

PACIFIC BUSINESS CENTER



1175, 1125 & 1065 AMERICAN PACIFIC DR.
190 GALLAGHER CREST RD., 1070 MARY CREST RD. | HENDERSON | NV | 89074

FOR MORE INFORMATION:

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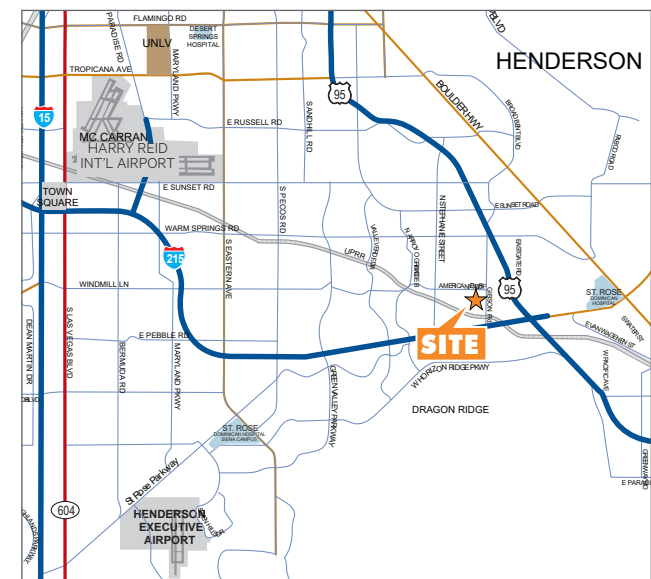
CBRE INC.
8548 Rozita Lee Ave, Suite 200
Las Vegas, NV 89113
www.cbre.com

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PROPERTY FEATURES

- Located within the Henderson Submarket on the SWC of American Pacific Drive & Gibson Road with access to US-95 freeway via Auto Show Road
- ±5,225 - 40,000 SF available
- Distribution, midbay industrial, flex and showroom units available
- 277/480V, 3-Phase Power
- 2% skylights & LED/Halide/T5 lighting
- Foreign trade zone
- Recently Completed Spec Improvements
- HVAC maintenance included in OPEX



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

PACIFIC BUSINESS CENTER

SITE PLAN

AVAILABLE



AVAILABILITIES

BLDG	SUITE	TOTAL SF	OFFICE SF	CLEAR HEIGHT	DOCK HIGH	GRADE DOORS	LEASE RATE PSF	CAM
1175	C	±5,225	±2,776	24'	-	1	\$1.40	\$0.25
1125	C	±5,499	±3,174	24'	-	1	\$1.40	\$0.25
1065	G	±6,779	±1,343	24'	2	1	\$1.40	\$0.25
190	E	±14,690	±1,343	26' - 28'	2	1	Call for Pricing	\$0.25
1070	A	±16,818	±1,301	26' - 28'	2	1	Call for Pricing	\$0.25
1070	B	±23,395	±891	26' - 28'	2	1	Call for Pricing	\$0.25
1070	A/B	±40,213	±2,192	26' - 28'	4	2	Call for Pricing	\$0.25
1070	D	±40,000	±2,701	26' - 28'	4	1	Call for Pricing	\$0.25



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AMENITIES & IMPROVEMENTS



IMPROVEMENTS

- Landscape Upgrades
- Exterior Paint
- Asphalt Repair/Parking Lot
- Tenant Signage
- Monument Signage
- Roof Repairs
- HVAC

