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	5,122-40,000 SF
BUILDING SIZE	748,756 SF
MARKET	Las Vegas

For more information, please contact:

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AVAILABLE COMING 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	
180-194	190-E	14,690	1,343	9	N/A	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-F	6,923	1,375	20	N/A	1	2	
1065	1065-G	6,779	1,343	20	IND	1	2	
1070	1070-D	40,000	2,701	7	N/A	1	4	
1075	1075-C	5,122	1,623	32	IND	1	0	
1075	1075-D	10,511	1,039	10	IND	1	1	
1175	1175-A	5,473	1,488	27	IND	1	0	

Coming Available

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL	DATE AVAILABLE	FLOOR PLAN
1070	1070-A	16,818	1,301	7.74%	N/A	26	1	2	N/A	View plan
1070	1070-B	23,395	891	3.81%	N/A	26	2	2	N/A	View plan
1075	1075-B	5,336	1,139	21.35%	IND	24	1	1	N/A	View plan

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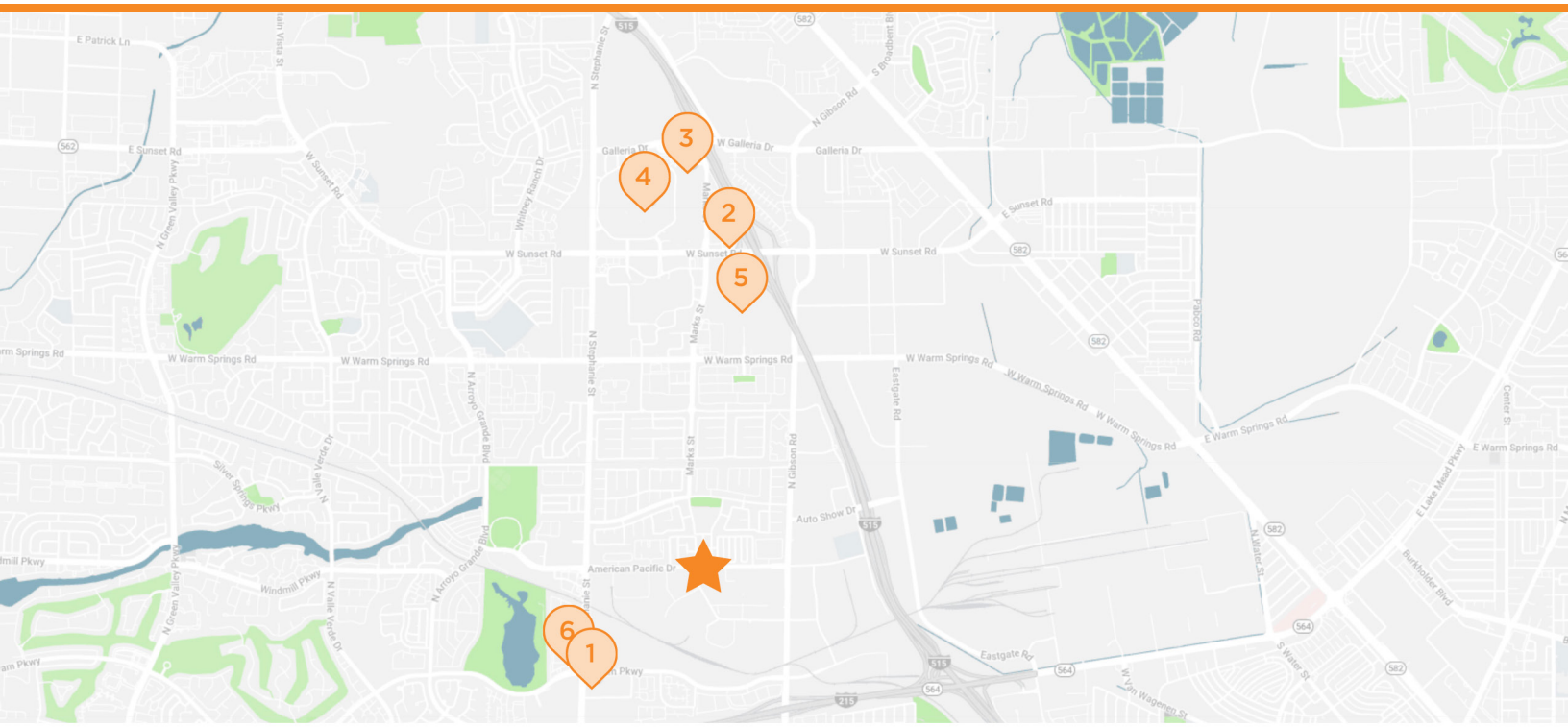

PACIFIC BUSINESS CENTER
1175, 1125, 1075, 1045, & 1055 American Pacific Dr., 1070, 1060, 1080, 1100, & 1110 Mary Crest Rd. & 180-198 & 160-178 Gallegher Crest Rd., Henderson, NV 89074

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

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

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

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

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

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