

Gibson Business Plaza



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



FOR LEASE

Property Overview

Prime Henderson industrial property with Gibson Road frontage. Zoned I-G and fully fire sprinklered, featuring ±14' clear height, ±12' x ±12' grade level doors, and an excellent parking ratio of up to 3.5/1,000 SF. Strategically located with convenient access to I-215 and US-95.

±1,691 SF – ±1,961 SF Available



±12' x ±14' Grade Level Loading



Zoned I-G



Fully Fire Sprinklered



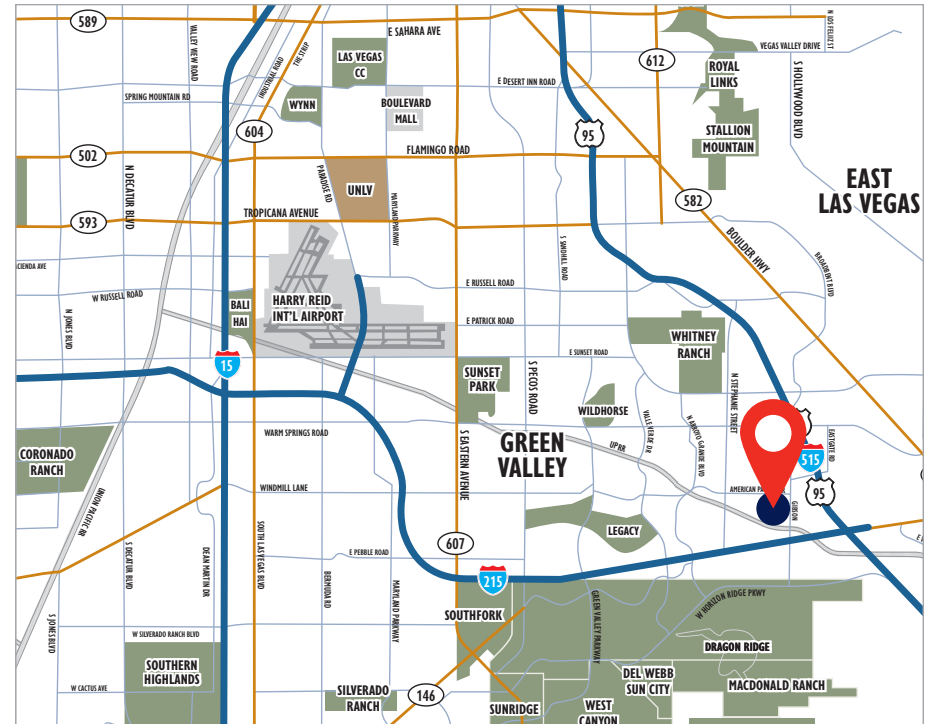
±16' – ±18' Clear Height



