

FOR LEASE

AM PAC INDUSTRIAL PARK

OFFICE / WAREHOUSE SUITES
& ±3.2 ACRE YARD



901, 911, 921 & 931 AMERICAN PACIFIC DRIVE

175, 177 & 180 CASSIA WAY

HENDERSON, NV 89014

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

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NV-RE License: S.0062500



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Prime Henderson Location just off Gibson Road

±12' - ±22' Clear Heights

Fire Sprinklers

Grade Level & Dock High Loading Doors

225 Amp Panels, 120/208 Volt, 3-Phase Power

Ample Parking

American Pacific Drive Frontage

Easy Access to the I-515 & I-215 Freeways

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REALCOMM ADVISORS

770 E. Warm Springs Road
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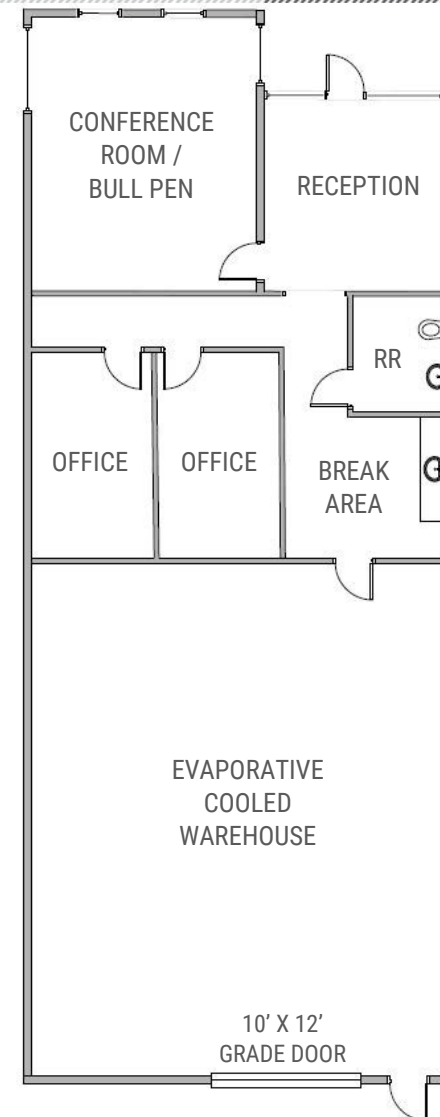
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175 CASSIA WAY SUITE A1113

- ±2,220 SF Total - Office/Warehouse Suite
 - ◇ ±1,120 SF HVAC Office
(Reception, Conference Room/Bull Pen, Two (2) Private Offices, Break Area & One (1) Restroom)
 - ◇ ±1,100 SF Warehouse w/ Skylights
- ±20' Clear Height
- Fire Sprinklers
- One (1) - 10' x 12' Grade Level Loading Door
- 225 Amp Panel, 120/208 Volt, 3-Phase Power
- **TOTAL MONTHLY: \$3,952**
 - ◇ **Monthly Base Rent: \$1.40/SF (NNN)**
 - ◇ **Monthly NNN / CAM: \$0.38/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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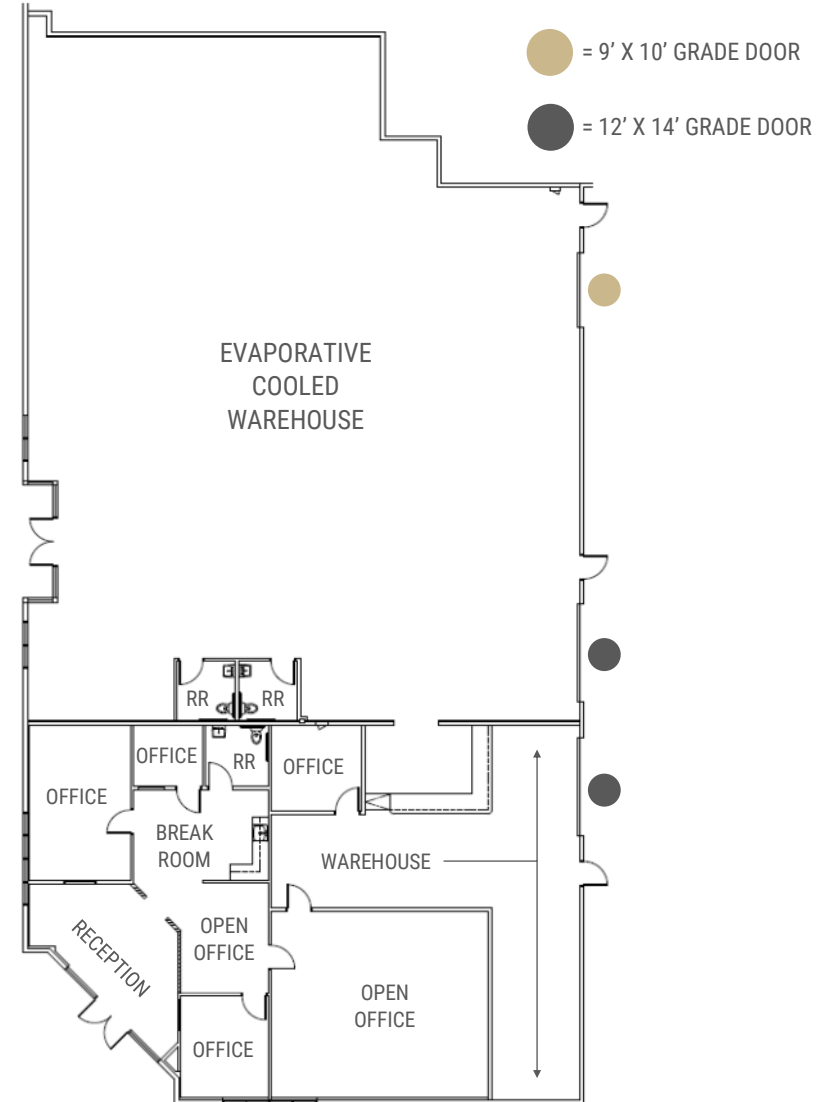
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180 CASSIA WAY SUITE 500 & 501

