

AMERICAN PACIFIC BUSINESS PARK

980 American Pacific Drive

Henderson, NV 89014

FOR LEASE | \$.70/sqft NNN

LOCATION, LOCATION, LOCATION



To take advantage of this opportunity, please contact:

Gidget Graham

702.501.5200 | cell

ggraham@cprnv.com

CPRnv.com

980 American Pacific Dr. #111

Henderson NV 89014

702.434.5200 | office



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AMERICAN PACIFIC BUSINESS PARK

980 American Pacific Drive

Henderson, NV 89014

FOR LEASE



- Convenient location with easy access to I95/515 and I215
- Central Henderson Location

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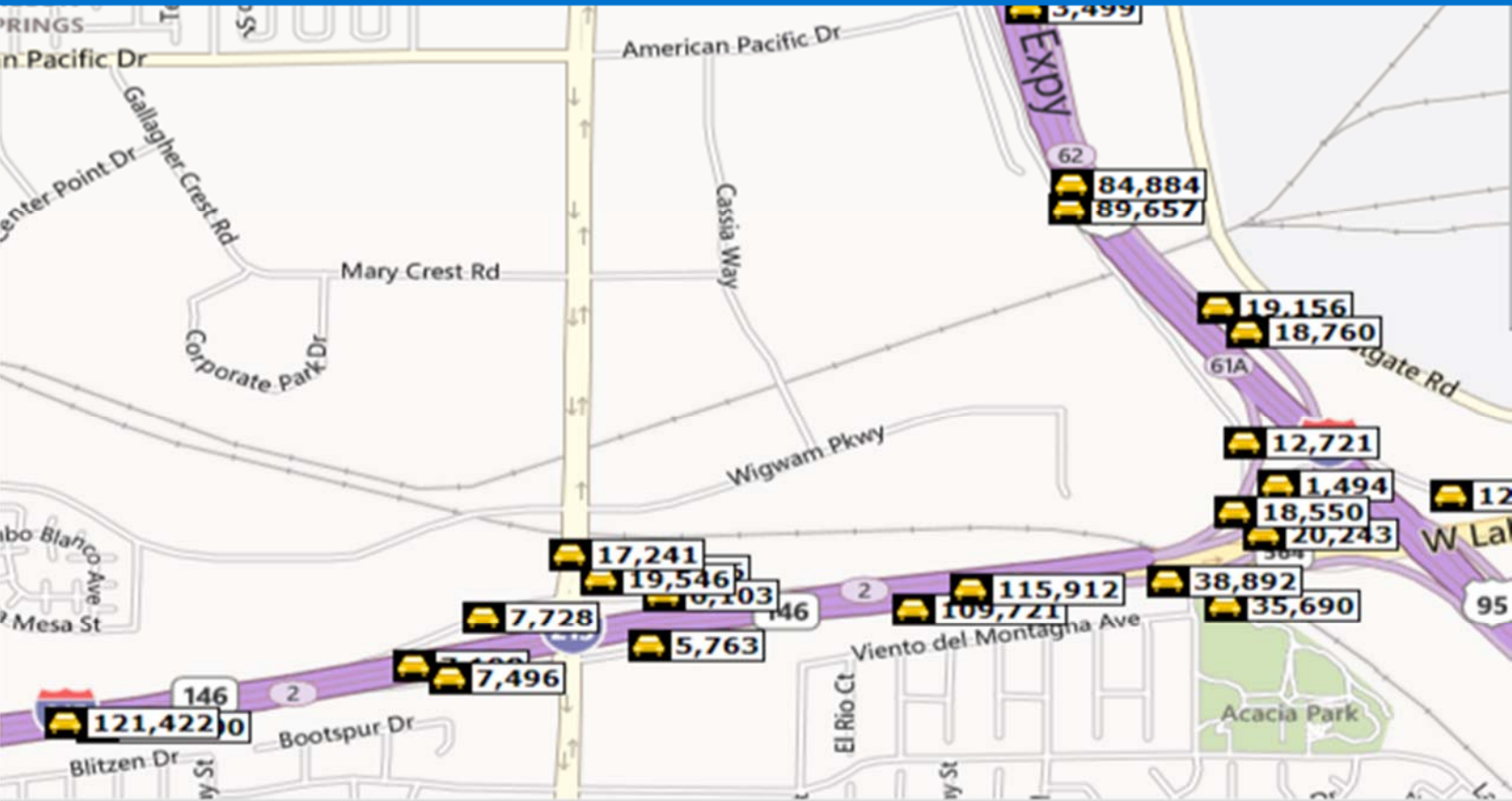


Integrity | Service | Results

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AMERICAN PACIFIC BUSINESS PARK

