

# FOR LEASE

AM PAC INDUSTRIAL PARK

OFFICE / WAREHOUSE SUITES



901, 911, 921 & 931 AMERICAN PACIFIC DRIVE

175, 177 & 180 CASSIA WAY

HENDERSON, NV 89014

**JENNIFER LEVINE, CCIM**

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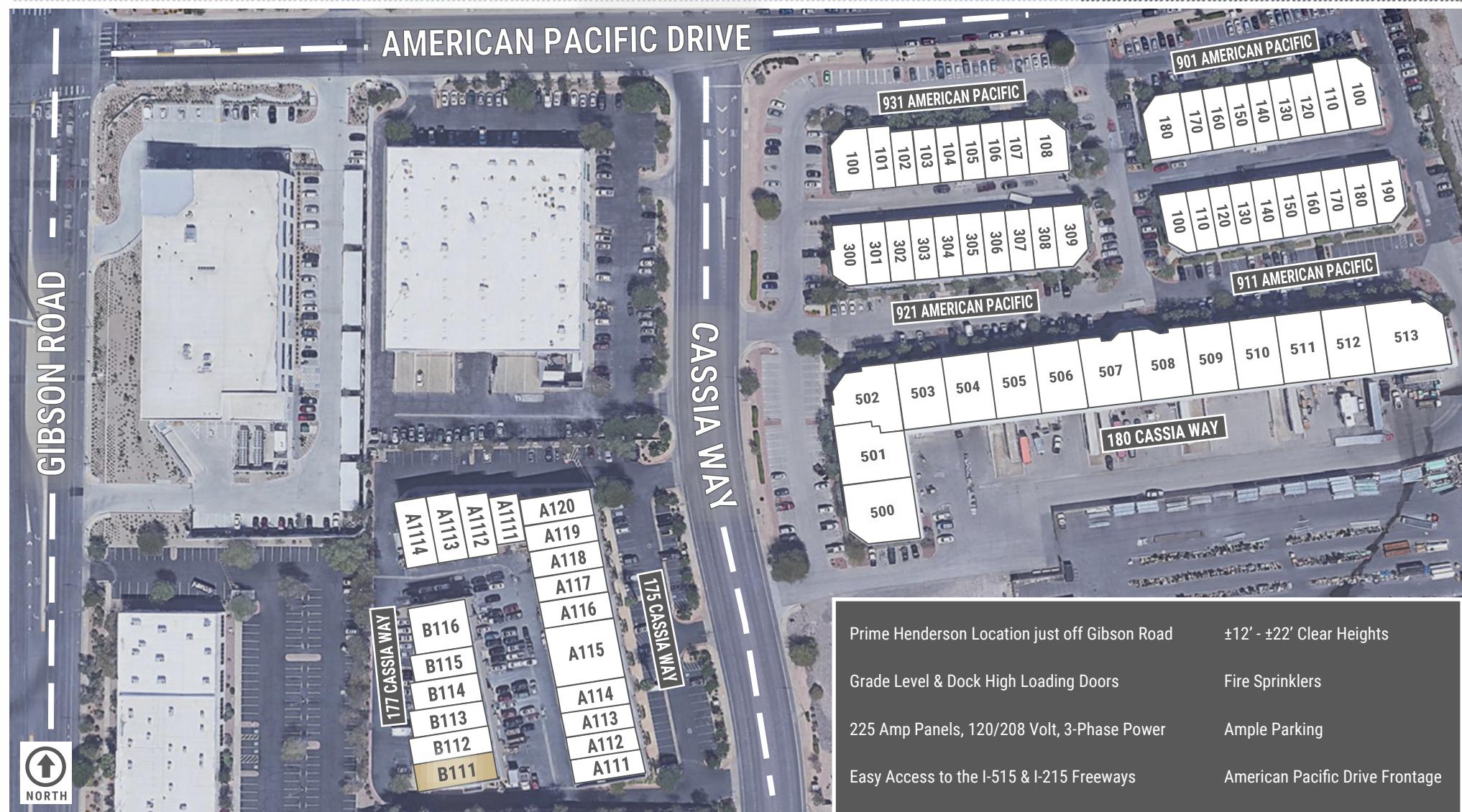
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901-931 AMERICAN PACIFIC DRIVE & 175-180 CASSIA WAY | HENDERSON, NV 89014



