

GIBSON BUSINESS PARK

1170 Center Point Drive, Henderson, Nevada 89074

AVAILABLE
For Lease



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GIBSON BUSINESS PARK
1170 Center Point Drive

+ Parcel ID	178-15-512-003
+ Zoning	General Industrial (I-G)
+ Year Built	1998
+ Building Size	±5,448 SF
+ Lot Size	±0.42 AC
+ Cross Streets	Center Point Dr & Gallagher Crest Rd
+ Submarket	Henderson
+ Traffic Counts	Warm Springs ±27,400 VPD Gibson Rd ±23,300 VPD

Property Details



\$1.35 PSF NNN

Lease Rate



±2,548 SF

Available Space



Henderson

Submarket

Demographics

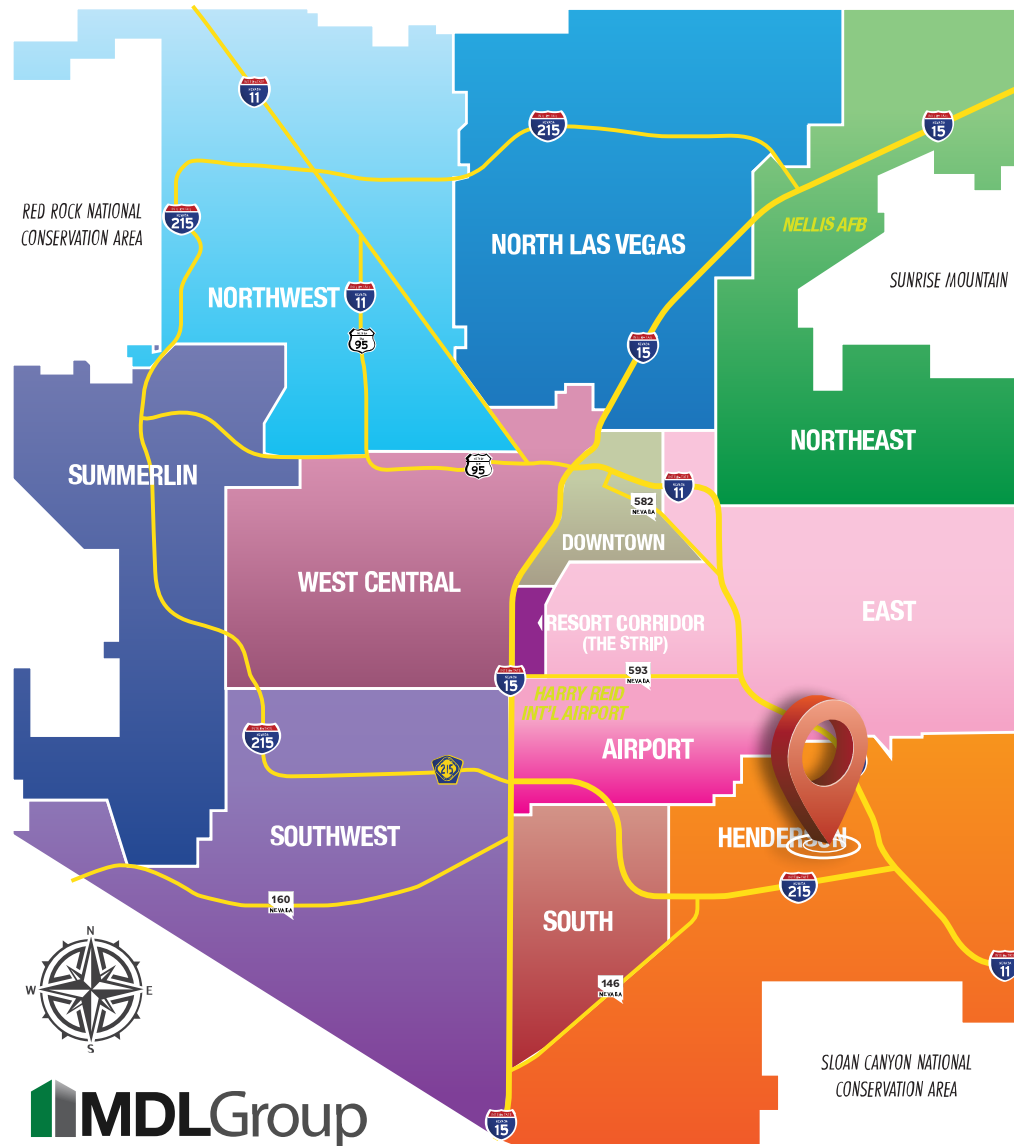
	1 mile	3 miles	5 miles
Population			
2025 Population	±18,380	±118,824	±314,090
Ave. Household Income			
2025 Ave. Household Income	\$101,353	\$122,100	\$117,441

