

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the text are three horizontal lines in yellow, orange, and red.

Industrial Warehouse/Office Space | For Lease

Gibson Business Plaza

145-149 N. Gibson Road, Henderson, NV 89014



Brian Riffel, SIOR

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Prime Henderson Location

Accelerating success.

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Gibson Business Plaza



145-149 N. Gibson Road, Henderson, NV 89014

Property Highlights

- Prime Henderson Location with Gibson Road Frontage
- Zoned I-G
- Fully Fire Sprinklered
- ±14' Clear Height
- ±12' x ±12' Grade Level Loading
- Excellent Access To I-215 and US 95
- Up To 3.5/1,000 SF Parking Ratio

±1,691 SF Available

One of the Licensed Real Estate Agents with Colliers International is a part Owner/Licensee.

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Gibson Business Plaza

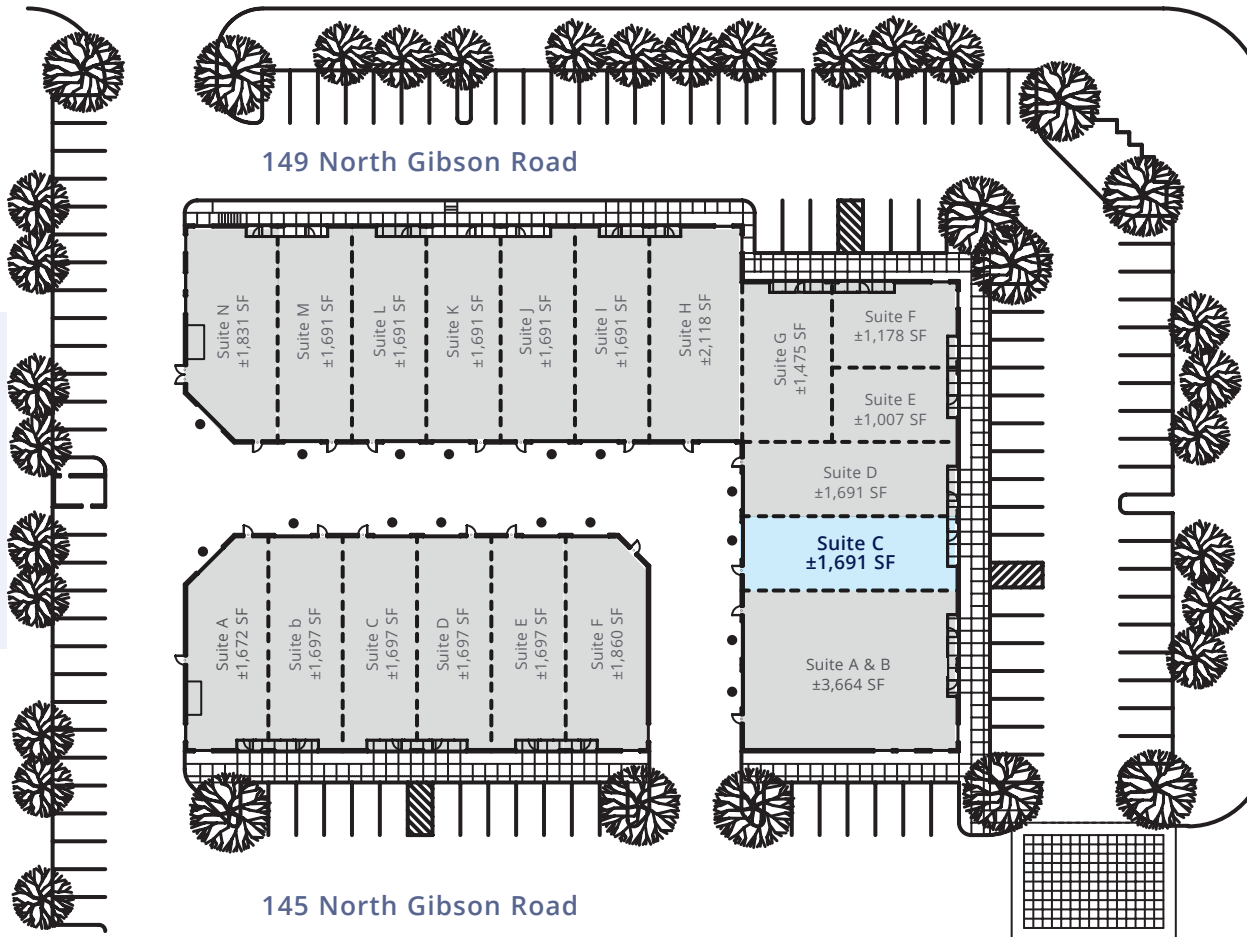


145-149 N. Gibson Road, Henderson, NV 89014