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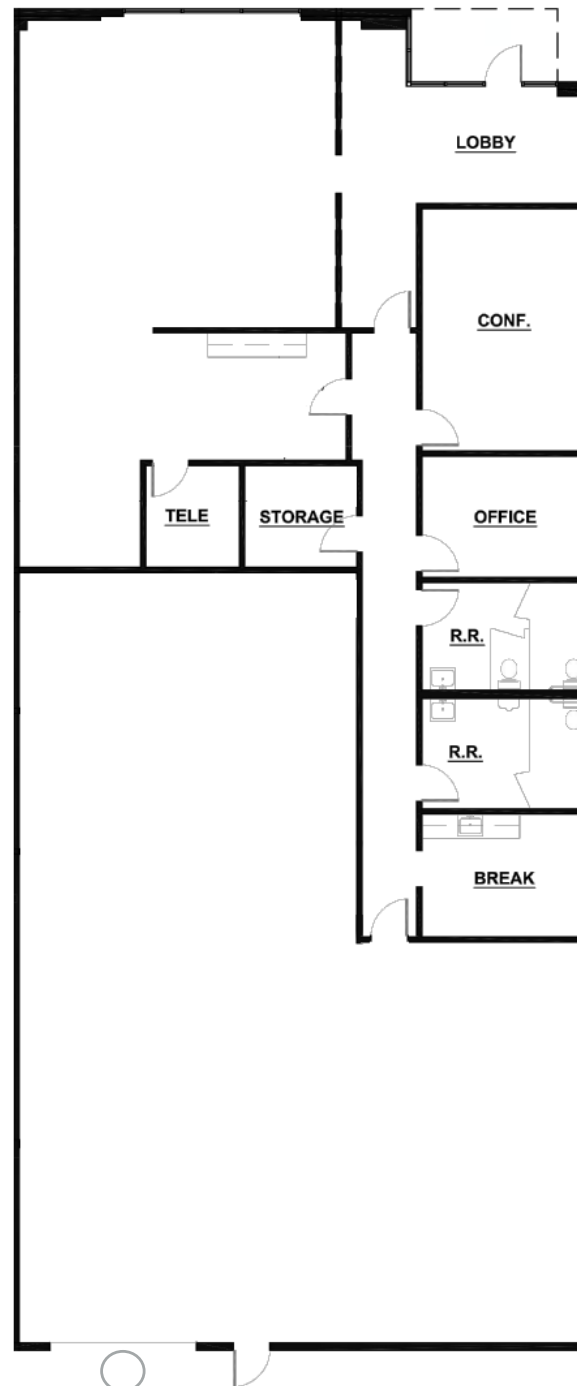
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SITE PLAN



FEATURES

±5,225 SF Total
±2,776 SF Office
±2,449 SF Warehouse
24' Clear Height
Grade Door: 1
Fire Sprinklers
LED Lighting
Lease Rate: \$1.40 PSF
CAM: \$0.25 PSF
Available Q3 2026

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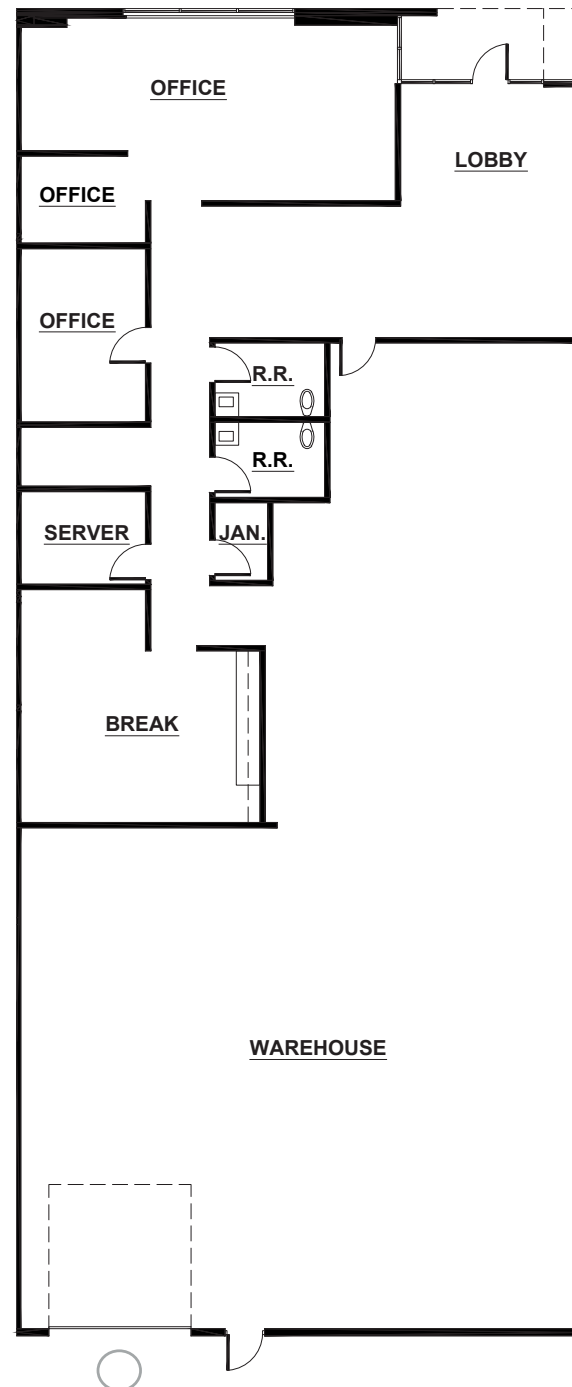


