

# 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

<b>AVAILABLE SF</b>	5,704-40,000 SF
<b>BUILDING SIZE</b>	748,756 SF
<b>MARKET</b>	Las Vegas

**For more information, please contact:**

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**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	

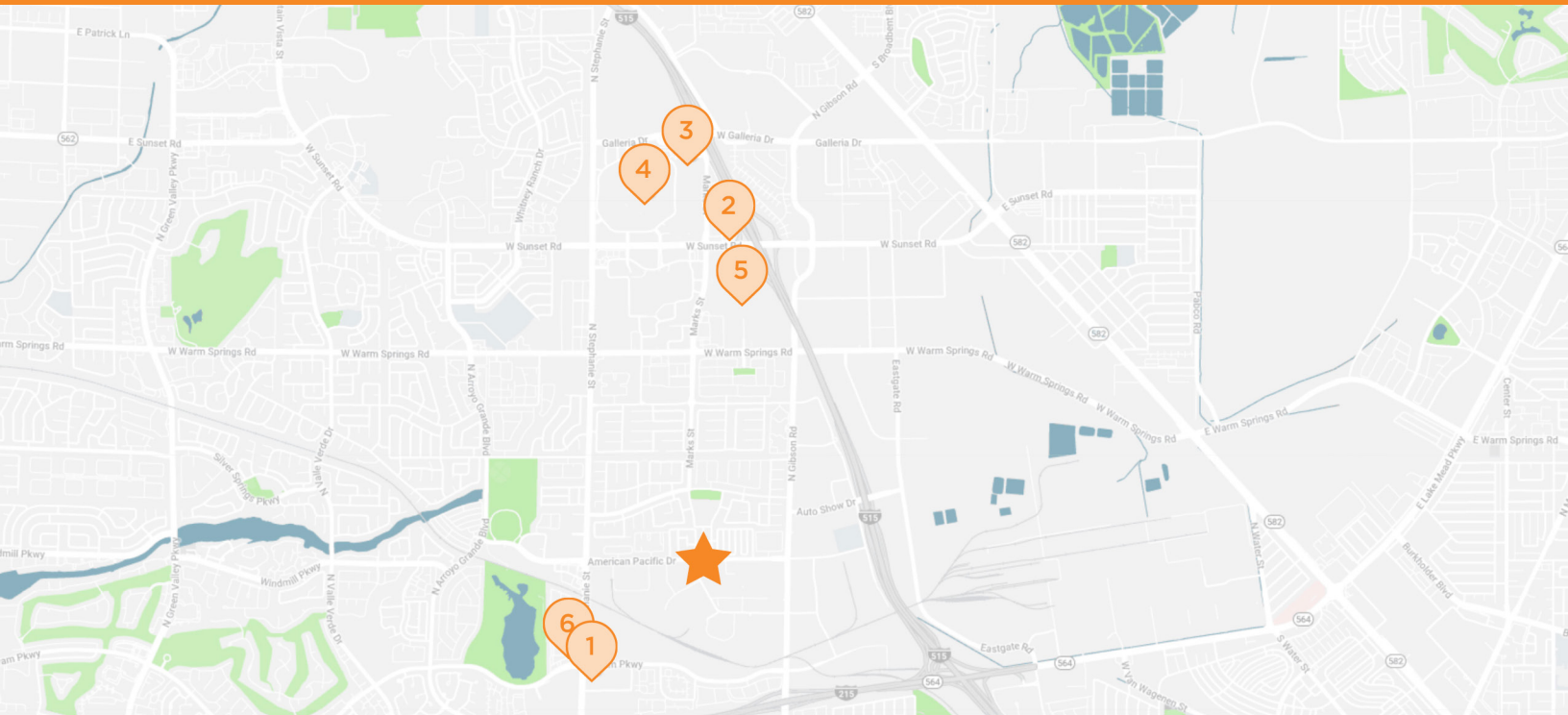
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 **PACIFIC BUSINESS CENTER**  
1175, 1125, 1075, 1045, & 1055 American Pacific Dr., 1070, 1060, 1080, 1100, & 1110 Mary Crest Rd.  
& 180-198 & 160-178 Gallagher Crest Rd., Henderson, NV 89074


 **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