

# FOR LEASE

## AM PAC INDUSTRIAL PARK

### OFFICE / WAREHOUSE SUITES

**N** NICOLA  
WEALTH



901, 911, 921 & 931 AMERICAN PACIFIC DRIVE

175, 177 & 180 CASSIA WAY

HENDERSON, NV 89014

**JENNIFER LEVINE, CCIM**

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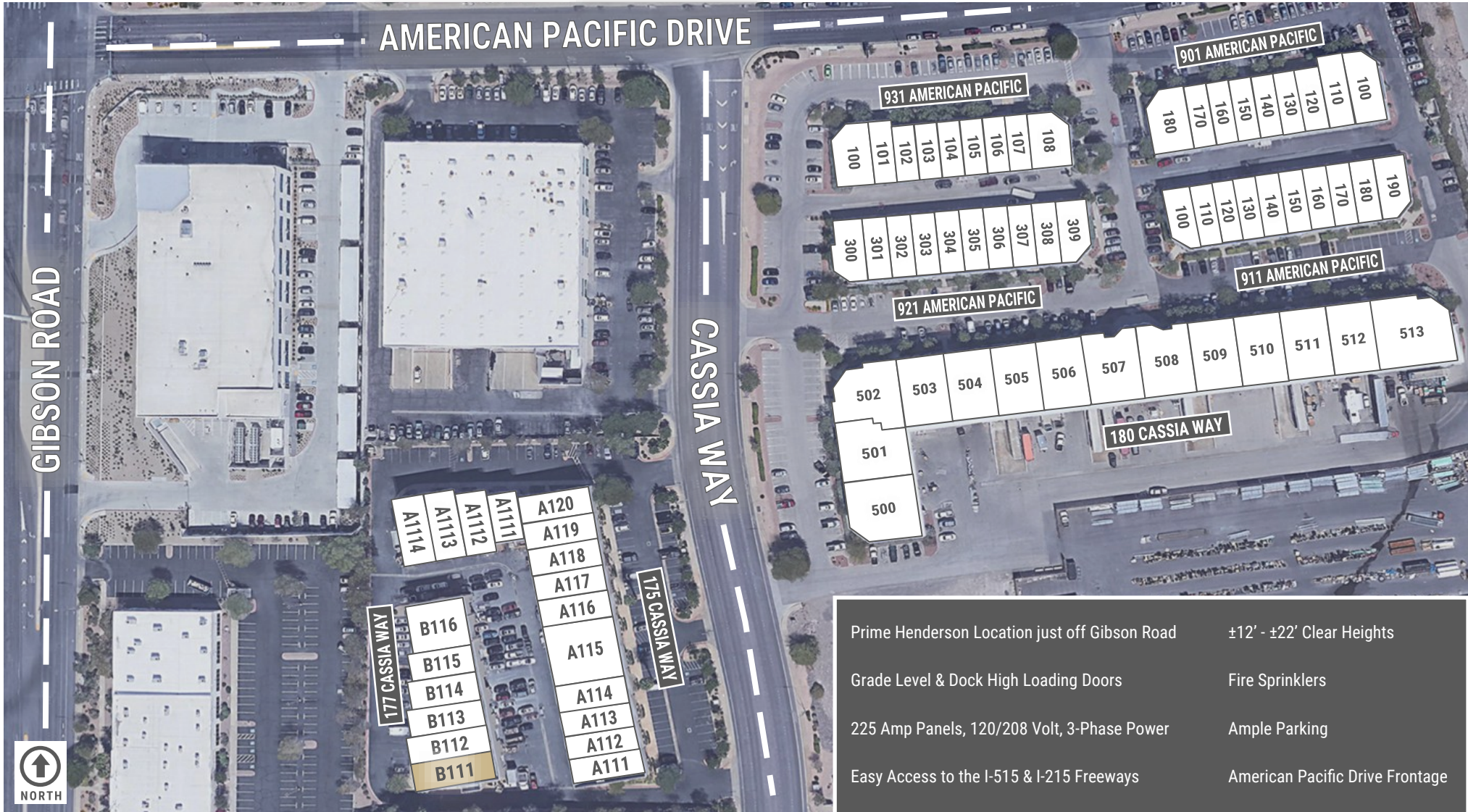