*FLOOR PLAN NOT TO SCALE

1175 AMERICAN PACIFIC DRIVE - STE C

PACIFIC BUSINESS CENTER

SITE PLAN



FEATURES

±5,225 SF Total
±3,174 SF Office
±2,325 SF Warehouse
24' Clear Height
Grade Door: 1
Fire Sprinklers
LED Lighting
Lease Rate: \$1.40 PSF
CAM: \$0.25 PSF
Available Q3 2026

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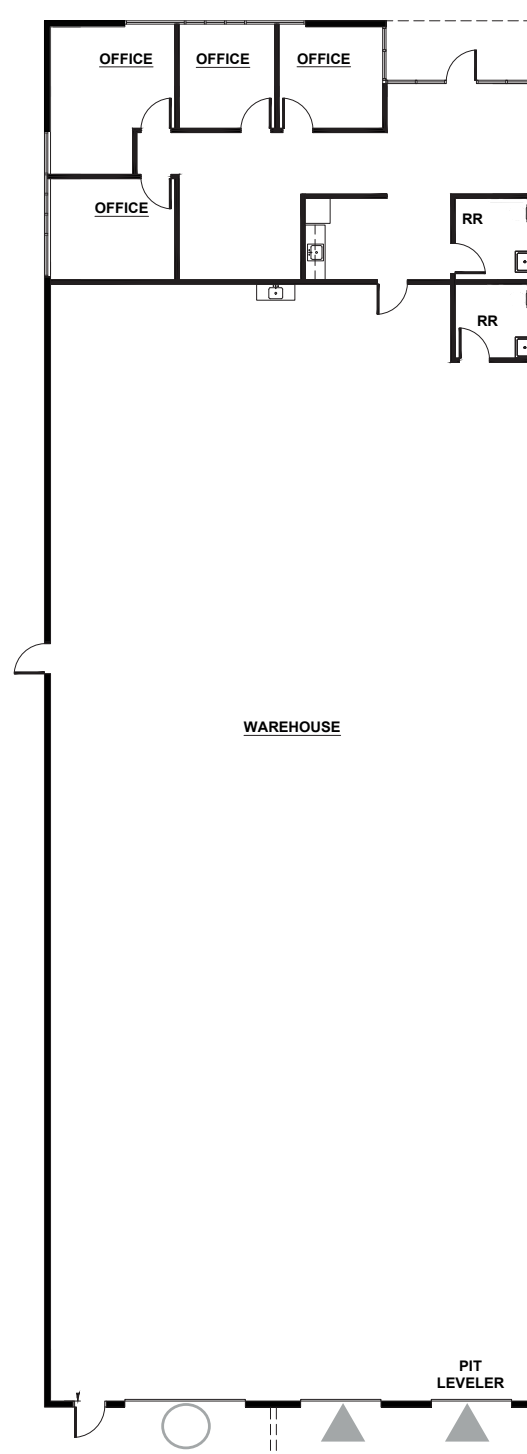
○ GRADE DOOR

