

# FOR LEASE

## Pacific Business Center

Henderson, Nevada

# Voit

REAL ESTATE SERVICES



Generous Tenant Improvement Allowances

### Project Features

- Units from  $\pm 5,122$  to  $\pm 24,028$  SF
- Midbay industrial, flex and showroom units available
- Immediate Interstate Access to I-15, I-215 & US 95
- 277/480V, 3-Phase Power
- 2% Skylights & Halide/T5 Lighting
- On - Site Management
- Foreign Trade Zone
- Zoned: IG (General Industrial)



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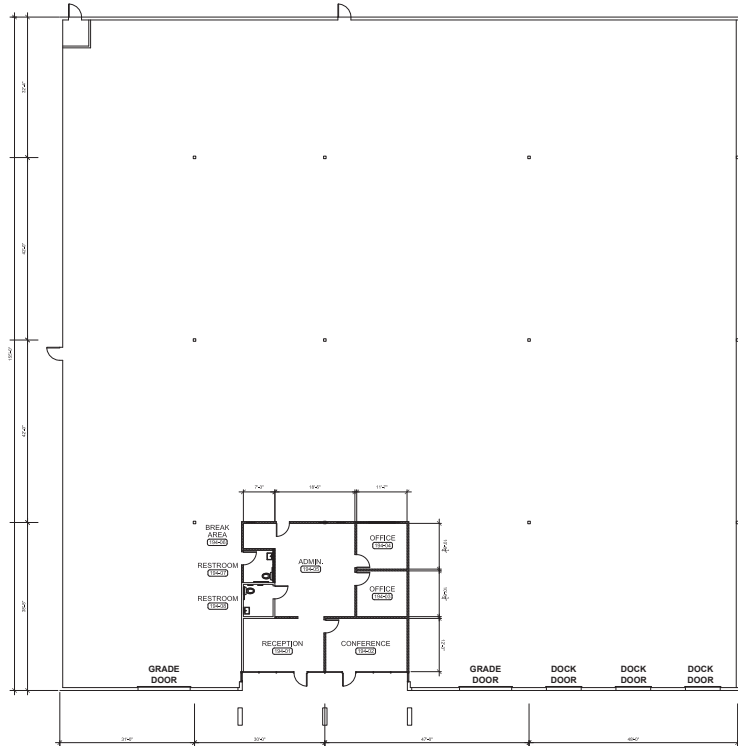
## Pacific Business Center

Henderson, Nevada

### 194 Gallagher Crest Rd.

- ±24,028 Total SF
- ±1,275 Office SF\*
- ±22,753 Warehouse SF
- Clear Height: 28'
- Dock Doors: 3
- Grade Doors: 2

\*To be verified



**Garrett Toft**  
Senior Vice President  
Lic #BS.0061824  
702.734.4503  
gtoft@voitco.com

**Zac Zaher**  
Associate  
Lic #BS.0143683  
702.734.4544  
zzaher@voitco.com

**Kevin J. Higgins, SIOR**  
Executive Vice President  
Lic #B.0016109.CORP  
702.734.4555  
khiggins@voitco.com

**Voit**  
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6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118 • 702.734.4500 • 702.733.7690 Fax • Lic #01333376 | www.voitco.com

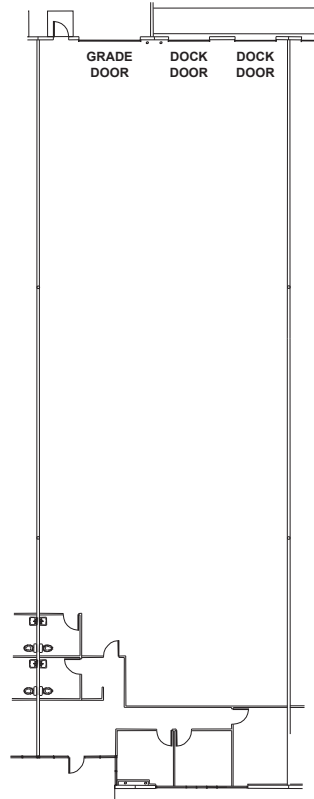
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## Pacific Business Center

Henderson, Nevada

### 1045 American Pacific Dr. Suite 130

- ±7,203 Total SF
- ±900 Office SF
- Clear Height: 24'
- Dock Doors: 2
- Grade Doors: 1



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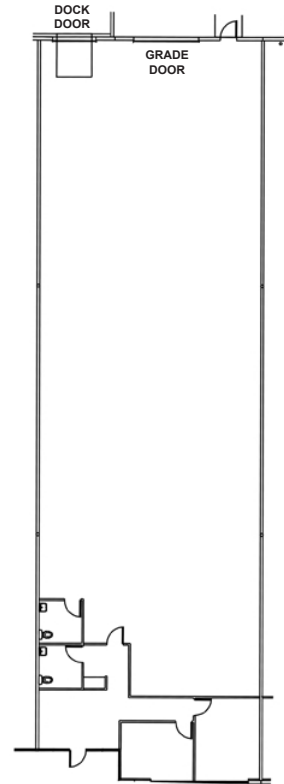
## Pacific Business Center