Excellent Access To I-215 and US-95



Up To 3.5/1,000 SF Parking Ratio



Lease Rate

\$1.46 – \$1.50 PSF NNN

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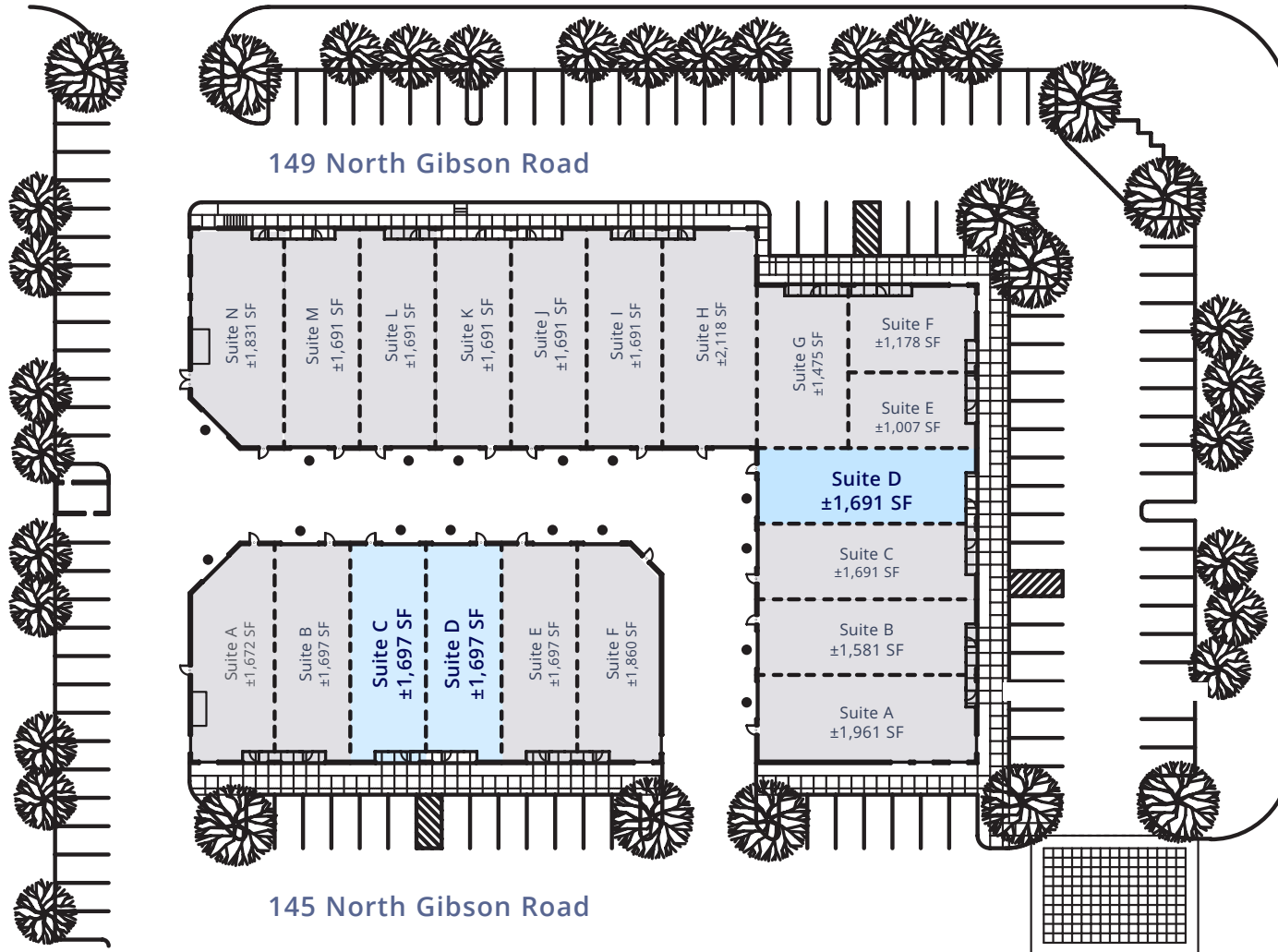
Site Plan

±1,691 SF – ±1,961 SF

Available For Lease

▲
N For illustration purposes only. Not to scale.

● = Grade Loading Door ■ = Available



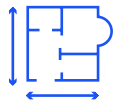
Floor Plan

Suite C

145 N. Gibson Road

◀N For illustration purposes only. Not to scale.

● =Grade Loading Door



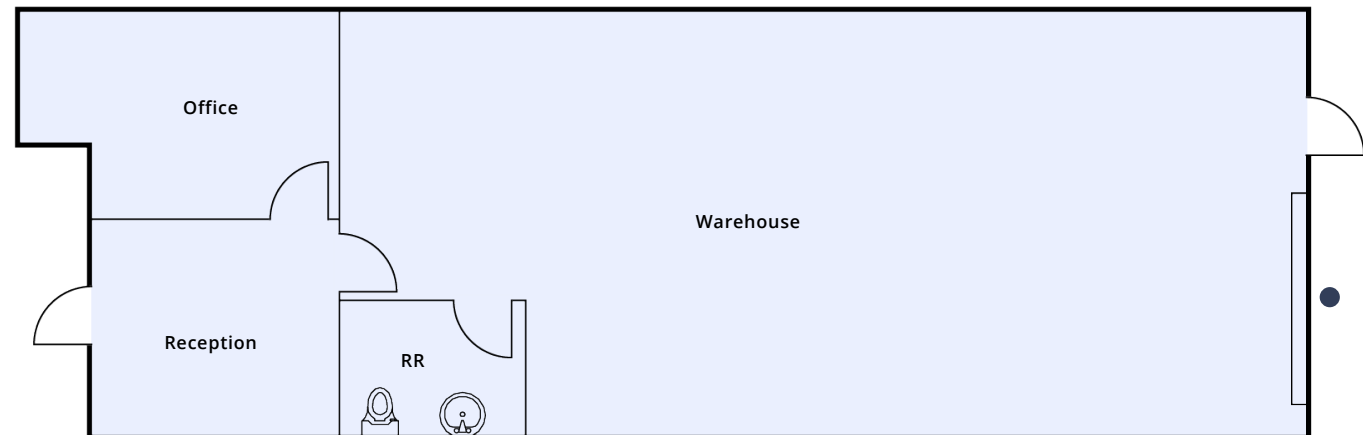
±1,697 Total SF
±464 SF Office
±1,233 SF Warehouse



