PACIFIC BUSINESS CENTER

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

Available SF	Renovated	Clear Height	Location
5,225-40,000 SF	**2024**	**24'-28'**	**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

Adam Murray
Leasing Manager
BKM Management Company
P. 702.359.4858
E. AMURRAY@BKMMGMT.COM

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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

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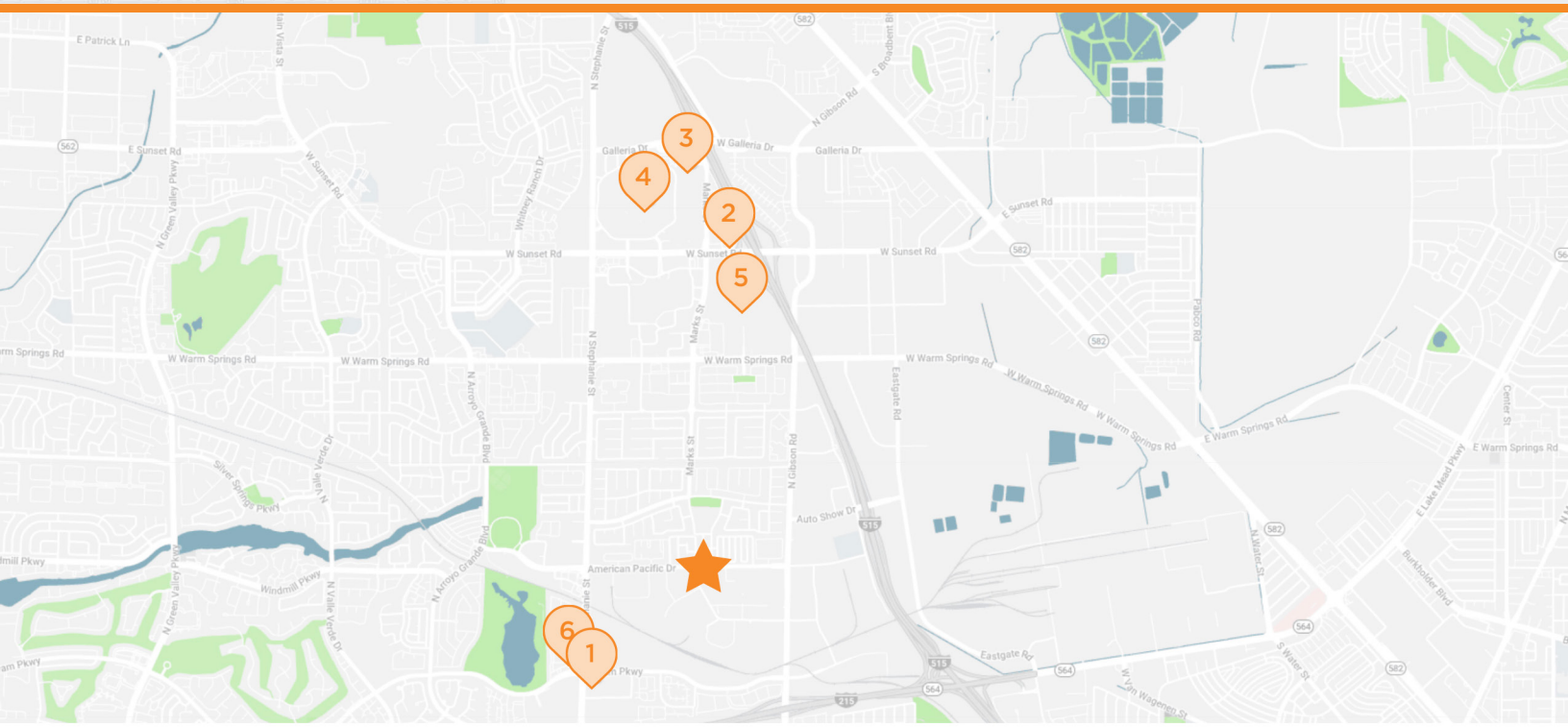

PACIFIC BUSINESS CENTER
1175, 1125, 1075, 1045, & 1055 American Pacific Dr., 1070, 1060, 1080, 1100, & 1110 Mary Crest Rd. & 180-198 & 160-178 Gallegher Crest Rd., Henderson, NV 89074

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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