Henderson, Nevada

### 1065 American Pacific Dr.

#### Suite 120

- ±5,704 Total SF
- ±813 Office SF
- Clear Height: 24'
- Dock Doors: 1
- Grade Doors: 1



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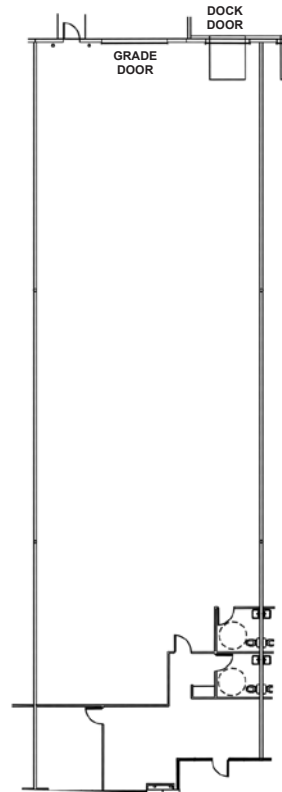
Henderson, Nevada

### 1065 American Pacific Dr.

#### Suite 130

- ±5,704 Total SF
- ±813 Office SF
- Clear Height: 24'
- Dock Doors: 1
- Grade Doors: 1

Available 4/1/15



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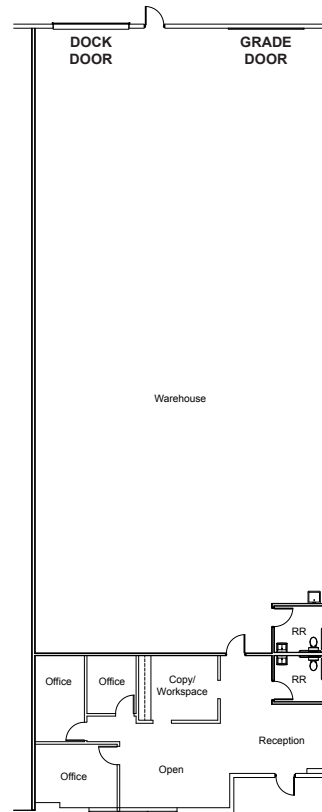
## Pacific Business Center

Henderson, Nevada

### 1075 American Pacific Dr.

#### Suite B

- ±5,336 Total SF
- ±920 Office SF
- Clear Height: 24'
- Dock Doors: 1
- Grade Doors: 1



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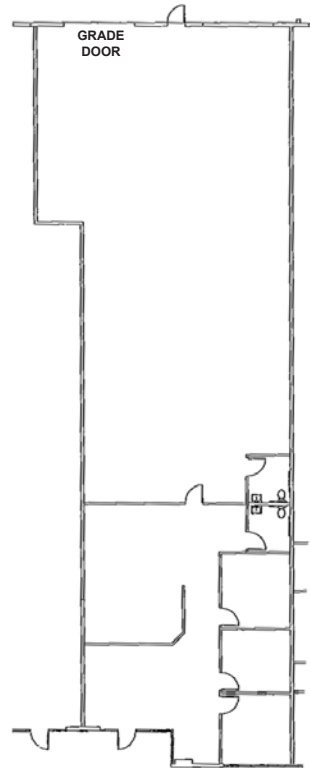
## Pacific Business Center

Henderson, Nevada

### 1075 American Pacific Dr.

#### Suite C

- ±5,122 Total SF
- ±1,550 Office SF
- Clear Height: 24'
- Grade Doors: 1



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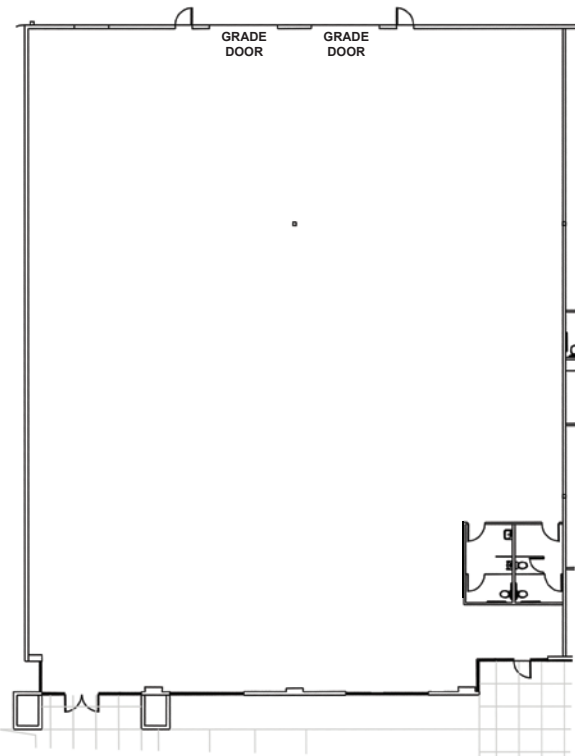
## Pacific Business Center

