

# PACIFIC BUSINESS CENTER



1175, 1125, 1075 & 1065 AMERICAN PACIFIC DR.  
188 & 190 GALLAGHER CREST RD., 1070 MARY CREST RD. | HENDERSON | NV | 89074

## FOR MORE INFORMATION:

**JAKE HIGGINS, SIOR**  
702.369.4844  
jake.higgins@cbre.com  
Lic. #S.0176473

**KELSEY HIGGINS**  
702.369.4812  
kelsey.higgins@cbre.com  
Lic. #S.0192524

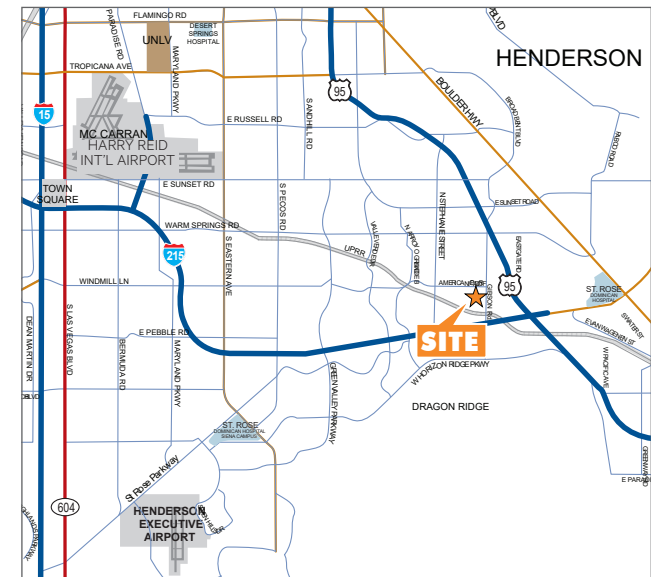
**CBRE INC.**  
8548 Rozita Lee Ave, Suite 200  
Las Vegas, NV 89113  
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## PROPERTY FEATURES

- Located within the Henderson Submarket on the SWC of American Pacific Drive & Gibson Road with access to US-95 freeway via Auto Show Road
- ±5,122 - 40,000 SF available
- Distribution, midbay industrial, flex and showroom units available
- 277/480V, 3-Phase Power
- 2% skylights & LED/Halide/T5 lighting
- Foreign trade zone
- Recently Completed Spec Improvements
- HVAC maintenance included in OPEX



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

# PACIFIC BUSINESS CENTER

## SITE PLAN

AVAILABLE



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### AVAILABILITIES

BLDG	SUITE	TOTAL SF	OFFICE SF	CLEAR HEIGHT	DOCK HIGH	GRADE DOORS	LEASE RATE PSF	CAM
1175	C	±5,225	±4,347	24'	-	1	\$1.40	\$0.25
1125	C	±5,499	±3,174	24'	-	1	\$1.40	\$0.25
1075	C	±5,122	±1,623	24'	-	1	\$1.41	\$0.25
1065	G	±6,779	±1,343	24'	2	1	\$1.40	\$0.25
188	D	±14,385	±1,171	26' - 28'	2	1	Call for Pricing	\$0.25
190	E	±14,690	±1,343	26' - 28'	2	1	Call for Pricing	\$0.25
1070	A	±16,818	±1,301	26' - 28'	2	1	Call for Pricing	\$0.25
1070	B	±23,395	±891	26' - 28'	2	1	Call for Pricing	\$0.25
1070	A/B	±40,213	±2,192	26' - 28'	4	2	Call for Pricing	\$0.25
1070	D	±40,000	±2,701	26' - 28'	4	1	Call for Pricing	\$0.25

# PACIFIC BUSINESS CENTER

## AMENITIES & IMPROVEMENTS



### IMPROVEMENTS

- Landscape Upgrades
- Exterior Paint
- Asphalt Repair/Parking Lot
- Tenant Signage
- Monument Signage
- Roof Repairs
- HVAC