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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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REALCOMM ADVISORS

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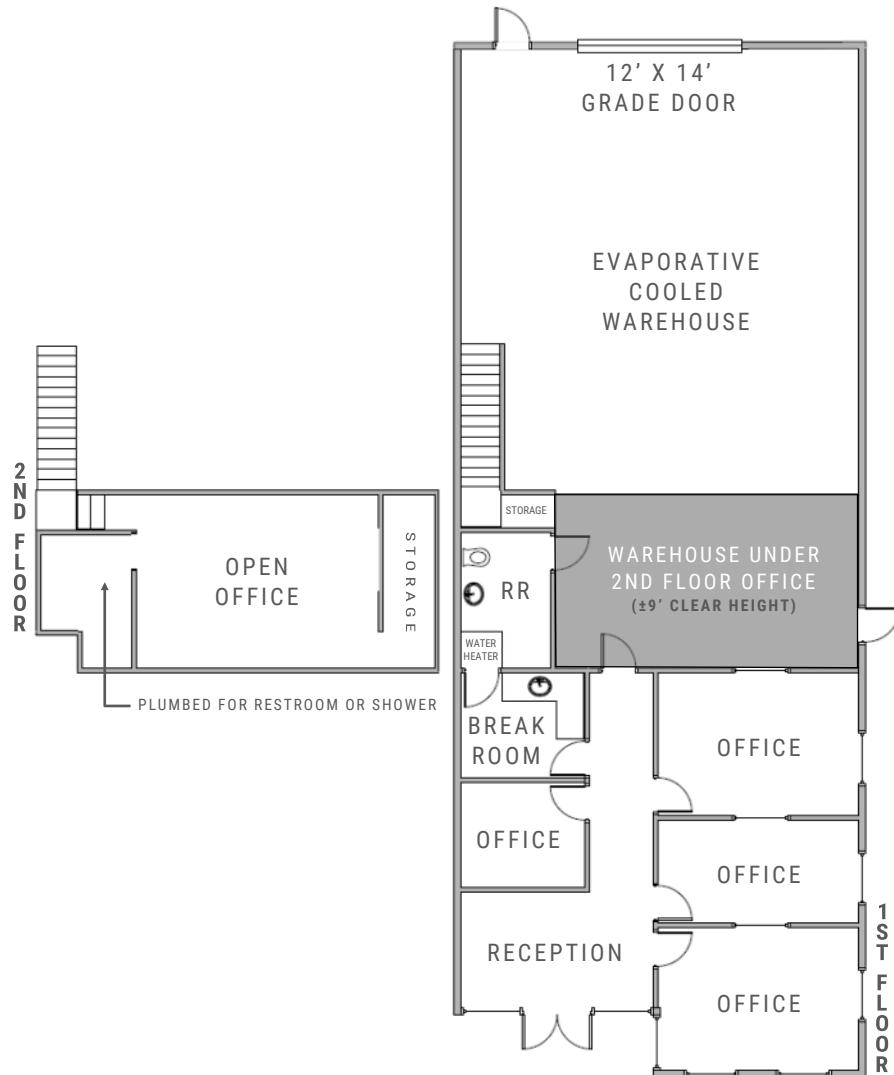
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## 177 CASSIA WAY SUITE B111

- $\pm 2,460$  SF Total - Two-Story Office/Warehouse Suite
  - ◆ 1st Floor:  $\pm 850$  SF HVAC Office  
*Reception, Four (4) Private Offices, Break Area & Restroom*
  - ◆ 2nd Floor:  $\pm 350$  SF HVAC Office  
*Large Open Office Area w/ Storage  
(Also is Plumbed for a Restroom or Shower)*
  - ◆  $\pm 1,260$  SF Warehouse
- $\pm 18'$  Clear Height
- Fire Sprinklers
- One (1) - 12' x 14' Grade Level Loading Door
- 225 Amp Panel, 120/208 Volt, 3-Phase Power
- **TOTAL MONTHLY: \$4,428**
  - ◆ **Monthly Base Rent: \$1.45/SF (NNN)**
  - ◆ **Monthly NNN / CAM: \$0.35/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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