Henderson, Nevada

### 1125 American Pacific Dr.

#### Suites A/B

- ±11,210 Total SF
- Retail/showroom
- Build-to-suit
- Clear Height: 24'
- Grade Doors: 2



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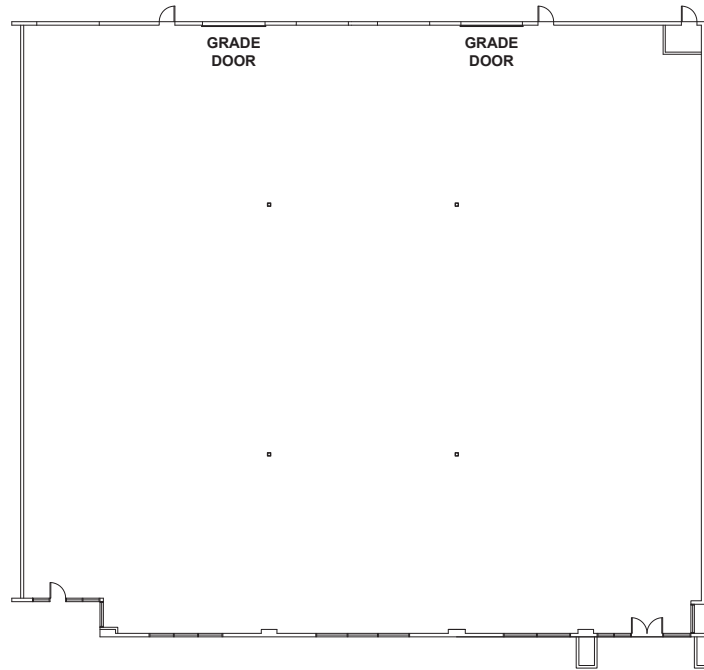
## Pacific Business Center

Henderson, Nevada

### 1125 American Pacific Dr.

#### Suite E

- ±15,579 Total SF
- “White Box” condition
- Landlord will build office/showroom to suit
- Unit is Divisible to  
-10,101 SF / 5,478 SF
- Clear Height: 24’
- Grade Doors: 2



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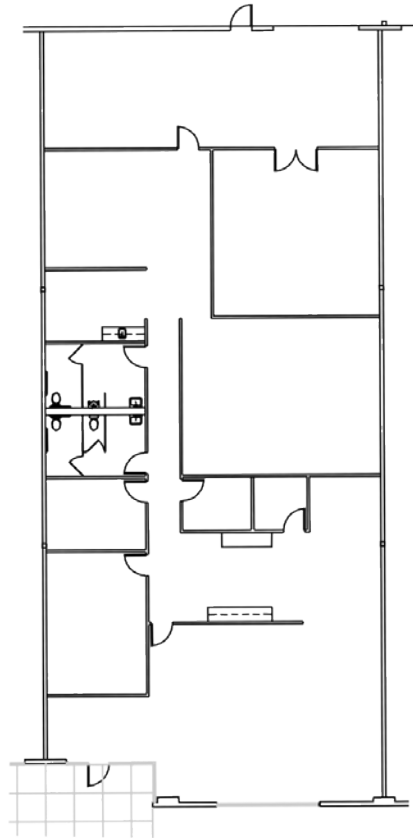
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## Pacific Business Center

Henderson, Nevada

### 1175 American Pacific Dr. Suite C

- Space available for sublease
- ±5,225 Total SF
- ±4,318 Office SF
- Clear Height: 24'
- Grade Doors: 1
- 277/480V 3-Phase Power
- Lease expires 6/30/2018



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## Pacific Business Center

Henderson, Nevada

American Pacific Frontage										
Address	Total SF	Office SF	Docks	Grades	Clear Height	Column Spacing	277/480v 3-Phase	Rate	NNN	
194 Gallagher Crest Rd.	±24,028	±1,275	3	2	28'	42' x 48'	225	\$0.45	\$0.135	
1045 American Pacific Dr., Suite 130	±7,203	±900	2	1	24'	47'	225	\$0.55	\$0.135	
1065 American Pacific Dr., Suite 120	±5,704	±813	1	1	24'	42'	225	\$0.55	\$0.135	
1065 American Pacific Dr., Suite 130 (Available 4/1/15)	±5,704	±813	1	1	24'	42'	225	\$0.55	\$0.135	
1075 American Pacific Dr., Suite B	±5,336	±920	1	1	24'	47'	225	\$0.55	\$0.135	
1075 American Pacific Dr., Suite C	±5,122	±1,550	0	1	24'	47'	225	\$0.55	\$0.135	
1125 American Pacific Dr., Suite E	±15,579 Divisible to		BTS	0	2	24'	47' x 48'	225	\$0.55	\$0.135
	±10,101	±5,478								
1125 American Pacific Dr., Suites A/B	±11,210	BTS	0	2	24'	47' x 48'	225	\$0.55	\$0.135	

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