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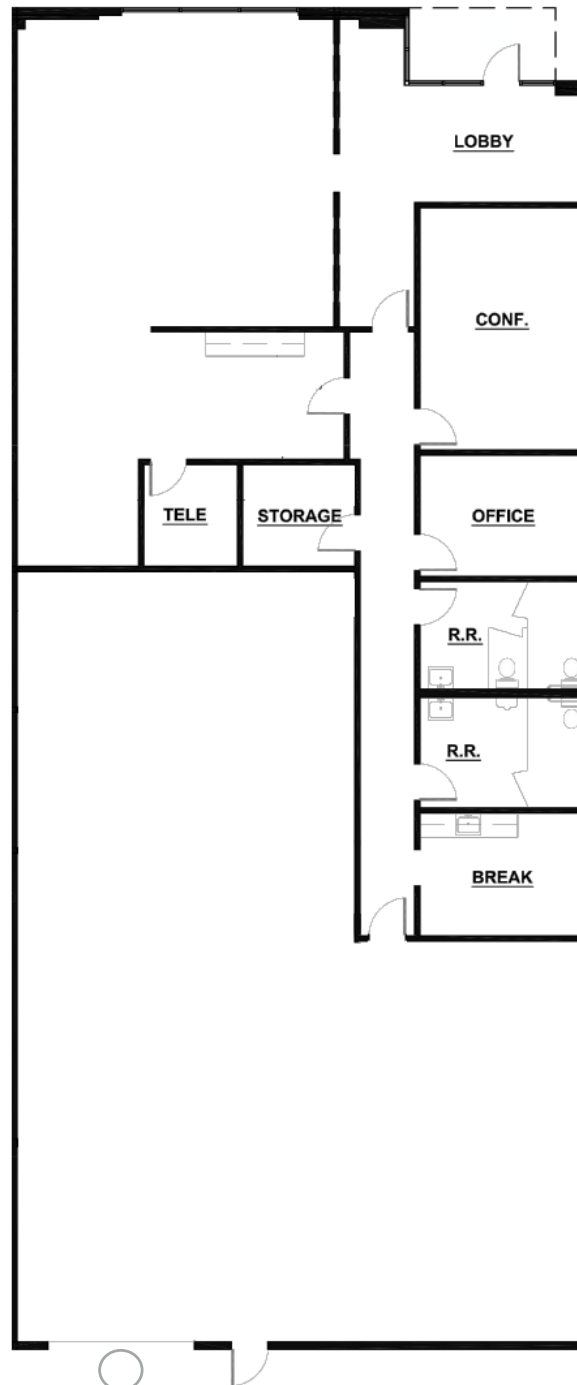
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### NEARBY AMENITIES

# PACIFIC BUSINESS CENTER

## SITE PLAN



### FEATURES

- ±5,225 SF Total
- ±4,347 SF Office
- ±878 SF Warehouse
- 24' Clear Height
- Grade Door: 1
- Fire Sprinklers
- LED Lighting
- Lease Rate: \$1.40 PSF
- CAM: \$0.25 PSF
- Available August 2026

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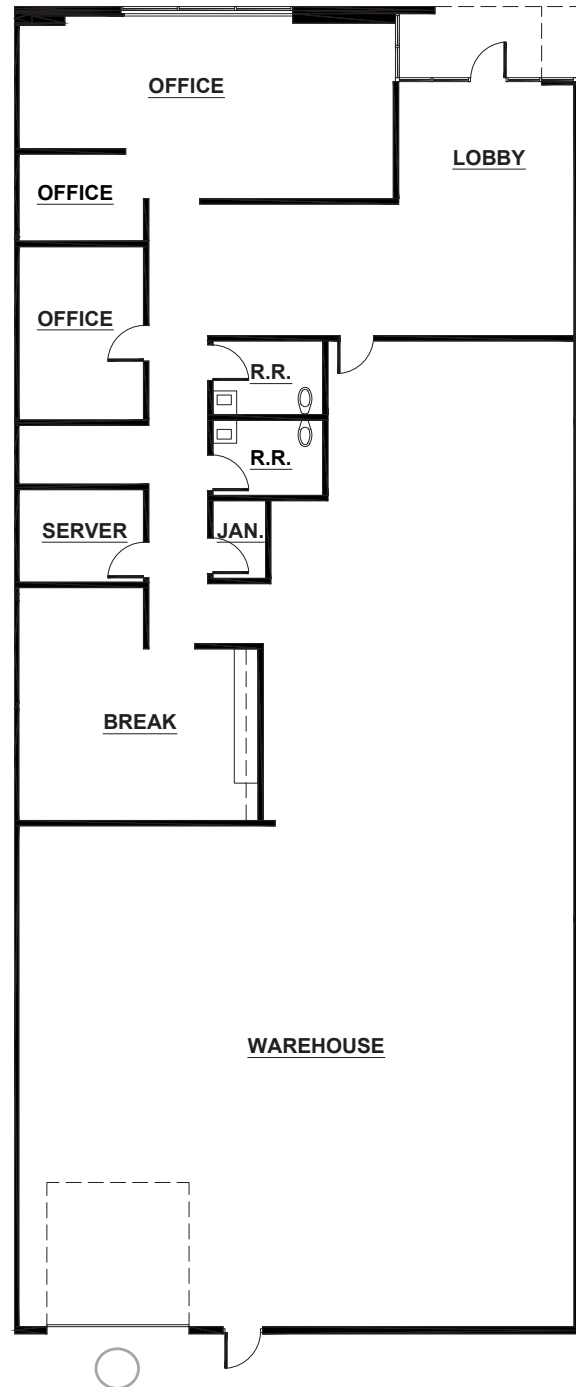
○ GRADE DOOR

