

Industrial Warehouse/Office Space | For Lease

Gibson Business Plaza

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

Colliers



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Prime Henderson Location

Accelerating success.

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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 For Lease

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

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Gibson Business Plaza

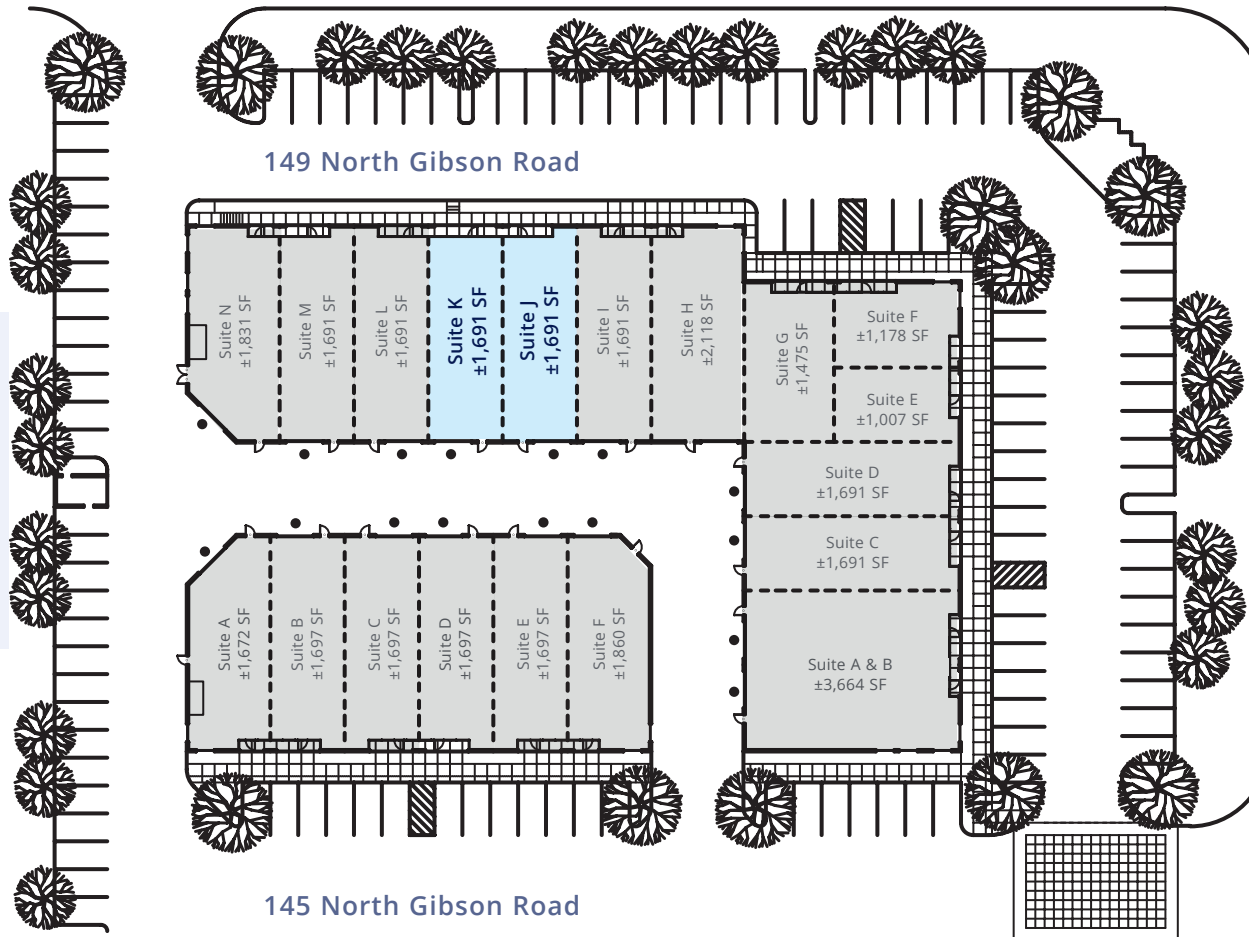


145-149 N. Gibson Road, Henderson, NV 89014

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 J

- ±1,691 Total SF
- ±784 SF Office
- ±907 SF Warehouse
- Grade Level Loading
- Fire Sprinklered
- 3 Phase Power