980 American Pacific Drive



Location and Center Highlights

- Master Planned Industrial Park
- Easily accessible from I215 and I95
- Located next to Valley Auto Mall
- 12 Miles to McCarran International Airport
- Fire Sprinklers
- Zoned I-G/Mixed Use
- Parking 2.5/1000

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AMERICAN PACIFIC BUSINESS PARK

980 American Pacific Dr. Suite 102



Suite 102

- 5905 +/- sq.ft.
- Front Reception
- 7 Private Office
- 40% Warehouse
- 60% Office
- One Roll Up 14ft Grade Level Door

- Phase 3 Power: 208/480
- CAM \$.14

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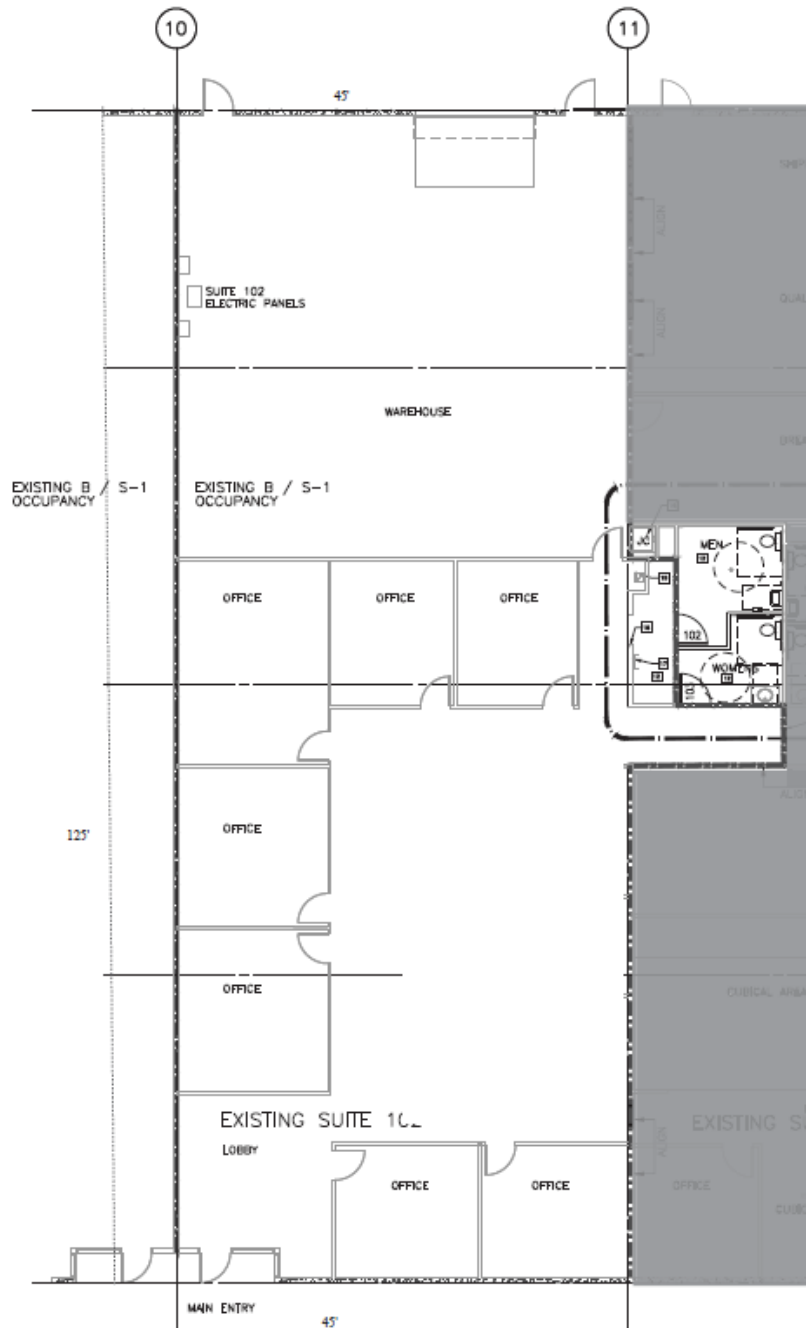


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AMERICAN PACIFIC BUSINESS PARK