\*FLOOR PLAN NOT TO SCALE

1175 AMERICAN PACIFIC DRIVE - STE C

# PACIFIC BUSINESS CENTER

## SITE PLAN



### FEATURES

- ±5,225 SF Total
- ±3,174 SF Office
- ±2,325 SF Warehouse
- 24' Clear Height
- Grade Door: 1
- Fire Sprinklers
- LED Lighting
- Lease Rate: \$1.40 PSF
- CAM: \$0.25 PSF
- Available August 2026

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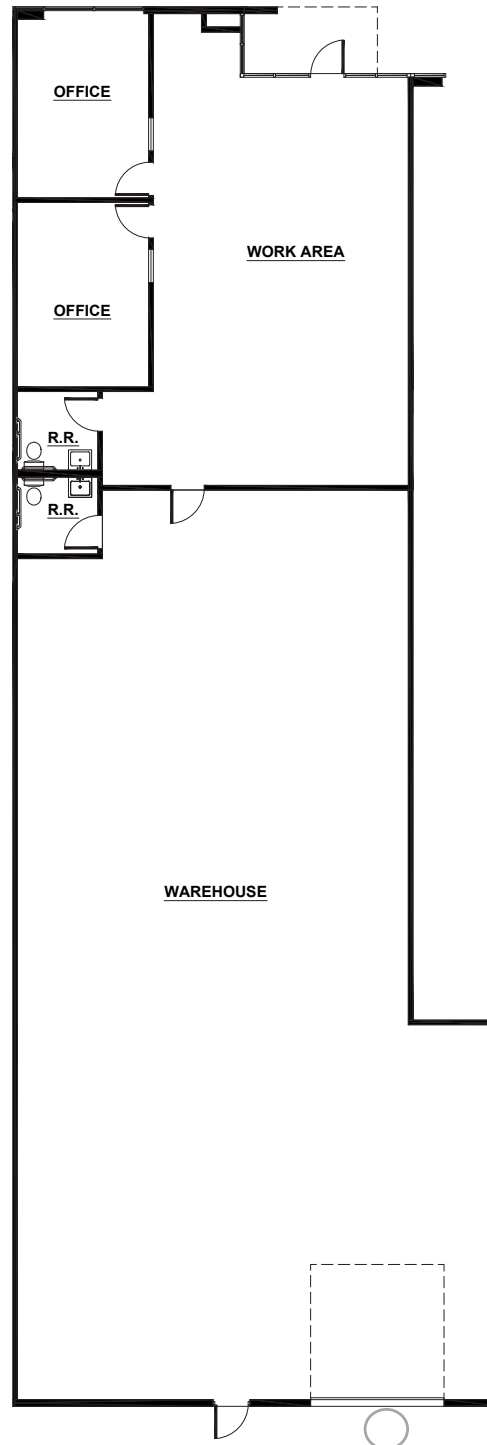
○ GRADE DOOR

\*FLOOR PLAN NOT TO SCALE

1125 AMERICAN PACIFIC DRIVE - STE C

# PACIFIC BUSINESS CENTER

## SITE PLAN



### FEATURES

- ±5,122 SF Total
- ±1,623 SF Office
- ±3,499 SF Warehouse
- 24' Clear Height
- Grade Door: 1
- Fire Sprinklers
- LED Lighting
- Lease Rate: \$1.41 PSF
- CAM: \$0.25 PSF
- Available Now