Lease Rate

\$1.45 PSF NNN

CAMs

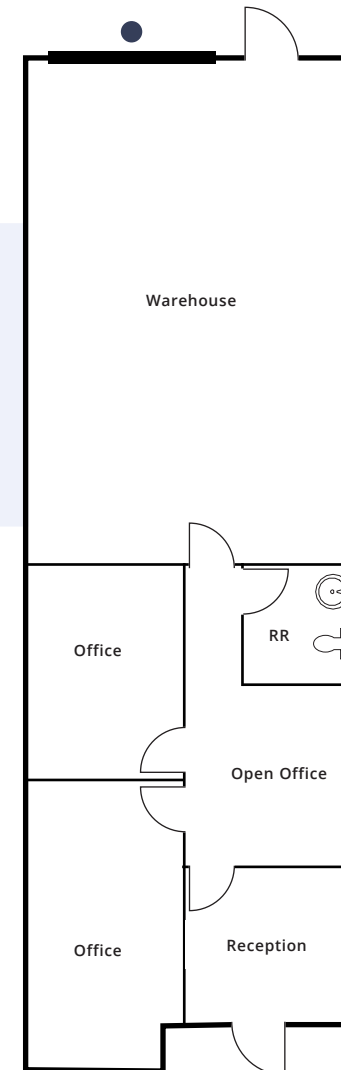
\$0.39 PSF

Monthly Total

\$3,111.44

● =Grade Loading Door

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

149 N. Gibson Road Suite K

- ±1,691 Total SF
- ±1,454 SF Office
- ±237 SF Warehouse
- Grade Level Loading
- Fire Sprinklered
- 3 Phase Power

Lease Rate

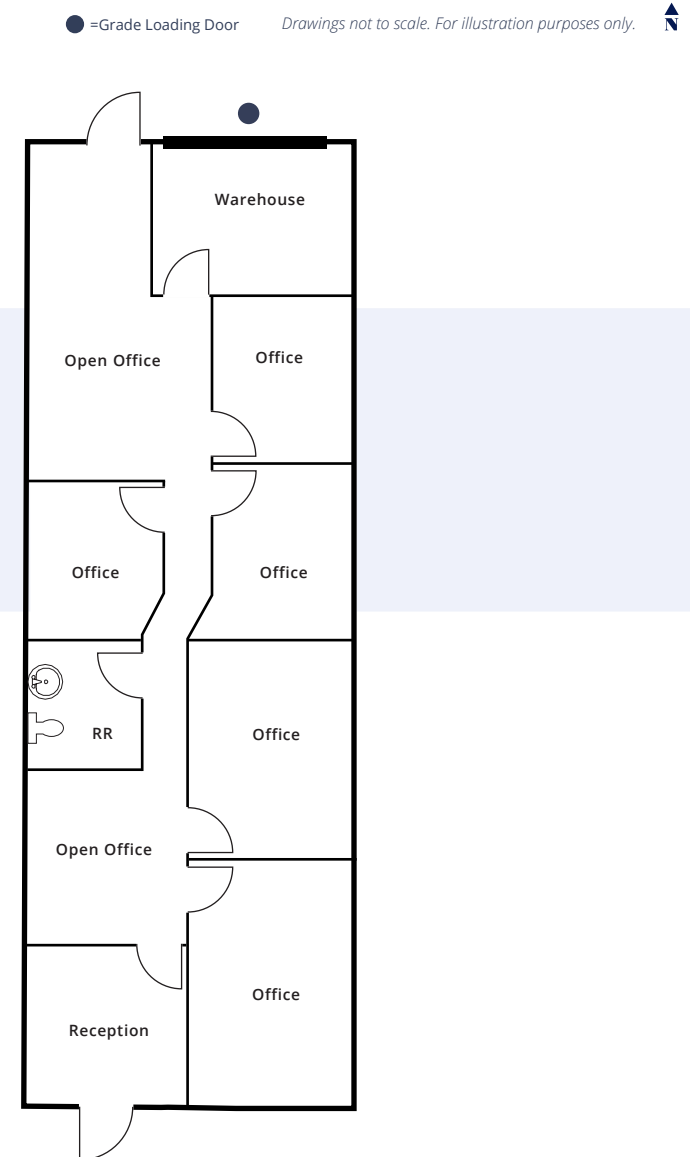
\$1.45 PSF NNN

CAMs

\$0.39 PSF

Monthly Total

\$3,111.44



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Aerial Map



\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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