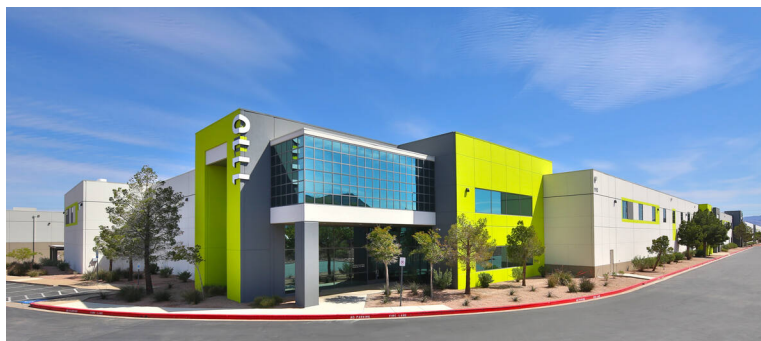


PACIFIC BUSINESS CENTER

1045-1175 AMERICAN PACIFIC DR, 160-194 GALLAGHER CREST RD & 1060-1110 MARY CREST RD •
HENDERSON, NV 89074



- Units From 1,000 TO 76,000 SF
- Convenient interstate access to I-15, I-215 & US 95
- 277/480V, 3-Phase Power
- 2% Skylights, Evaporative Coolers & Halide Lighting
- ESFR fire sprinkler system available
- On-site management
- Foreign trade zone

Property Summary

AVAILABLE SF	5,704-40,000 SF
BUILDING SIZE	748,756 SF
MARKET	Las Vegas

For more information, please contact:

JAKE HIGGINS
LEASING AGENT
CBRE
P. 702.369.4844
E. JAKE.HIGGINS@CBRE.COM

ADAM MURRAY
LEASING MANAGER
BKM MANAGEMENT COMPANY
P. 702.359.4858
E. AMURRAY@BKMMGMT.COM

PACIFIC BUSINESS CENTER

1045-1175 AMERICAN PACIFIC DR, 160-194 GALLAGHER CREST RD & 1060-1110 MARY CREST RD •
 HENDERSON, NV 89074



LEGEND
 ▲ DOCK HIGH DOORS
 ○ GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
180-194	188-D	14,385	1,171	8	IND	1	3	
1045	1045-A	7,203	1,268	18	IND	1	2	
1065	1065-D	5,704	823	14	IND	1	1	
1065	1065-G	13,702	3,796	28	IND	2	4	
1070	1070-D	40,000	2,701	7	N/A	1	4	
1075	1075-D	10,511	1,039	10	IND	1	1	

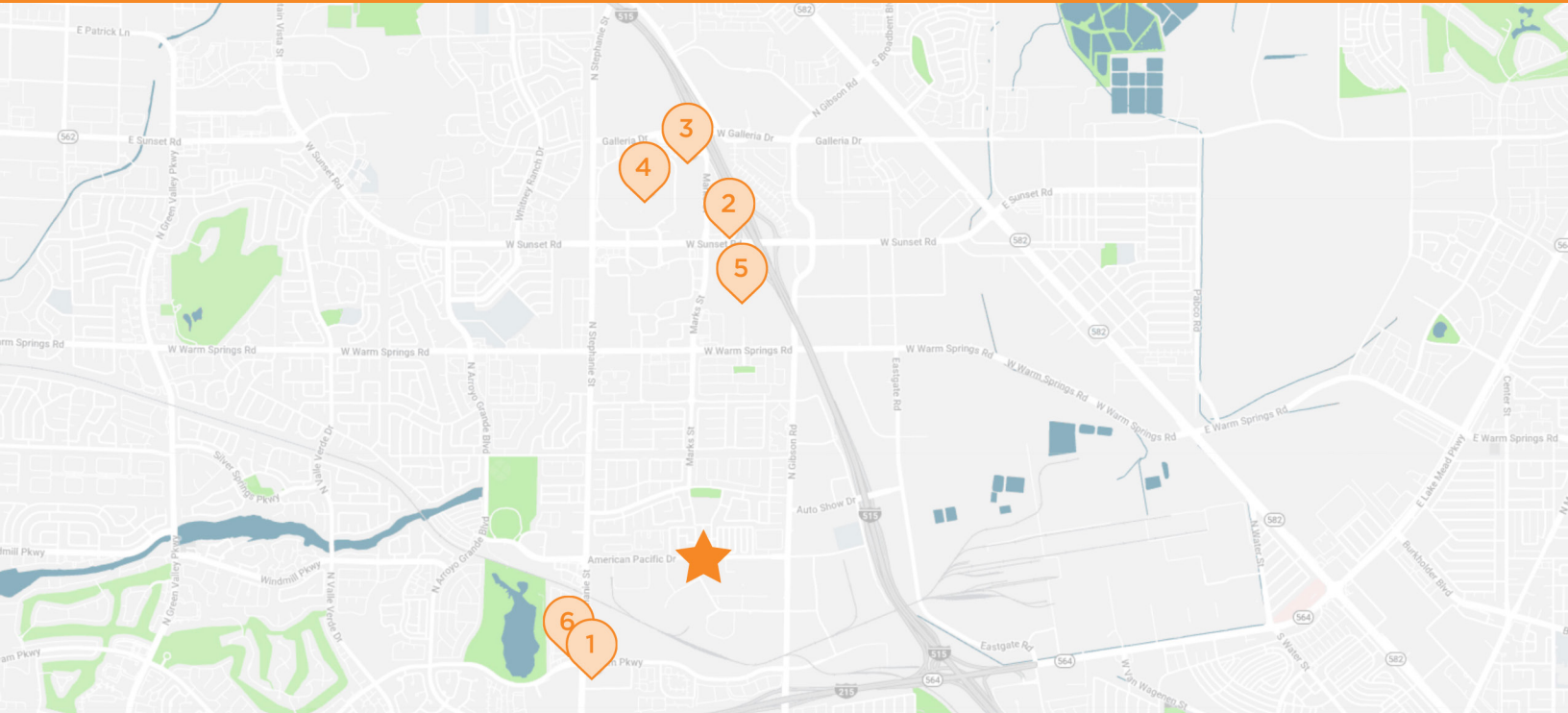
PACIFIC BUSINESS CENTER

1045-1175 AMERICAN PACIFIC DR, 160-194 GALLAGHER CREST RD & 1060-1110 MARY CREST RD •
HENDERSON, NV 89074





PACIFIC BUSINESS CENTER

1045-1175 AMERICAN PACIFIC DR, 160-194 GALLAGHER CREST RD & 1060-1110 MARY CREST RD •
HENDERSON, NV 89074




 **PACIFIC BUSINESS CENTER**
1175, 1125, 1075, 1045, & 1055 American Pacific Dr., 1070, 1060, 1080, 1100, & 1110 Mary Crest Rd.
& 180-198 & 160-178 Gallagher Crest Rd., Henderson, NV 89074


 **CHASE BANK**
90 N. Stephanie St.
Henderson, NV

 **HOME DEPOT**
1030 W. Sunset Rd.
Henderson, NV

 **COSTCO**
791 Marks St.
Henderson, NV

 **GALLERIA AT SUNSET**
1300 W. Sunset Rd.
Henderson, NV

 **WALMART**
540 Marks St.
Henderson, NV

 **STARBUCKS**
125 N. Stephanie St.
Henderson, NV