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▲ DOCK DOOR

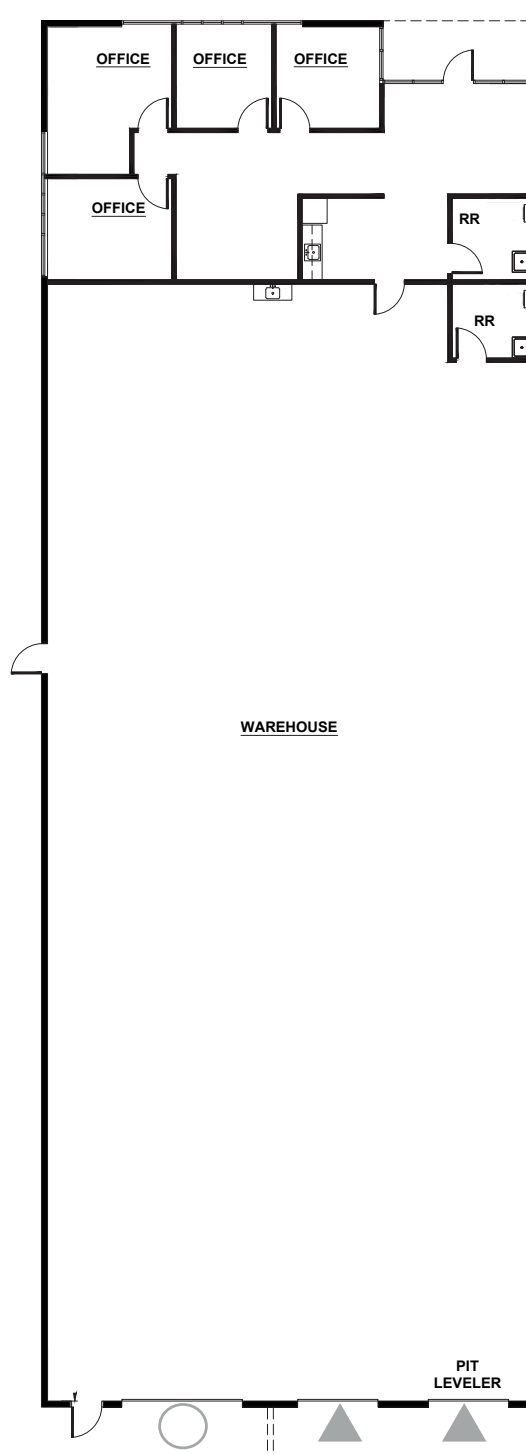
○ GRADE DOOR

\*FLOOR PLAN NOT TO SCALE

1075 AMERICAN PACIFIC DRIVE - STE C

# PACIFIC BUSINESS CENTER

## SITE PLAN



### FEATURES

- ±6,779 SF Total
- ±1,343 SF Office
- ±5,436 SF Warehouse
- 24' Clear Height
- Grade Doors: 1
- Dock Doors: 2
- Pit Levelers: 1
- Fire Sprinklers
- LED Lighting
- Lease rate: \$1.40 PSF
- CAM: \$0.25 PSF
- Spec Improvements Recently Completed Available

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**CBRE**

▲ DOCK DOOR

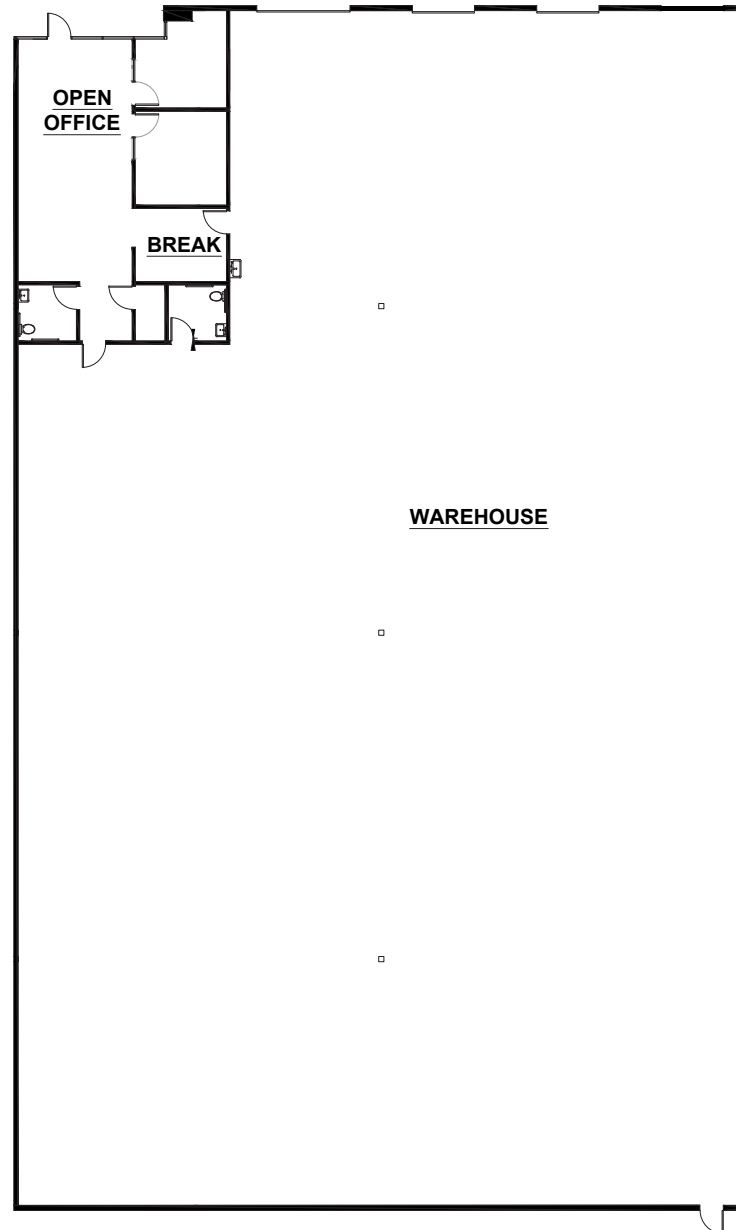
○ GRADE DOOR

\*FLOOR PLAN NOT TO SCALE

1065 AMERICAN PACIFIC DRIVE - SUITE G

# PACIFIC BUSINESS CENTER

## SITE PLAN



▲ DOCK DOOR

○ GRADE DOOR

\*FLOOR PLAN NOT TO SCALE

### FEATURES

- ±14,385 SF Total
- ±1,171 SF Office
- ±13,214 SF Warehouse
- 26-28' Clear Height
- Clear Height To Be Verified by Tenant
- Grade Door: 1
- Dock Doors: 2
- Fire Sprinklers
- LED Lighting
- Lease Rate: Call for Pricing
- CAM: \$0.25 PSF
- Available

