

# 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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| 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  |    |
| 180-194  | 190-E  | 14,690     | 1,343       | 9        | 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 | 6,779      | 1,346       | 20       | IND  | 1        | 2  |    |
| 1070     | 1070-A | 16,818     | 1,301       | 8        | IND  | 1        | 2  |    |
| 1070     | 1070-B | 23,395     | 891         | 4        | IND  | 2        | 2  |    |
| 1070     | 1070-D | 40,000     | 2,701       | 7        | IND  | 1        | 4  |    |
| 1075     | 1075-C | 5,122      | 1,623       | 32       | IND  | 1        | 0  |    |
| 1175     | 1175-A | 5,473      | 1,488       | 27       | IND  | 1        | 0  |    |

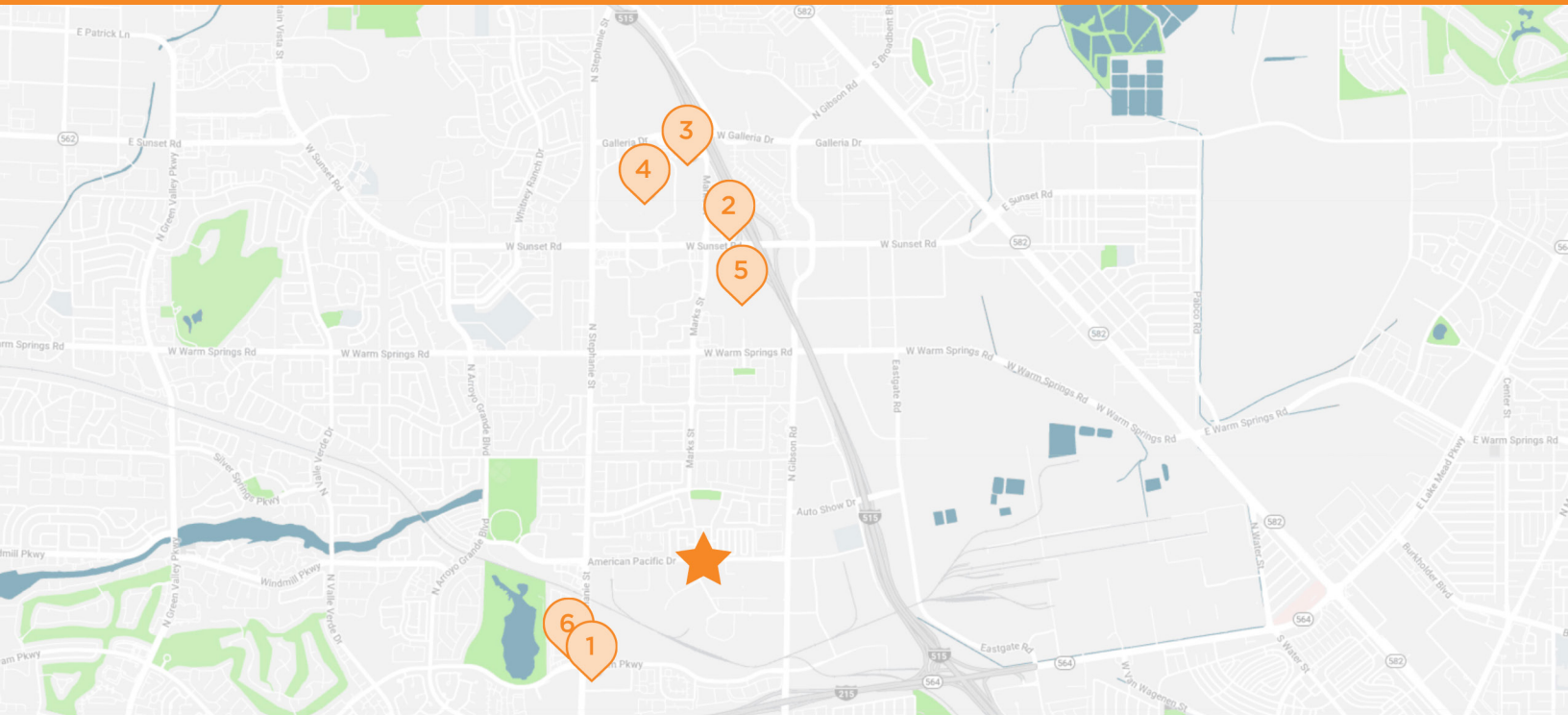
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## PACIFIC BUSINESS CENTER

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

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