- ±8,270 SF Total - Office/Warehouse Suite
 - ◇ ±2,700 SF HVAC Office
(Reception, Open Office Areas, Break Room,
Four (4) Private Offices & One (1) Restroom)
 - ◇ ±5,570 SF Warehouse w/ Skylights
- ±20' - ±22' Clear Height
- Fire Sprinklers
- One (1) - 9' x 10' Grade Level Loading Door
- Two (2) - 12' x 14' Grade Level Loading Doors
- 120/208 Volt, 3-Phase Power
- Available - May / June 2025
- **TOTAL MONTHLY: \$14,142**
 - ◇ **Monthly Base Rent: \$1.35/SF (NNN)**
 - ◇ **Monthly NNN / CAM: \$0.36/SF***

*CAM/NNN Fee Includes HVAC / Swamp Cooler Maintenance



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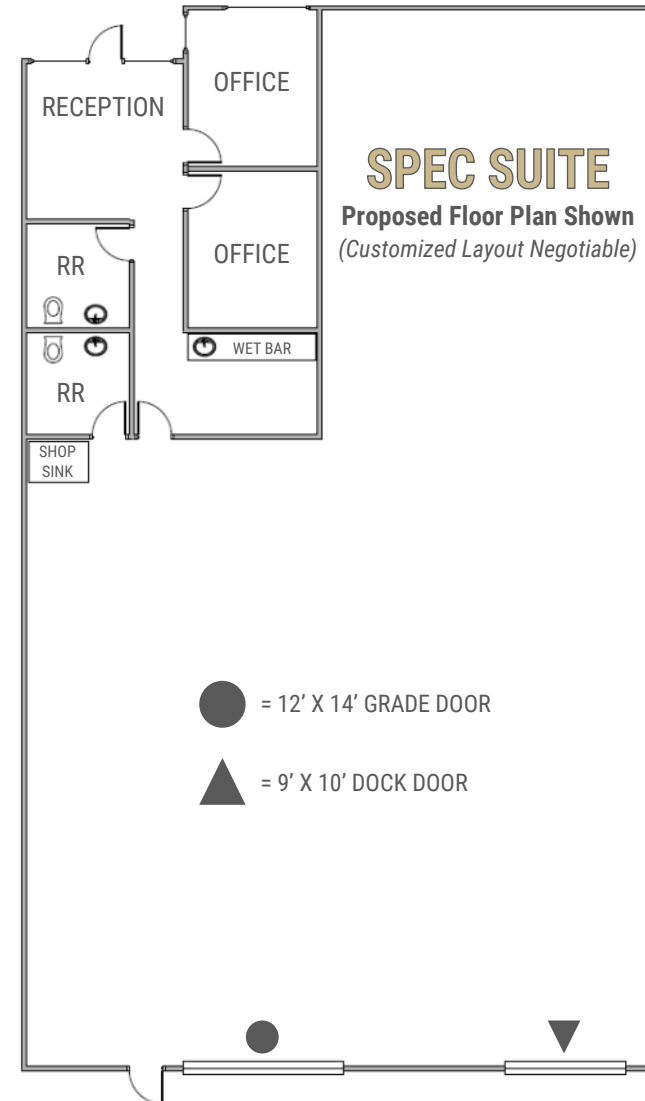
180 CASSIA WAY SUITE 504



- ±4,355 SF Total - Office/Warehouse Suite
 - ◇ ±500 SF - ±1,500 SF Office
 - ◇ ±2,855 SF - ±3,855 SF Warehouse w/ Skylights
- ±20' - ±22' Clear Height
- Fire Sprinklers
- One (1) - 12' x 14' Grade Level Loading Door
- One (1) - 9' x 10' Dock High Door
- 225 Amp Panel, 120/208 Volt, 3-Phase Power
- Available - Q3 2025
- **TOTAL MONTHLY: \$7,665**
 - ◇ **Monthly Base Rent: \$1.40/SF** (NNN)**
 - ◇ **Monthly NNN / CAM: \$0.36/SF***