Property Highlights

- Total Size: ±2,548 SF (office with warehouse)
- Includes 3 offices, open bullpen area, 2 private restrooms, reception, breakroom, and warehouse
- Loading: Grade-level roll-up door (warehouse)
- Power: 277/400 amp • 120/208 volt • 3-phase
- Clear Height: 14 ft.
- Energy-efficient lighting
- Equipped security system
- Cox Fiber available

Property Overview

Gibson Business Park is a well-positioned industrial park located at 1170 Center Point Drive in Henderson, NV 89074. The available suite offers ±2,548 SF of office space with a small warehouse component, featuring 3 private offices, an open bullpen area, 2 private restrooms, reception, breakroom, and a warehouse with roll-up door. The property is zoned I-G (General Industrial) and is in close proximity to the I-215 Freeway, providing convenient access throughout the Las Vegas Valley.



Distance to Landmarks

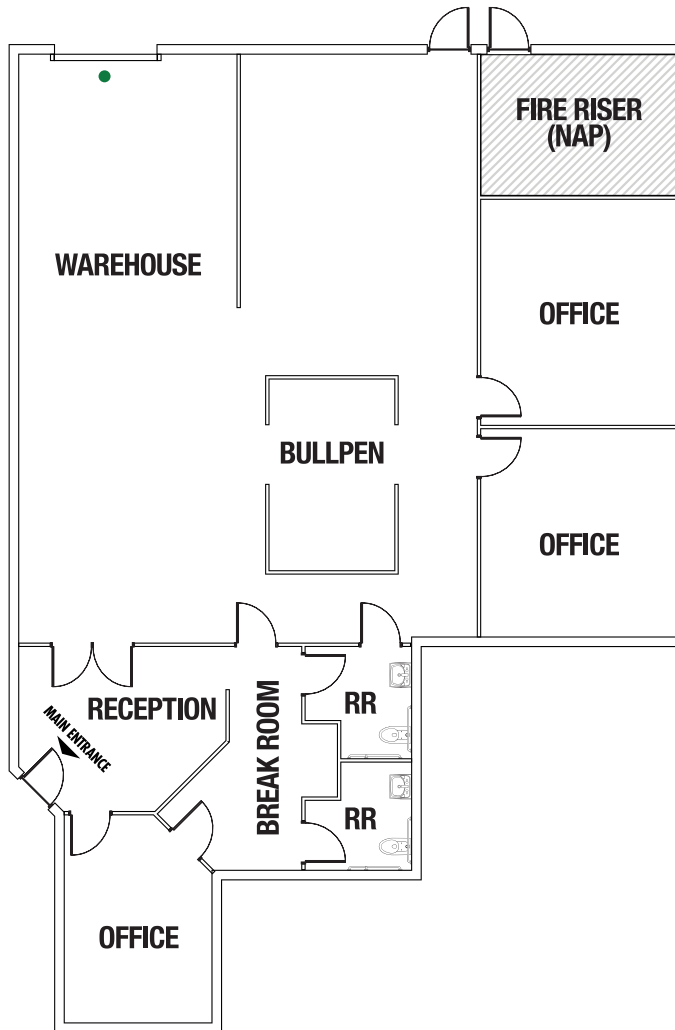
- I-215 FWY: ±0.9 miles
- I-11 FWY: ±1.4 miles
- Harry Reid International Airport: ±11.9 miles
- The Strip: ±13 miles