*FLOOR PLAN NOT TO SCALE

1125 AMERICAN PACIFIC DRIVE - STE C

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SITE PLAN



▲ DOCK DOOR

○ GRADE DOOR

*FLOOR PLAN NOT TO SCALE

FEATURES

±6,779 SF Total
±1,343 SF Office
±5,436 SF Warehouse
24' Clear Height
Grade Doors: 1
Dock Doors: 2
Pit Levelers: 1
Fire Sprinklers
LED Lighting
Lease rate: \$1.40 PSF
CAM: \$0.25 PSF
Spec Improvements
Recently Completed
Available

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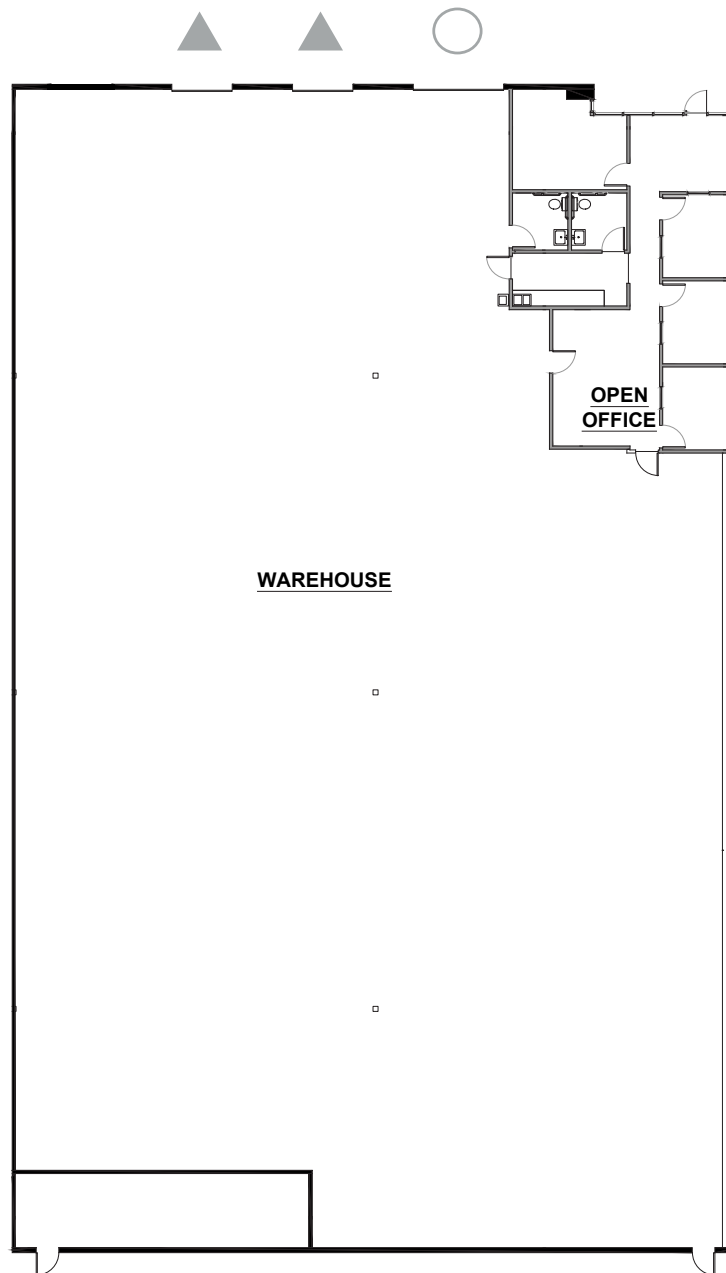
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SITE PLAN



▲ DOCK DOOR

○ GRADE DOOR

*FLOOR PLAN NOT TO SCALE

FEATURES

±14,690 SF Total
±1,343 SF Office
±13,347 SF Warehouse
26-28' Clear Height
Clear Height To Be Verified by Tenant
Grade Door: 1
Dock Doors: 2
Fire Sprinklers
LED Lighting
Lease Rate: Call for Pricing
CAM: \$0.25 PSF
Available

