

# PACIFIC BUSINESS CENTER



188 GALLAGHER CREST RD.  
1065 AMERICAN PACIFIC DR. | HENDERSON | NV | 89074

## FOR MORE INFORMATION:

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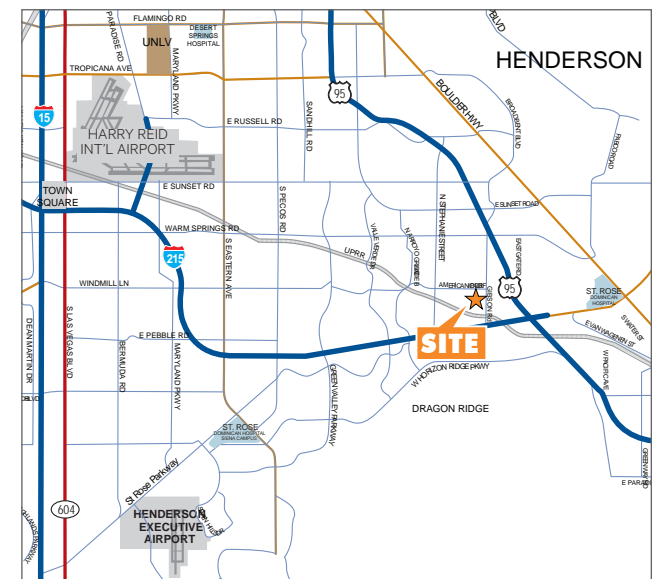
**CBRE INC.**  
8548 Rozita Lee Ave, Suite 200  
Las Vegas, NV 89113  
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## PROPERTY FEATURES

- Located within the Henderson Submarket on the SWC of American Pacific Drive & Gibson Road with access to US-95 freeway via Auto Show Road
- ±5,704 - 14,385 SF available
- Distribution, midbay industrial, flex and showroom units available
- 277/480V, 3-Phase Power
- 2% skylights & LED/Halide/T5 lighting
- Foreign trade zone
- Recently Completed Spec Improvements!



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

# PACIFIC BUSINESS CENTER

## SITE PLAN



AVAILABLE

### AVAILABILITIES

BLDG	SUITE	TOTAL SF	OFFICE SF	CLEAR HEIGHT	DOCK HIGH	GRADE DOORS	LEASE RATE PSF	CAM
188	D	±14,385	±1,171	26' - 28'	3	1	Call for Pricing	\$0.22
1065	150	±6,845	±1,341	24'	2	1	\$1.45	\$0.22
1065	160	±6,857	±1,341	24'	2	1	\$1.45	\$0.22
1065	D	±5,704	±823	24'	1	1	\$1.45	\$0.22



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## AMENITIES & IMPROVEMENTS



### IMPROVEMENTS

- Landscape Upgrades
- Exterior Paint
- Asphalt Repair/Parking Lot
- Tenant Signage
- Monument Signage
- Roof Repairs
- HVAC

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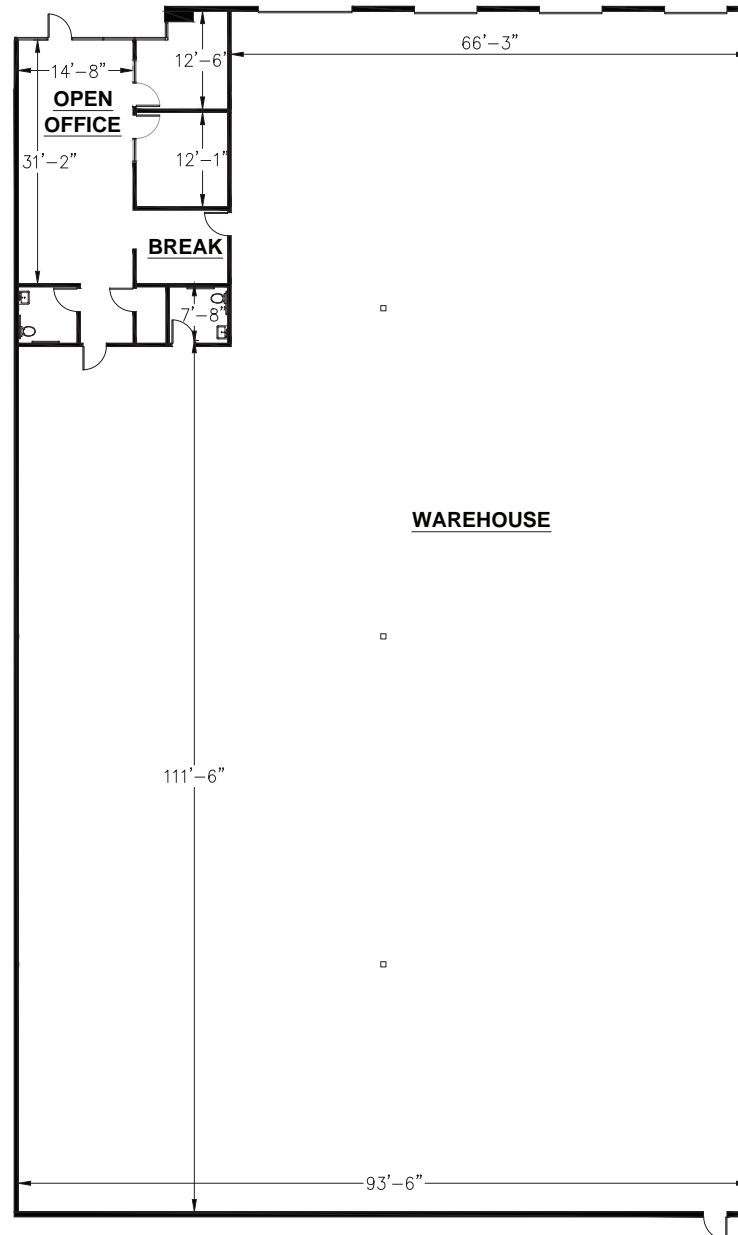
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NEARBY AMENITIES

