

# PACIFIC BUSINESS CENTER

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



Available SF

**5,225-40,000 SF**

Renovated

**2024**

Clear Height

**24'-28'**

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

### Jake Higgins

Leasing Agent

CBRE

P. 702.369.4844

E. [JAKE.HIGGINS@CBRE.COM](mailto:JAKE.HIGGINS@CBRE.COM)

### Adam Murray

Leasing Manager

BKM Management Company

P. 702.359.4858

E. [AMURRAY@BKMMGMT.COM](mailto:AMURRAY@BKMMGMT.COM)

# PACIFIC BUSINESS CENTER

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



**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	190-E	14,690	1,343	9%	IND	26	1	3
180-194	192-F	14,689	1,311	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
1125	1125-C	5,499	1,761	32%	IND	24	1	0
1175	1175-C	5,225	4,347	83%	IND	24	1	0

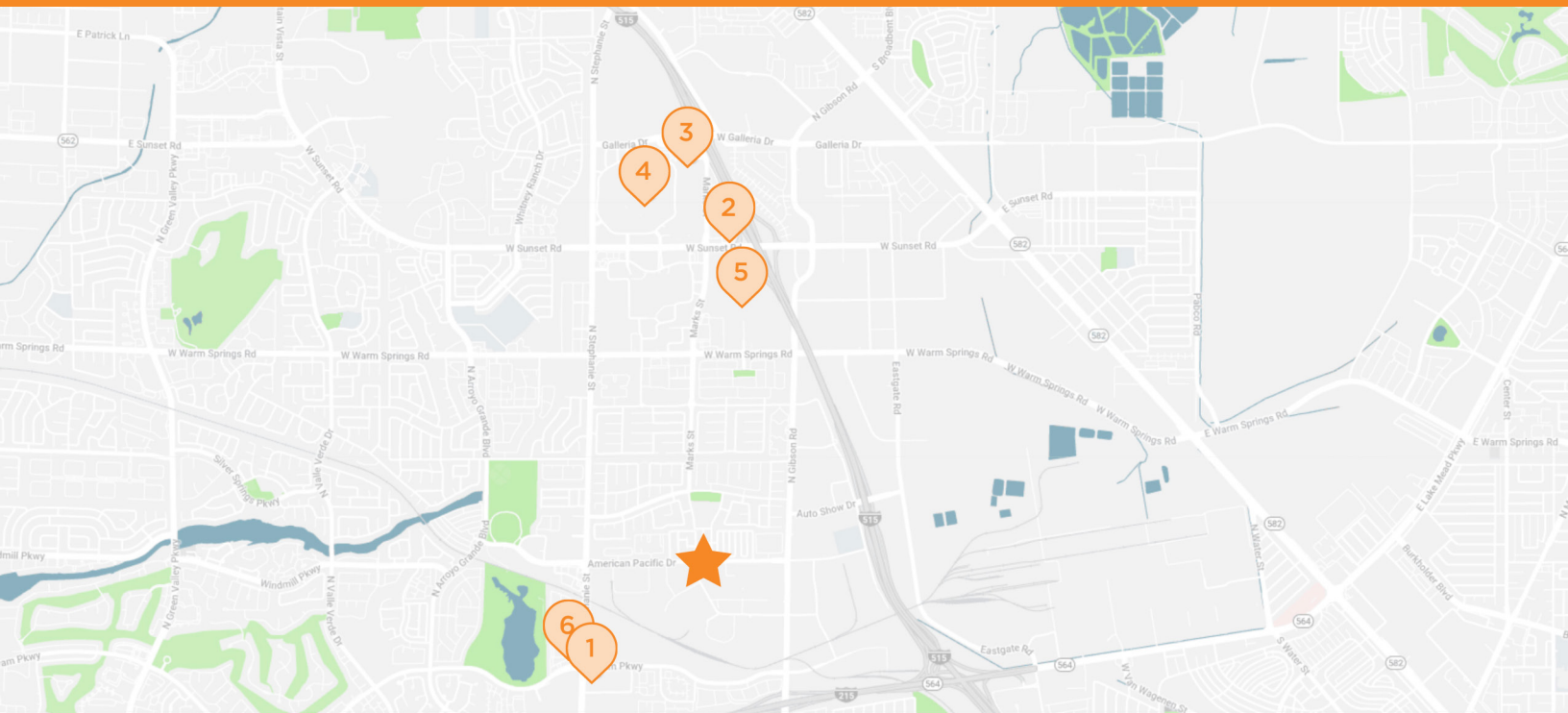
# PACIFIC BUSINESS CENTER

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



# PACIFIC BUSINESS CENTER

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




 **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