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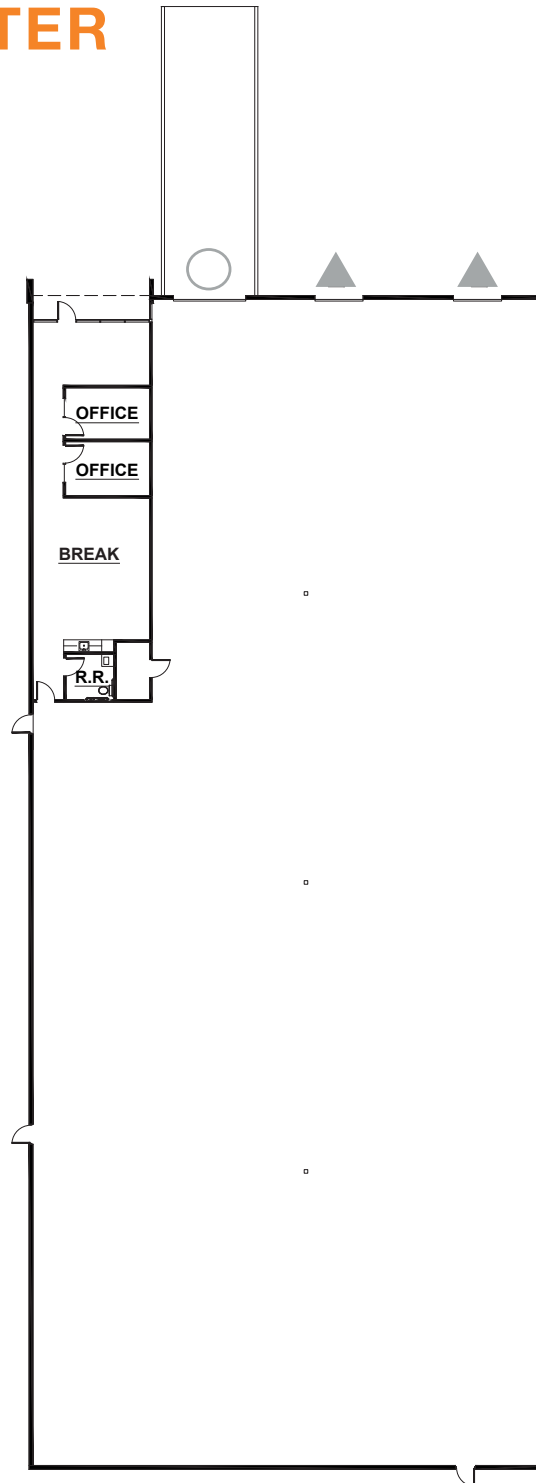
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SITE PLAN



▲ DOCK DOOR

○ GRADE DOOR

*FLOOR PLAN NOT TO SCALE

FEATURES

±16,818 SF Total
±1,301 SF Office
±15,517 SF Warehouse
26-28' Clear Height
Grade Doors: 1
Dock Doors: 2
Column Spacing: 40' x 48'