# PACIFIC BUSINESS CENTER

## SITE PLAN



▲ DOCK DOOR

○ GRADE DOOR

\*FLOOR PLAN NOT TO SCALE

### FEATURES

±14,385 SF Total

±1,171 SF Office

±13,214 SF Warehouse

26-28' Clear Height

Clear Height To Be Verified by Tenant

Grade Door: 1

Dock Doors: 3

Fire Sprinklers

Lease Rate: Call for Pricing

CAM: \$0.22 PSF

Available

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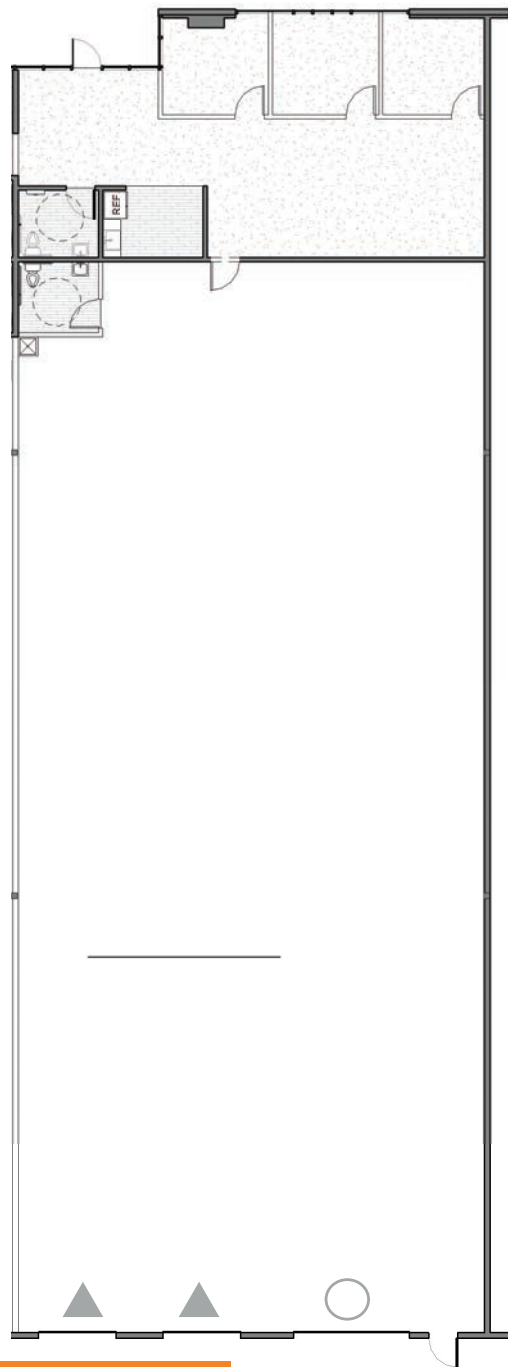
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## SITE PLAN



