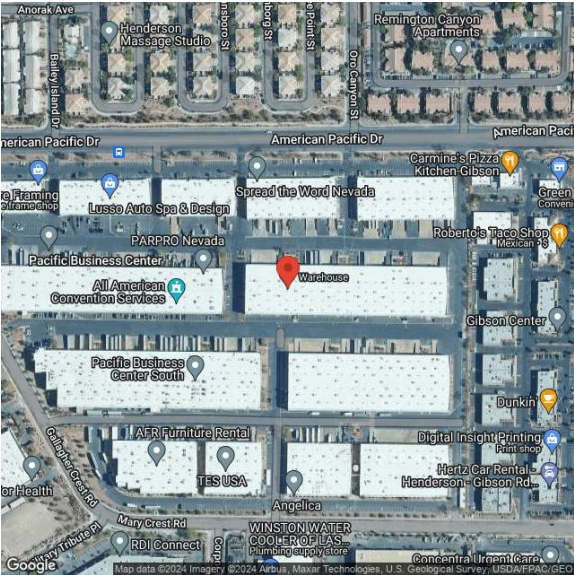


Pacific Business Center

1055 American Pacific Dr, Suite E | Henderson, NV | US | Clark County  
Available SF: 16,169 | Lease Rate: \$1.3



Building Type:	Industrial
Available SF:	16,169
Total SF:	16,169
Lease Rate:	\$1.3
Last Updated:	Aug 30, 2024

Realtor/Owner Contact

Kelsey Higgins  
| kelsey.higgins@cbre.com

Property and Area Description

Industrial Unit For Lease +/-16,169 SF Industrial Unit Available For Lease +/-16,169 SF total, +/-1,709 SF office, +/-14,460 SF warehouse, 26'-28' clear height, (1) grade door, (3) dock doors, (1) pit leveler, ESFR fire sprinklers and LED lighting. Available. Pacific Business Center is situated on +/-48 acres in Henderson, Nevada. The property is comprised of distribution, midbay industrial, flex and showroom units. Located within the Henderson submarket on the SWC of American Pacific Drive & Gibson Road with access to US-95 freeway via Auto Show Drive and access to I-215 freeway via Gibson Road. ±16,169 SF total, ±1,709 SF office, ±14,460 SF warehouse, 26'-28' clear height, (1) grade door, (3) dock doors, (1) pit leveler, ESFR fire sprinklers and LED lighting. Available.

Population

	<b>880,017</b> 10 Mile Radius	<b>2,167,432</b> 20 Mile Radius	<b>2,367,220</b> 30 Mile Radius
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Source: ESRI®, 2024

Households

	<b>347,485</b> 10 Mile Radius	<b>824,190</b> 20 Mile Radius	<b>894,969</b> 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: Yes  
Rail Infrastructure in Place: Unknown

City of Henderson, Nevada

280 Water Street | Henderson, NV | (702) 267-1650 | hendersonnow@cityofhenderson.com