Lease Rate: Call for Pricing
CAM: \$0.25 PSF
Available

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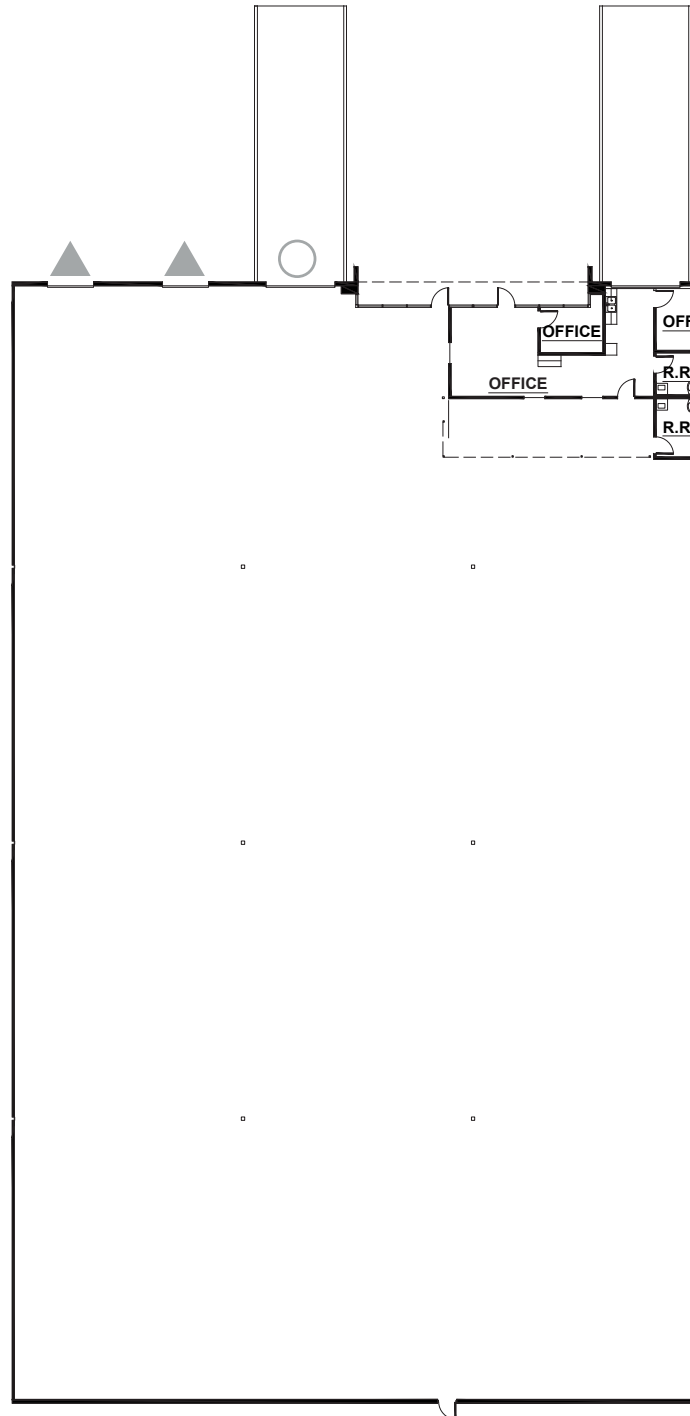
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1070 MARY CREST RD. SUITE A

PACIFIC BUSINESS CENTER

SITE PLAN



▲ DOCK DOOR

○ GRADE DOOR

*FLOOR PLAN NOT TO SCALE

FEATURES

±23,395 SF Total

±891 SF Office

±22,504 SF Warehouse

26-28' Clear Height

Grade Doors: 1

Dock Doors: 2

Column Spacing: 40' x 48'