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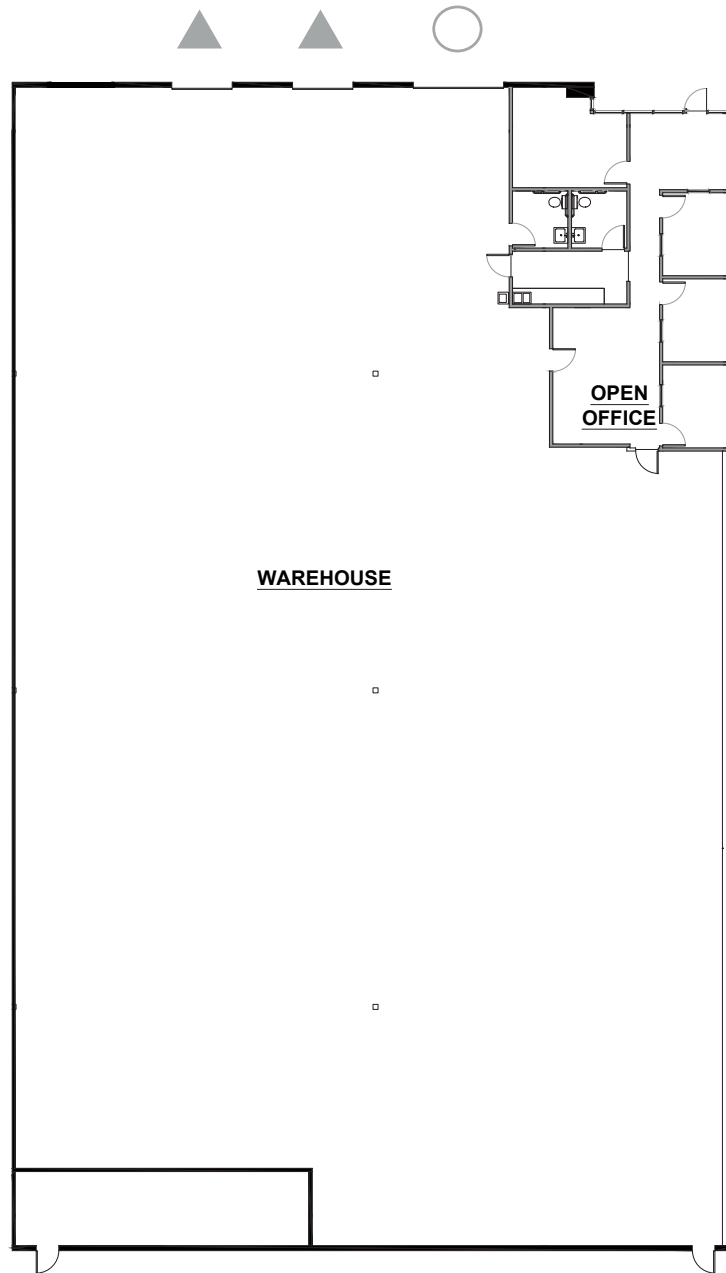
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## SITE PLAN