980 American Pacific Dr. Suite 102



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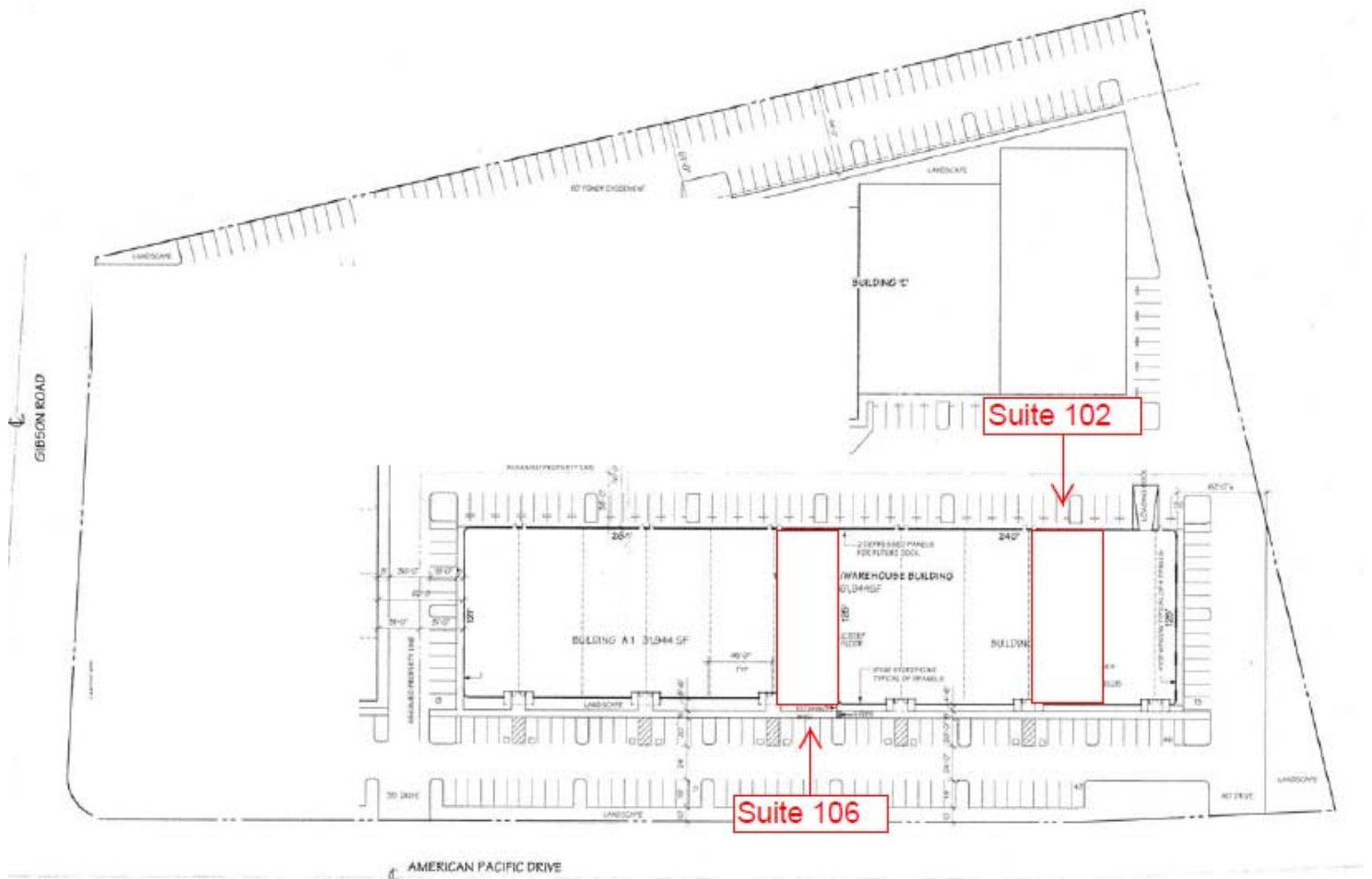
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AMERICAN PACIFIC BUSINESS PARK

980 American Pacific Dr. Suite 102

SITE PLAN



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AMERICAN PACIFIC BUSINESS PARK

980 American Pacific Dr. Suite 106



Suite 106

- 5,325 sq.ft.
- Front Reception
- One Executive Office
- 8 Private Offices
- Large Conference Room
- IT Room
- Copy Area
- Break Room
- 50% up to 75% Warehouse/ 25% up to 50% Office
- Phase 3 Power: 208/480
- One 14ft Grade Level Roll Up Door
- Storage Room
- CAM \$.14