Lease Rate: Call for Pricing

CAM: \$0.25 PSF

Available

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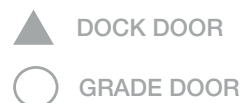
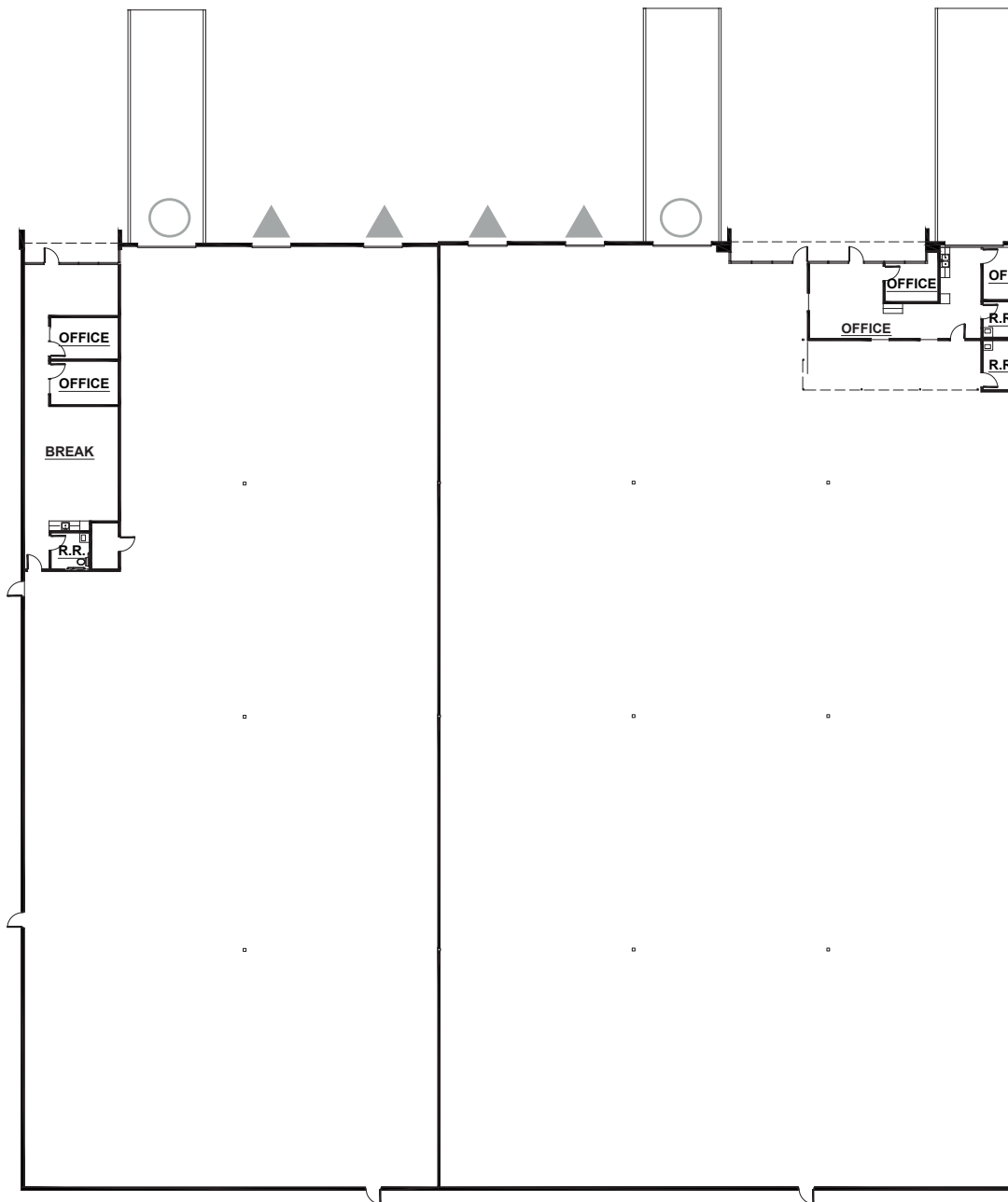
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1070 MARY CREST RD. SUITE B

PACIFIC BUSINESS CENTER

SITE PLAN



*FLOOR PLAN NOT TO SCALE

FEATURES

±40,213 Combined SF
±2,192 Combined Office SF
±891 SF Office 1
±1,301 SF Office 2
±38,021 SF Warehouse
26-28' Clear Height
Grade Doors: 2
Dock Doors: 4
Column Spacing: 40' x 48'