▲ DOCK DOOR

○ GRADE DOOR

\*FLOOR PLAN NOT TO SCALE

### FEATURES

±14,690 SF Total

±1,343 SF Office

±13,347 SF Warehouse

26-28' Clear Height

Clear Height To Be Verified by Tenant

Grade Door: 1

Dock Doors: 2

Fire Sprinklers

LED Lighting

Lease Rate: Call for Pricing

CAM: \$0.25 PSF

Available

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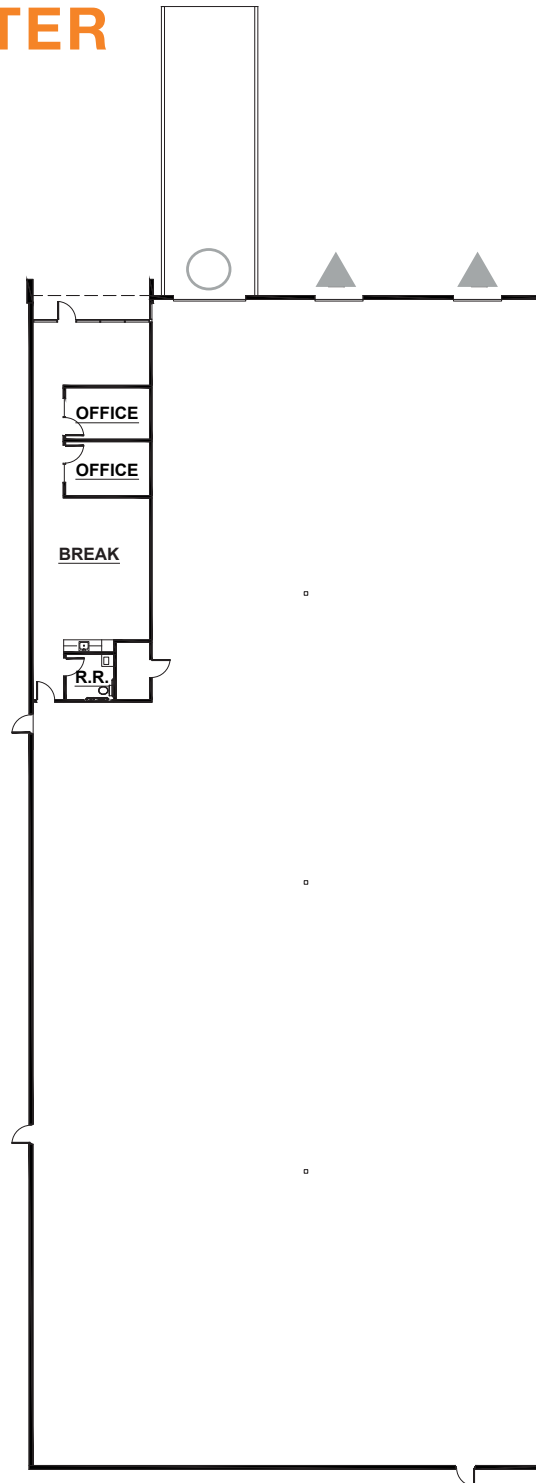
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## SITE PLAN



### FEATURES

±16,818 SF Total  
±1,301 SF Office  
±15,517 SF Warehouse  
26-28' Clear Height  
Grade Doors: 1  
Dock Doors: 2  
Column Spacing: 40' x 48'

Lease Rate: Call for Pricing  
CAM: \$0.25 PSF  
Available Q2 2026

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▲ DOCK DOOR

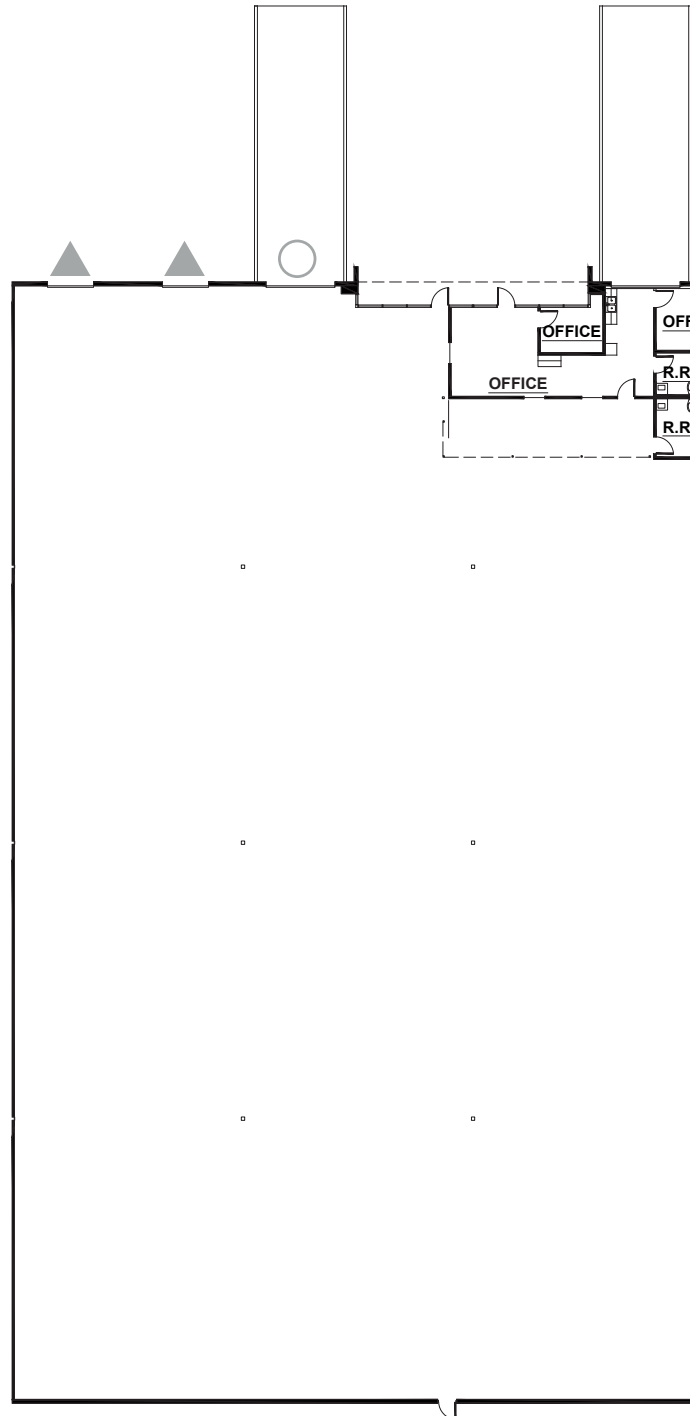
○ GRADE DOOR

\*FLOOR PLAN NOT TO SCALE

1070 MARY CREST RD. SUITE A

# PACIFIC BUSINESS CENTER

## SITE PLAN



▲ DOCK DOOR

○ GRADE DOOR

\*FLOOR PLAN NOT TO SCALE

### FEATURES

±23,395 SF Total

±891 SF Office

±22,504 SF Warehouse

26-28' Clear Height

Grade Doors: 1

Dock Doors: 2

Column Spacing: 40' x 48'