▲ DOCK DOOR

○ GRADE DOOR

\*FLOOR PLAN NOT TO SCALE



### FEATURES

±6,845 SF Total

±1,341 SF Office

±5,504 SF Warehouse

24' Clear Height

Clear Height To Be Verified by Tenant

Grade Doors: 1

Dock Doors: 2

Fire Sprinklers

LED Lighting

Lease rate: \$1.45 PSF

CAM: \$0.22 PSF

Available Q1 2025

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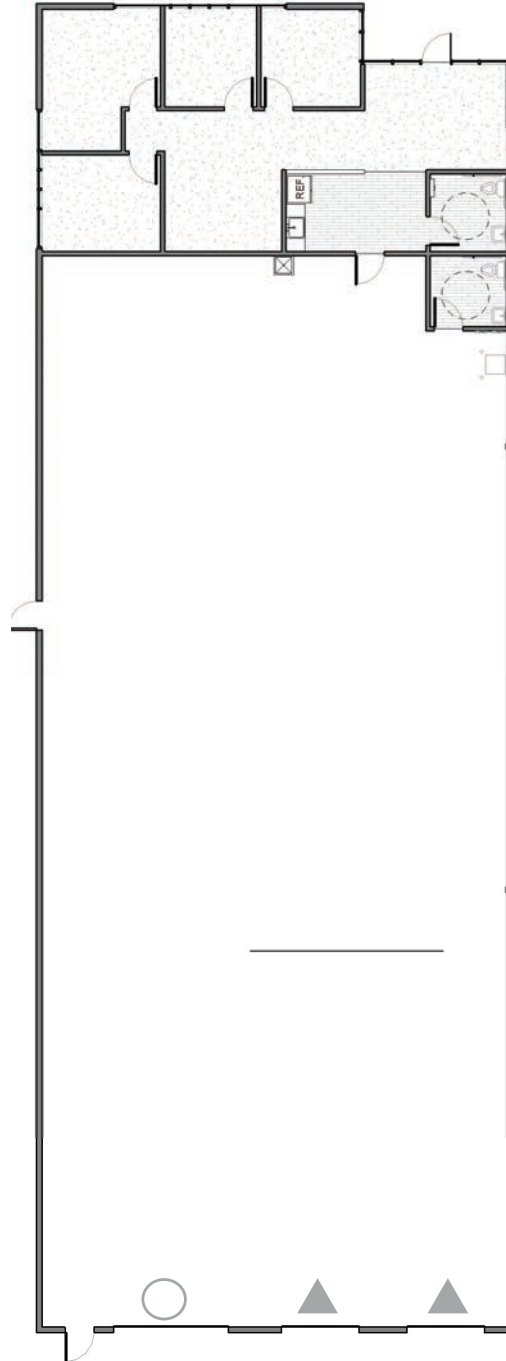
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## SITE PLAN



▲ DOCK DOOR

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\*FLOOR PLAN NOT TO SCALE



### FEATURES

±6,857 SF Total

±1,341 SF Office

±5,516 SF Warehouse

24' Clear Height

Clear Height To Be Verified by Tenant

Grade Doors: 1

Dock Doors: 2

Fire Sprinklers

LED Lighting

Lease rate: \$1.45 PSF

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Available Q1 2025

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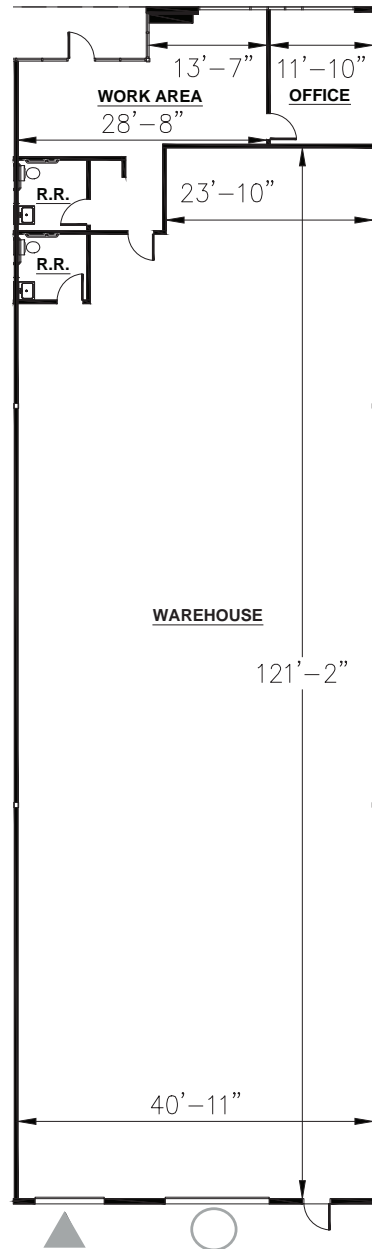
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## SITE PLAN



▲ DOCK DOOR

○ GRADE DOOR

### FEATURES

- ±5,704 SF Total
- ±823 SF Office
- ±4,881 SF Warehouse
- 24' Clear Height
- Clear Height To Be Verified by Tenant
- Grade Door: 1
- Dock Door: 1
- Fire Sprinklers
- LED Lighting
- Lease rate: \$1.45 PSF
- CAM: \$0.22 PSF
- Available

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