901-931 AMERICAN PACIFIC DRIVE & 175-180 CASSIA WAY | HENDERSON, NV 89014



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- Prime Henderson Location just off Gibson Road
- Grade Level & Dock High Loading Doors
- 225 Amp Panels, 120/208 Volt, 3-Phase Power
- Easy Access to the I-515 & I-215 Freeways
- ±12' - ±22' Clear Heights
- Fire Sprinklers
- Ample Parking
- American Pacific Drive Frontage

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**REALCOMM ADVISORS**

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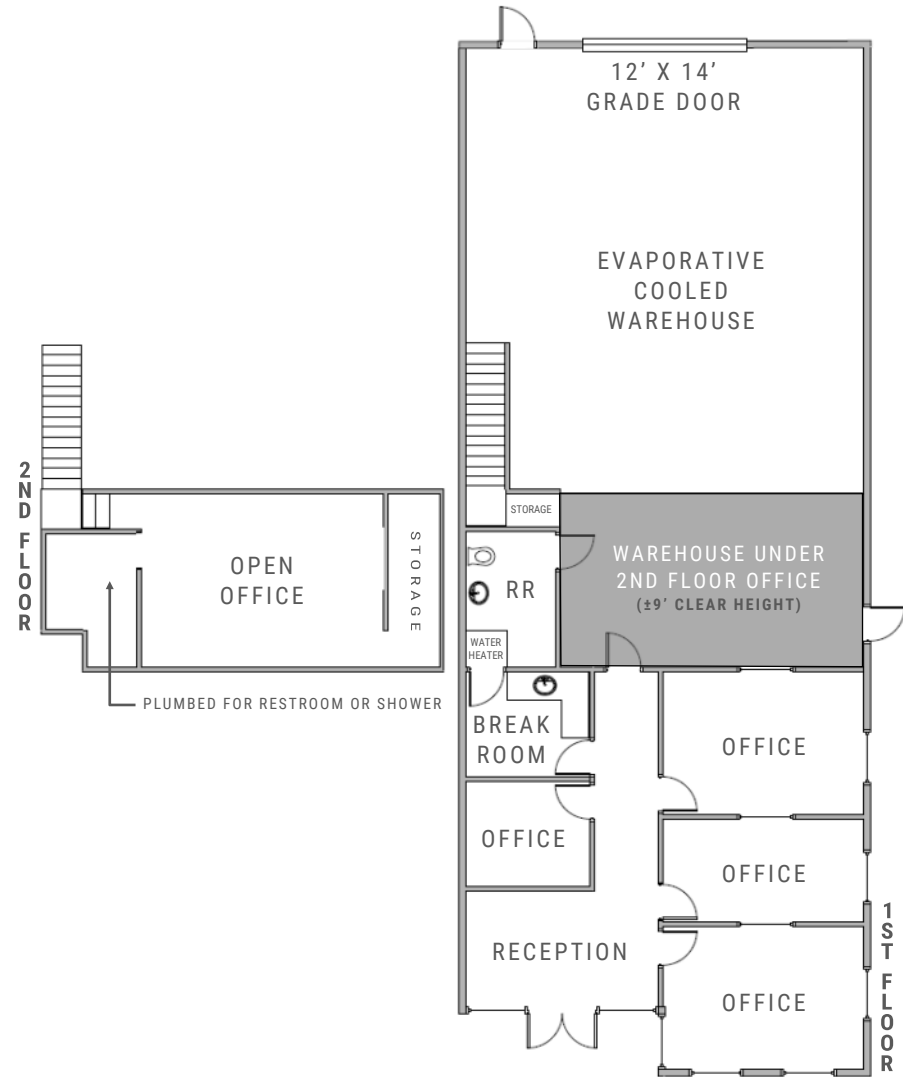
www.rcadv.com



## 177 CASSIA WAY SUITE B111

- ±2,460 SF Total - Two-Story Office/Warehouse Suite
  - ◆ 1st Floor: ±850 SF HVAC Office  
*Reception, Four (4) Private Offices, Break Area & Restroom*
  - 2nd Floor: ±350 SF HVAC Office  
*Large Open Office Area w/ Storage*  
*(Also is Plumbed for a Restroom or Shower)*
  - ◆ ±1,260 SF Warehouse
- ±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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