Lease Rate: Call for Pricing
CAM: \$0.25 PSF
Available

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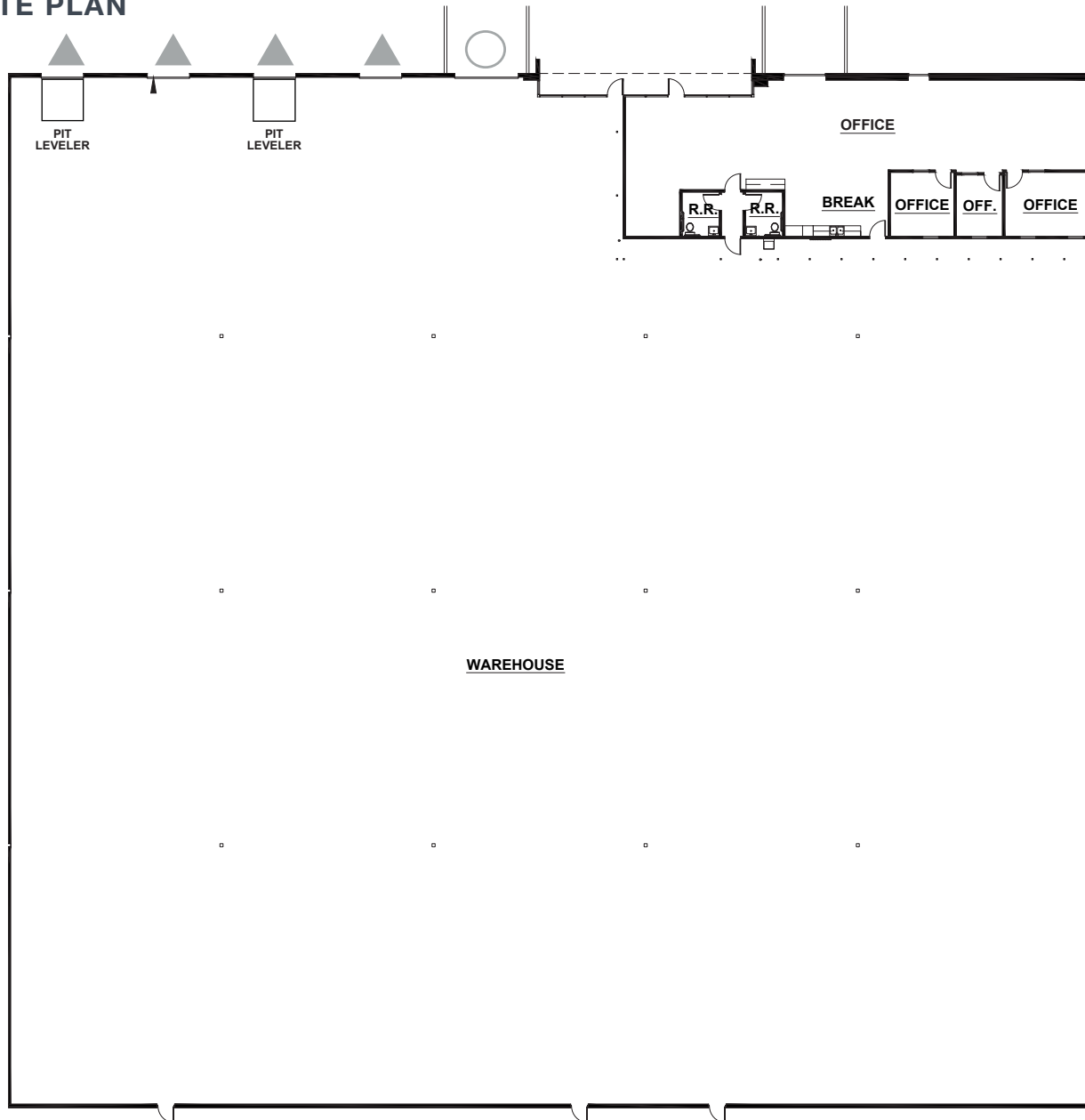
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SITE PLAN



DOCK DOOR



GRADE DOOR

*FLOOR PLAN NOT TO SCALE



FEATURES

- ±40,000 SF Total
- ±2,701 SF Office
- ±37,199 SF Warehouse
- 26-28' Clear Height
- Clear Height To Be Verified by Tenant
- Grade Doors: 1
- Dock Doors: 4
- Pit Levelers: 2
- Fire Sprinklers
- LED Lighting
- Lease Rate: Call for Pricing
- CAM: \$0.25 PSF
- Available

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