±12' x ±14' Grade
Level Loading



Lease Rate: \$1.46 PSF NNN
CAMs: \$0.39 PSF
Total Monthly: \$3,139.45



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Floor Plan

Suite D

145 N. Gibson Road

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● =Grade Loading Door



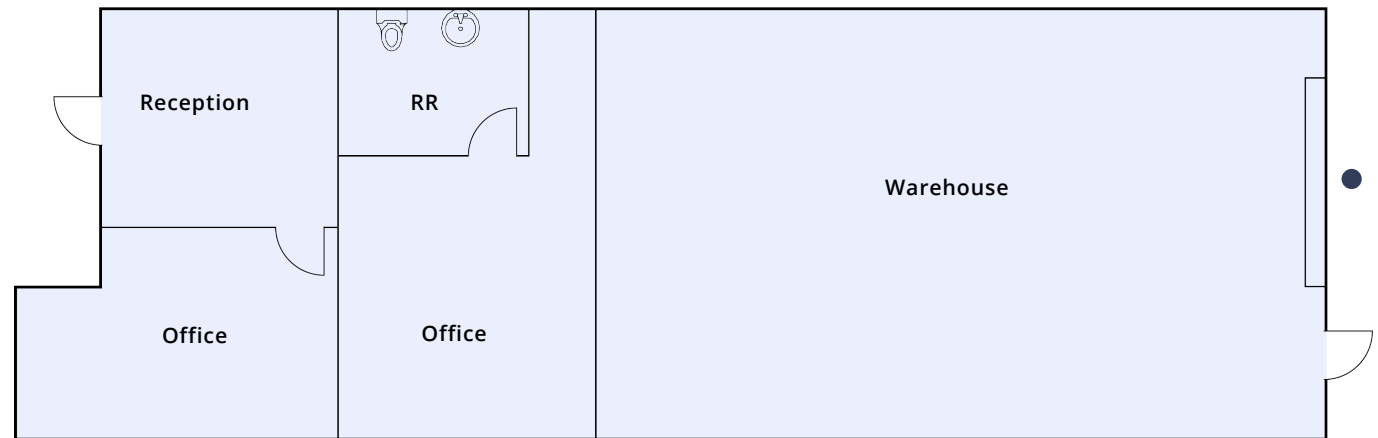
±1,697 Total SF
±TBD SF Office
±TBD SF Warehouse



±12' x ±14' Grade
Level Loading



Lease Rate: \$1.46 PSF NNN
CAMs: \$0.39 PSF
Total Monthly: \$3,139.45



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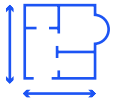
Floor Plan

Suite D

149 N. Gibson Road

◀N For illustration purposes only. Not to scale.

● =Grade Loading Door



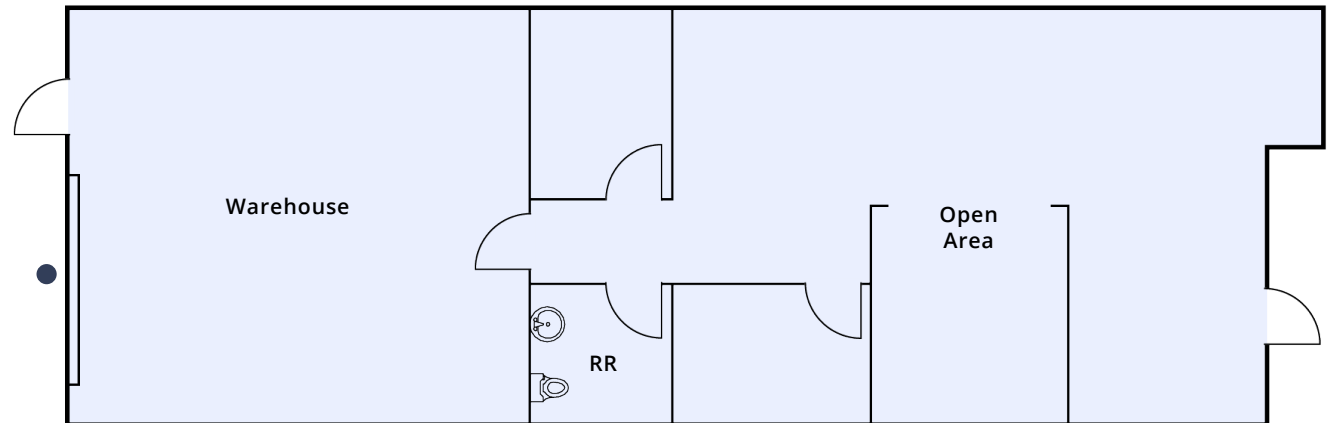
±1,691 Total SF
±1,110 SF Office
±681 SF Warehouse



±12' x ±14' Grade
Level Loading



Lease Rate: \$1.50 PSF NNN
CAMs: \$0.39 PSF
Total Monthly: \$3,139.45



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Location Map

Strategically located with convenient access to I-215 and US-95

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ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals



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