Nearby Amenities

- ±2.4 miles to Sunset Station Hotel & Casino and the Galleria Mall complex that includes Costco and Home Depot
- ±3.5 miles to the Henderson Hospital heading north and ±3.5 miles to the St. Rose Dominican Hospital (Rose de Lima Campus) heading east
- Close proximity to the Valley Auto Mall
- Nearby recreational parks include Cornerstone Park and the Arroyo Grande Sports Complex

Site Plan





Lease Details



\$1.35 PSF NNN
Monthly Lease Rate



\$0.21 PSF
CAM Charges



\$3,974.88
Monthly Rent

Suite Details

+ Total SF	±2,548
■ Private Offices	3
■ Open Bullpen	1
■ Restrooms	2
■ Reception	1
■ Break Room	1
■ Warehouse	1
+ Grade Level Doors	1
+ Power	277/400 amp • 120/208 volt • 3-phase <i>(to be verified by tenant)</i>
+ Availability	Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

● Grade Level Door

Clark County Nevada

Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Market Overview

City of Henderson

Quick Facts

 **359,000**

Est. Population
(as of 2025)

 **2,984**

Pop. Density
(per square mile)

Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam, and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping. Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.




In 2024, Henderson was awarded the prestigious Malcon Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.


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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

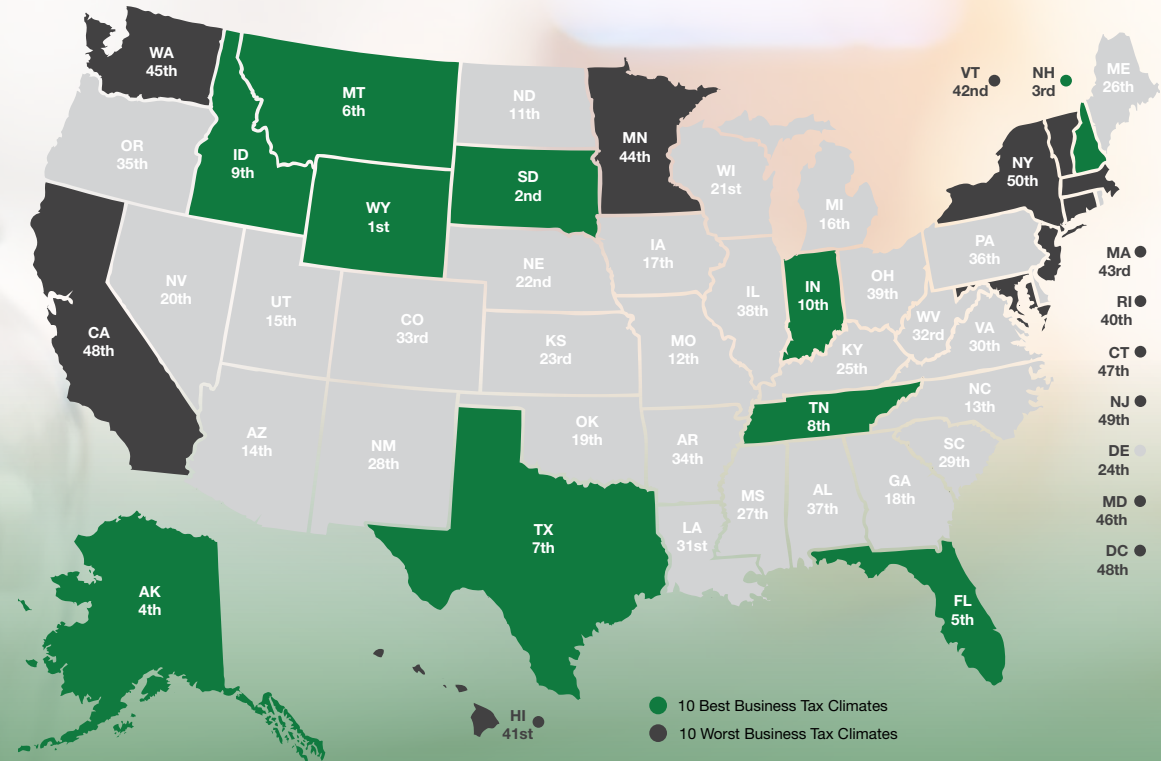
Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

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2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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