Site Plan

● =Grade Loading Door

Drawings not to scale. For illustration purposes only.



Gibson Business Plaza



145-149 N. Gibson Road, Henderson, NV 89014

149 N. Gibson Road Suite C

- ±1,691 Total SF
- Office/Showroom & Warehouse
- Grade Level Loading
- Fire Sprinklered
- 3 Phase Power
- Frontage on Gibson Road

Lease Rate

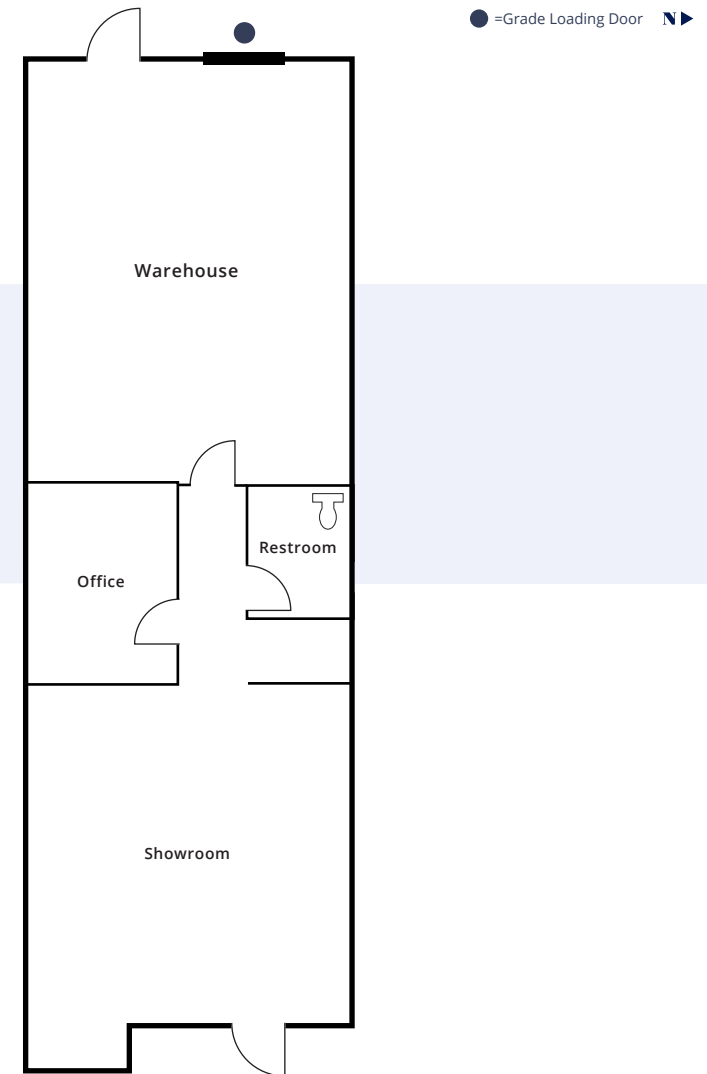
\$1.75 PSF NNN

CAMs

\$0.38 PSF

Monthly Total

\$3,601.83



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Aerial Map



\$4.4B+ Annual revenue

68 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$96B Assets under management

22,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS INTERNATIONAL

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 68 countries, our 22,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of more than \$4.4 billion and \$96 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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