Lease Rate: Call for Pricing

CAM: \$0.25 PSF

Available Q2 2026

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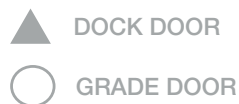
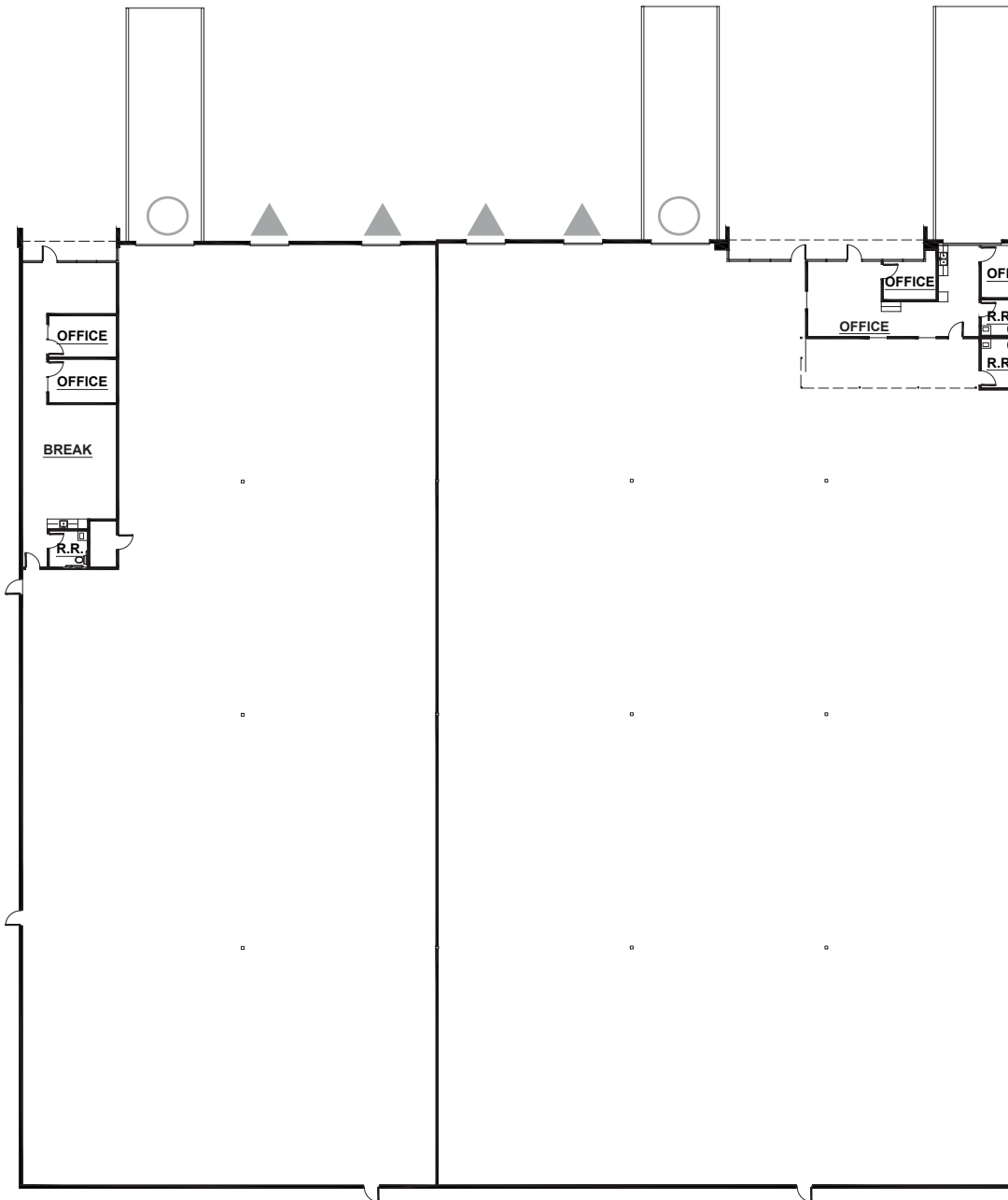
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1070 MARY CREST RD. SUITE B

