

PACIFIC BUSINESS CENTER

1045-1175 American Pacific Dr, 160-194 Gallagher Crest Rd & 1060-1110 Mary Crest Rd Henderson, NV 89074



Available SF

6,779-40,000 SF

Renovated

Clear Height

Location

HENDERSON, NV



- 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

FOR MORE INFORMATION

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Leasing Agent

CBRE

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Adam Murray

Leasing Manager

BKM Management Company

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LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



● AVAILABLE ● OCCUPIED

CURRENT AVAILABILITIES

| BUILDING | SUITE | TOTAL SF | OFFICE SF | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|--------|----------|-----------|----------|------|----------|----|----|
| 180-194 | 188-D | 14,385 | 1,171 | 8% | IND | 26 | 1 | 3 |
| 180-194 | 190-E | 14,690 | 1,343 | 9% | IND | 26 | 1 | 3 |
| 1065 | 1065-G | 6,779 | 1,346 | 20% | IND | 24 | 1 | 2 |
| 1070 | 1070-A | 16,818 | 1,301 | 8% | IND | 26 | 1 | 2 |
| 1070 | 1070-B | 23,395 | 891 | 4% | IND | 26 | 2 | 2 |
| 1070 | 1070-D | 40,000 | 2,701 | 7% | IND | 26 | 1 | 4 |

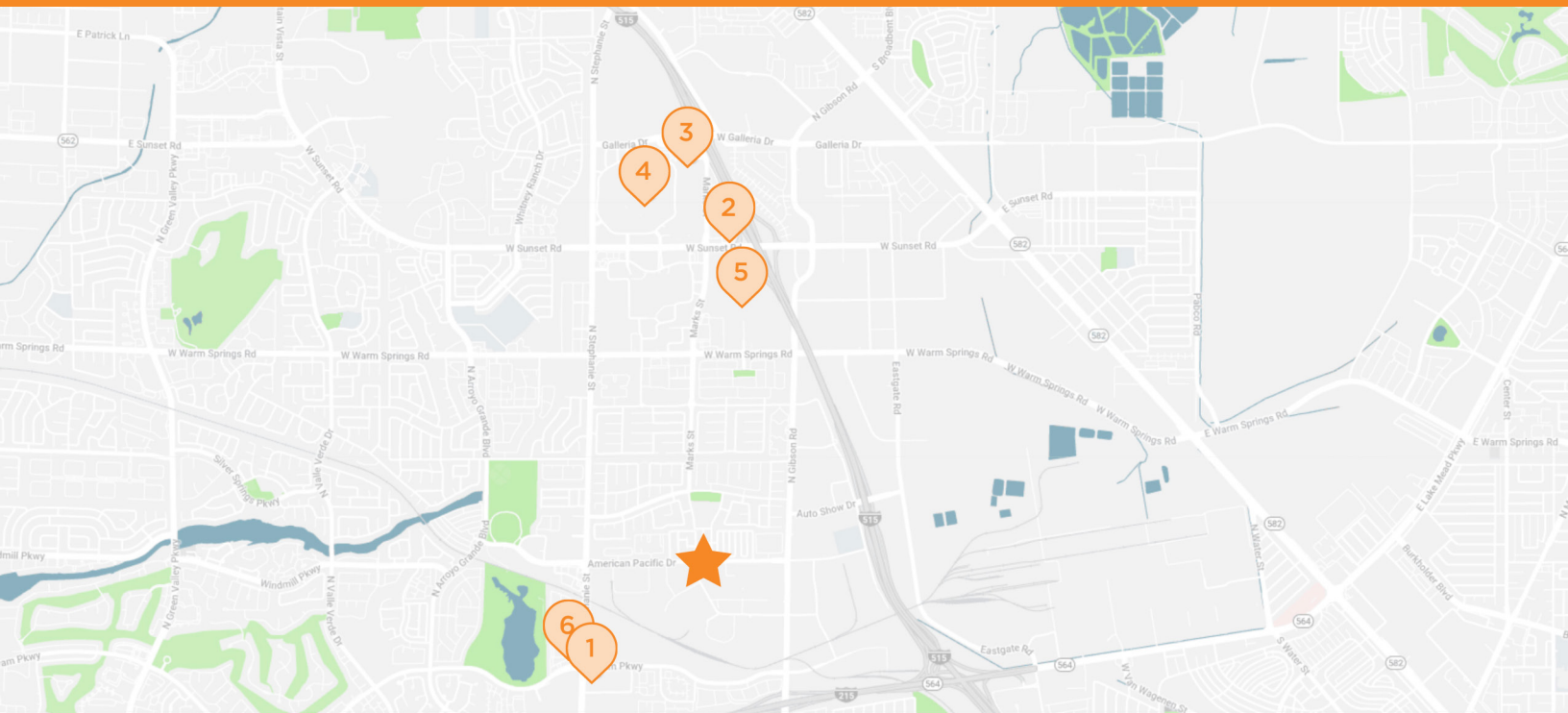
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 **PACIFIC BUSINESS CENTER**
1175, 1125, 1075, 1045, & 1055 American Pacific Dr., 1070, 1060, 1080, 1100, & 1110 Mary Crest Rd.
& 180-198 & 160-178 Gallagher Crest Rd., Henderson, NV 89074

 **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