**Based on Proposed Floor Plan & Subject to Change w/ Customizations

*CAM/NNN Fee Includes HVAC / Swamp Cooler Maintenance



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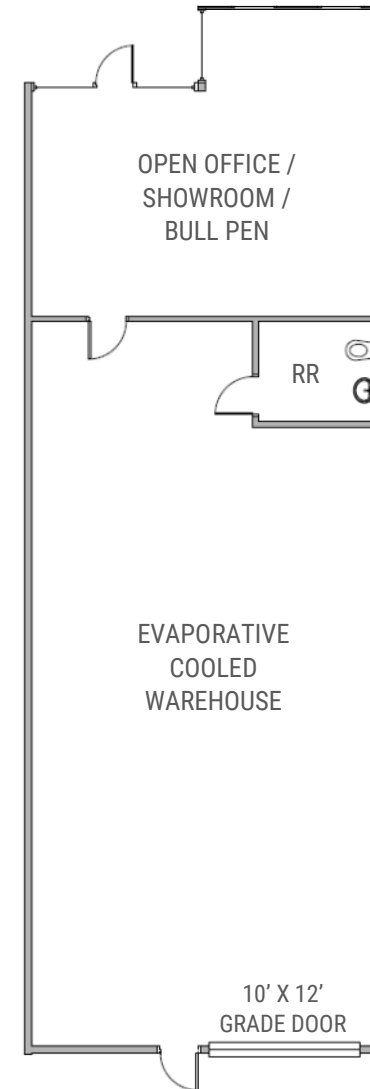
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901 AMERICAN PACIFIC DRIVE SUITE 140

- ±1,735 SF Total - Office/Warehouse Suite
 - ◆ ±600 SF HVAC Office
(Open Office, Showroom or Bull Pen)
 - ◆ ±1,135 SF Warehouse w/ Skylights
- ±12' Clear Height
- Fire Sprinklers
- One (1) - 10' x 12' Grade Level Loading Door
- 225 Amp Panel, 120/208 Volt, 3-Phase Power
- **TOTAL MONTHLY: \$3,054**
 - ◆ **Monthly Base Rent: \$1.40/SF (NNN)**
 - ◆ **Monthly NNN / CAM: \$0.36/SF***

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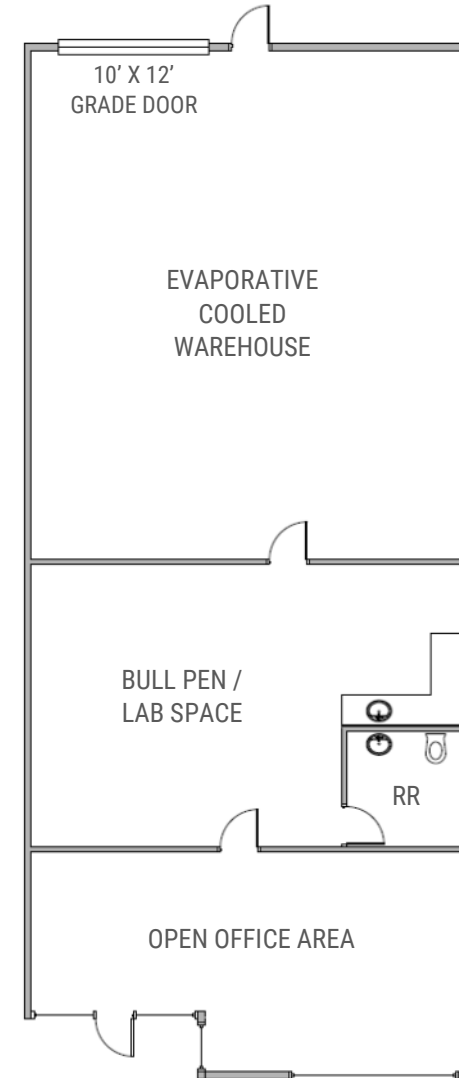


921 AMERICAN PACIFIC DRIVE SUITE 302



- ±2,087 SF Total - Office/Warehouse Suite
 - ◆ ±1,450 SF Office w/ LED Lighting
(Open Office Area, Bull Pen / Lab Space & One (1) Restroom)
 - ◆ ±637 SF Warehouse w/ Skylights
- ±12' Clear Height
- Fire Sprinklers
- High End Upscale Finishes
- One (1) - 10' x 12' Grade Level Loading Door
- 225 Amp Panel, 120/208 Volt, 3-Phase Power
- **TOTAL MONTHLY: \$3,673**
 - ◆ **Monthly Base Rent: \$1.40/SF (NNN)**
 - ◆ **Monthly NNN / CAM: \$0.36/SF***

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AMERICAN PACIFIC DRIVE

CASSIA WAY

**PAVED
&
SECURED**

**AVAILABLE
MAY 2025**

**\$0.25/SF
(NO CAM)**

**TOTAL MONTHLY:
\$34,848**

YARD

**±3.2 ACRES
(±139,392 SF)**

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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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