# PACIFIC BUSINESS CENTER

## SITE PLAN



\*FLOOR PLAN NOT TO SCALE

### FEATURES

- ±40,213 Combined SF
- ±2,192 Combined Office SF
  - ±891 SF Office 1
  - ±1,301 SF Office 2
- ±38,021 SF Warehouse
- 26-28' Clear Height
- Grade Doors: 2
- Dock Doors: 4
- Column Spacing: 40' x 48'

Lease Rate: Call for Pricing  
CAM: \$0.25 PSF  
Available Q2 2026

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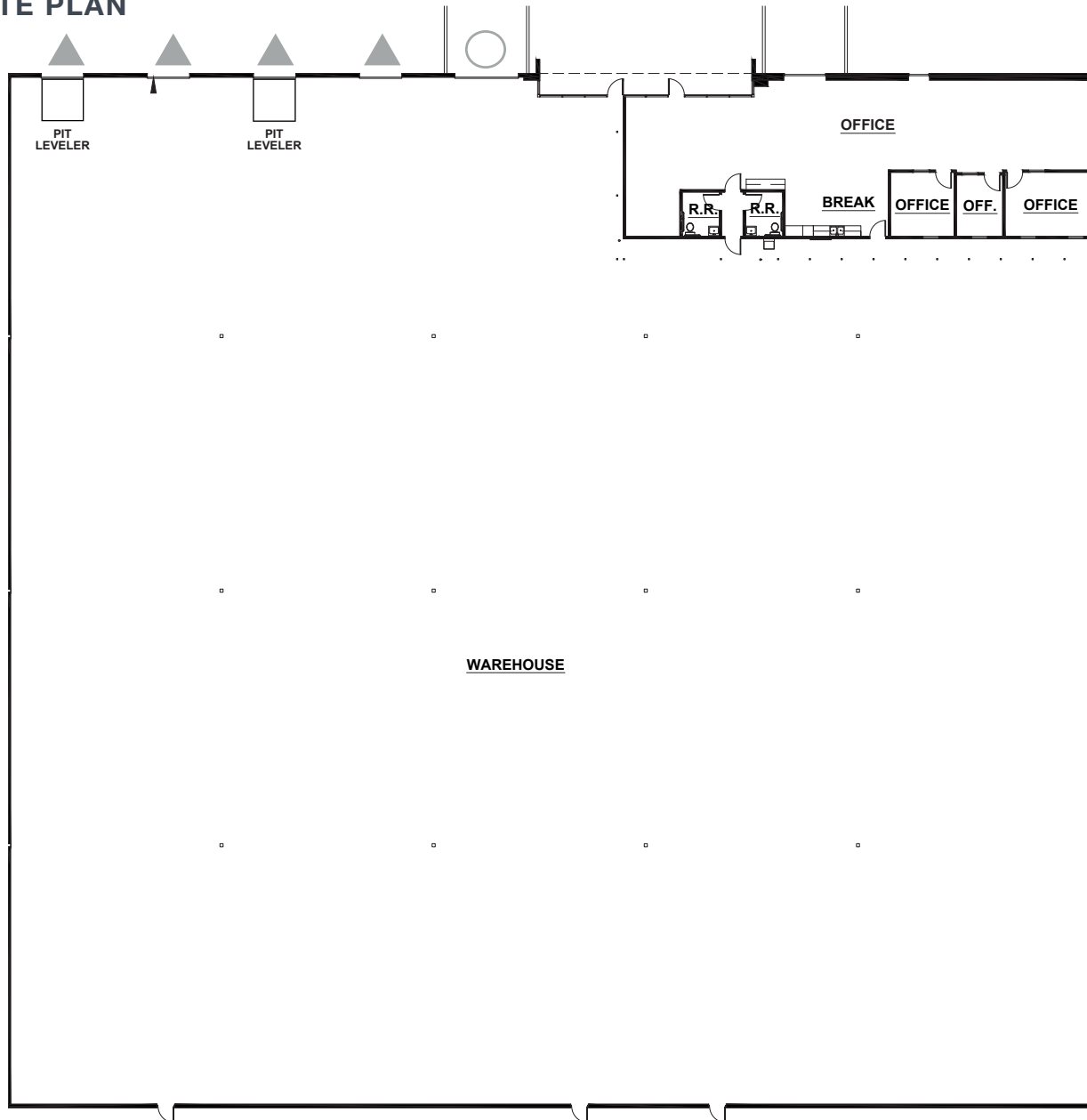
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## SITE PLAN



▲ DOCK DOOR

○ GRADE DOOR

\*FLOOR PLAN NOT TO SCALE



### FEATURES

- ±40,000 SF Total
- ±2,701 SF Office
- ±37,199 SF Warehouse
- 26-28' Clear Height
- Clear Height To Be Verified by Tenant
- Grade Doors: 1
- Dock Doors: 4
- Pit Levelers: 2
- Fire Sprinklers
- LED Lighting
- Lease Rate: Call for Pricing
- CAM: \$0.25 PSF
- Available

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