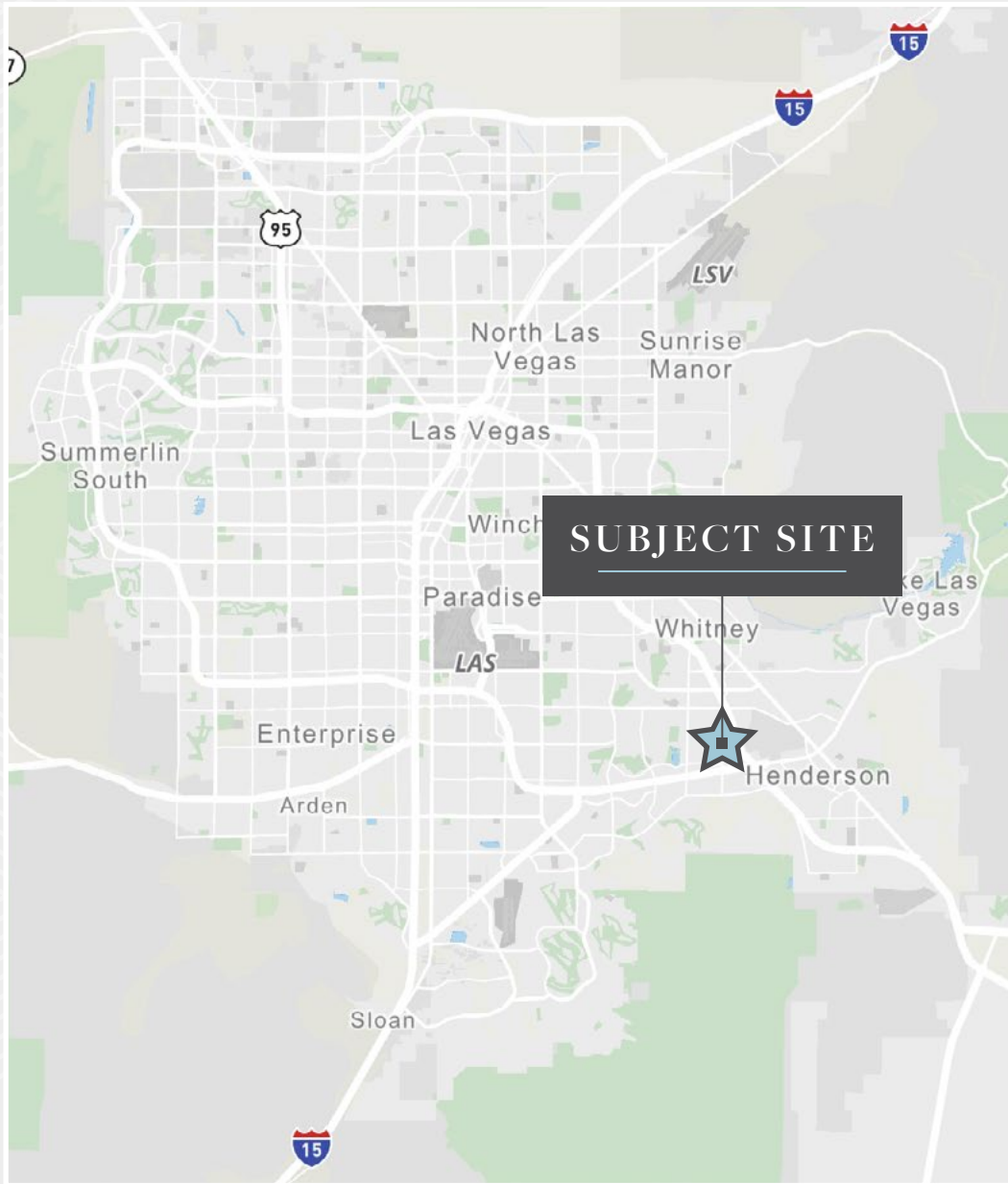
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SITE MAP

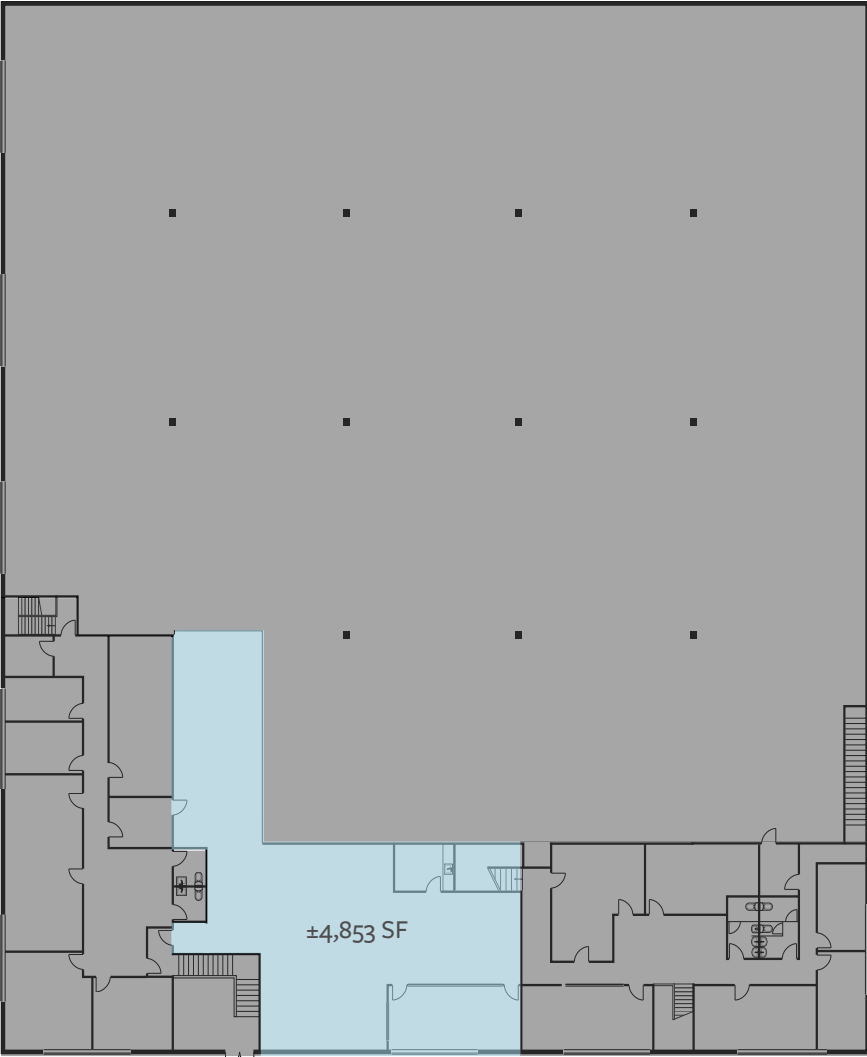


Pacific Business center is a ±55,974 SF Industrial warehouse/office building located in the heart of the Henderson Submarket with easy access to the U.S. 95 and I-215 Beltway. The property is located just off of American Pacific and Gibson, and is just minutes away from MacDonald Highlands, Anthem, and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

Property Highlights	
Available SF	±4,853 SF 2nd Story Office
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
2026 Estimated CAMs	\$0.25/SF

SITE PLAN

- LEASED
- AVAILABLE



*not to scale
*all measurements are approximate

2nd Floor Office

OFFICE FOR LEASE

SUITE 203 B - C

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

LEASE RATE : NEGOTIABLE (NNN)

2026 Estimated CAMs : \$0.25/SF

AVAILABILTY : NOW AVAILABLE!



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CONTACT US

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