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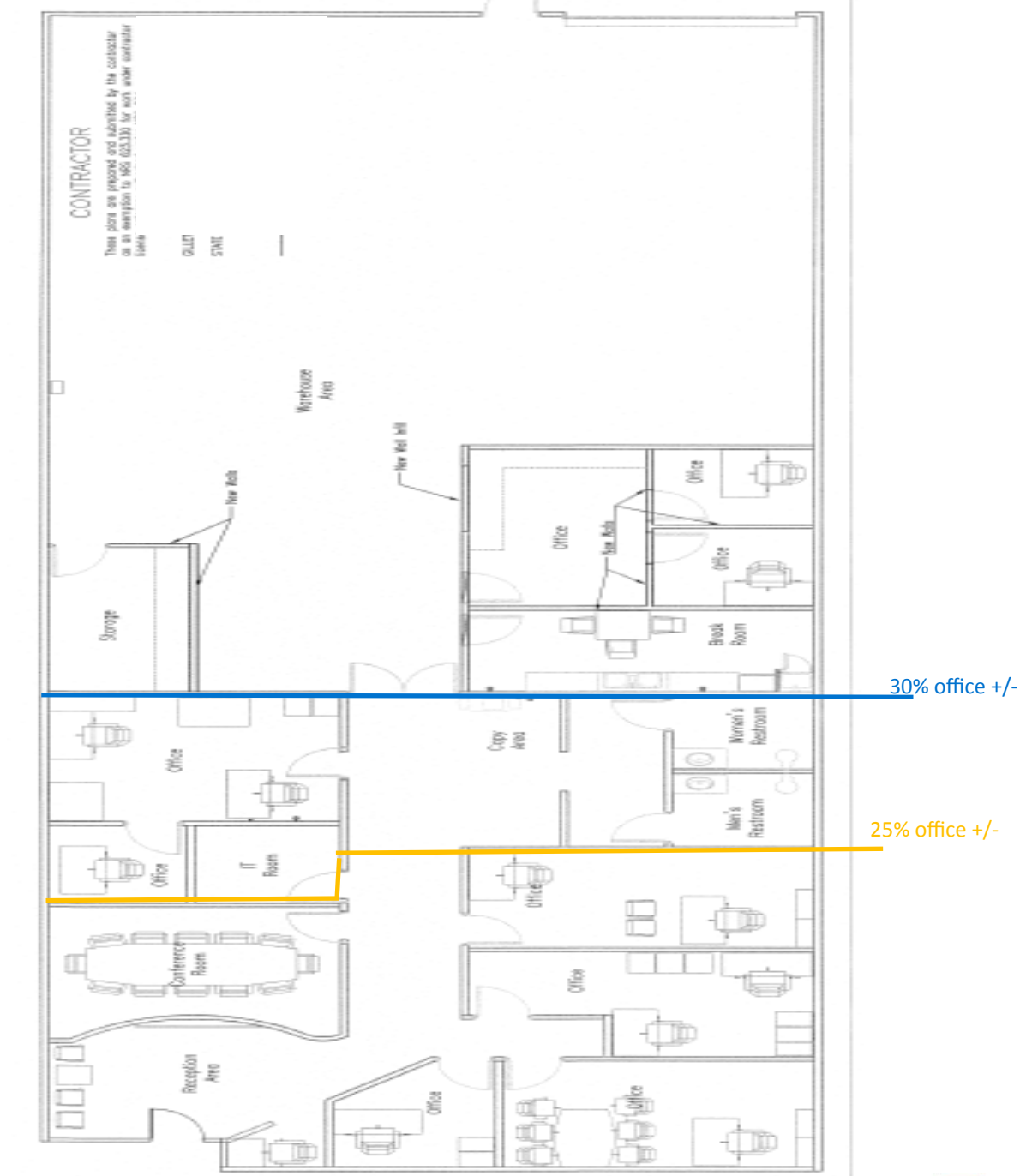


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AMERICAN PACIFIC BUSINESS PARK

980 American Pacific Dr. Suite 106

FLOOR PLAN



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BLACK MOUNTAIN BUSINESS PARK

980 American Pacific Drive

DEMOGRAPHICS

Description	1 Mile	%	3 Mile	%	5 Mile	%
Total Population	12262		72395		203108	
Male	7550	48.43%	46180	49.52%	129134	49.21%
Female	8039	51.57%	47073	50.48%	136,189	50.79%
Population Between 25-34	2628	16.86%	12525	13.43%	35344	13.47%
Population Between 35-49	3359	21.55%	20,445	21.92%	56,055	21.36%
Population Between 50-69	3378	21.67%	23,277	24.96%	64,453	24.56%
Population Between 70+	1387	8.09%	7,939	8.51%	23,446	8.94%
Household Income \$50,000 TO &74,000	1411	22.81%	7,620	21.53%	20,870	21.11%
Household Income \$75,000 to \$99,000	957	15.47%	4,944	13.96%	13,415	13.57%
Household Income \$ 100,000 to \$200,000	1,206	20.24%	7,163	20.24%	18,914	19.12%
Household Income \$200,000+	156	2.52%	1,386	3.91%	3,913	3.96%

Demographics figures obtained thru LoopNet for 1. 2017

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