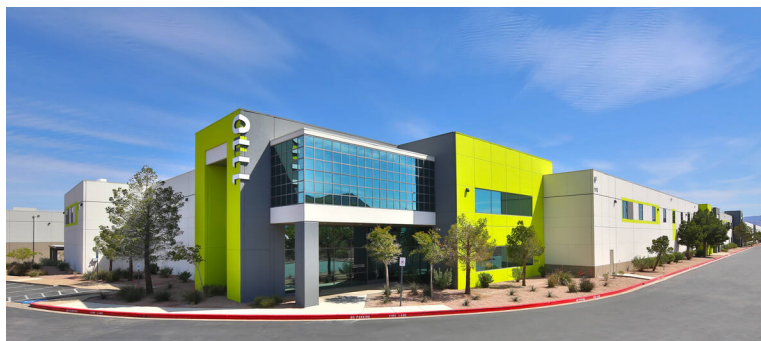


PACIFIC BUSINESS CENTER

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	6,779-40,000 SF
BUILDING SIZE	748,756 SF
RENOVATED	2024
MARKET	Las Vegas

For more information, please contact:

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LEASING AGENT

CBRE

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LEASING MANAGER

BKM MANAGEMENT COMPANY

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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	190-E	14,690	1,343	9	IND	1	3	
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	

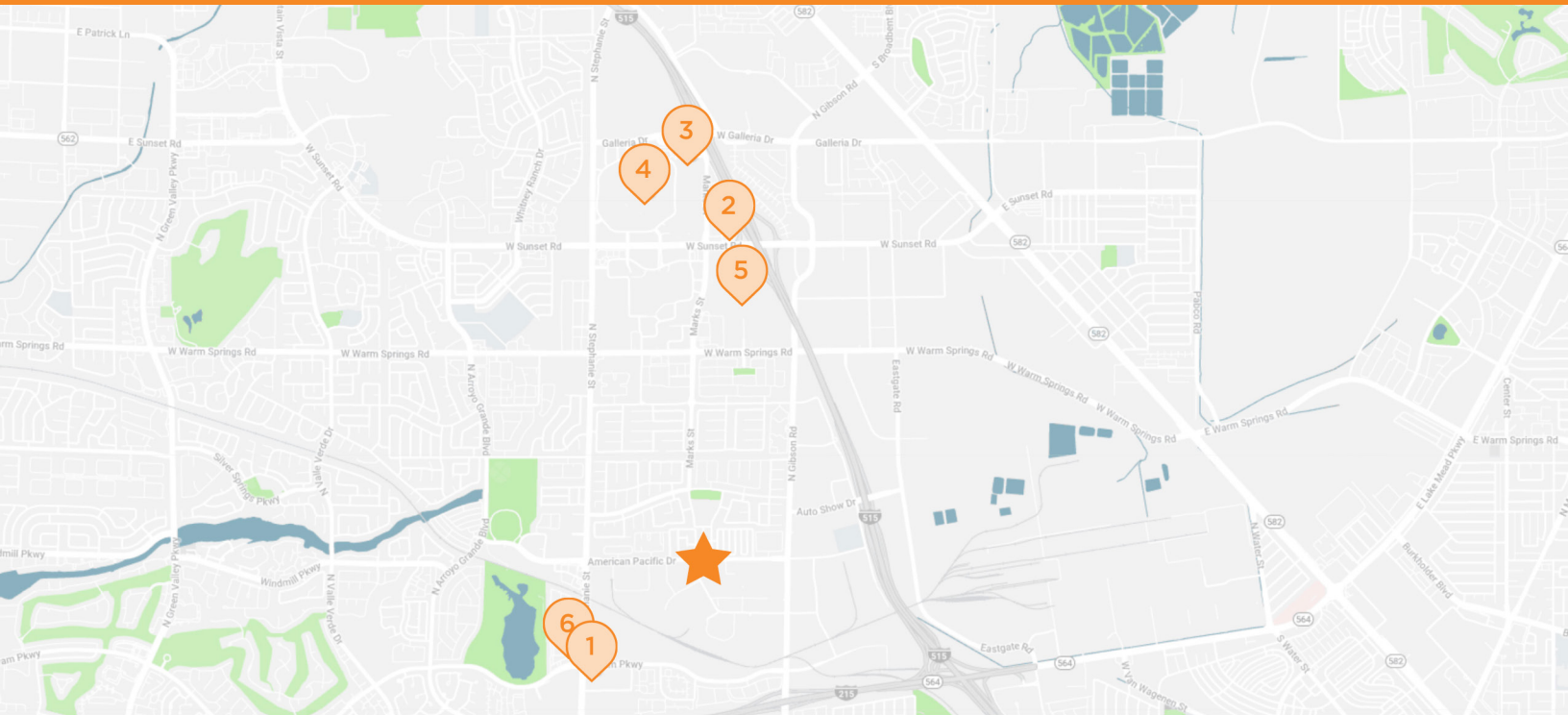
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 **PACIFIC BUSINESS CENTER**
1175, 1125, 1075, 1045, & 1055 American Pacific Dr., 1070, 1060, 1080, 1100, & 1110 Mary Crest Rd.
& 180-198 & 160-178 Gallagher Crest Rd., Henderson, NV 89074


 **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