

FOR LEASE – PRIME HENDERSON LOCATION

GIBSON BUSINESS PLAZA

SOUTHWEST CORNER OF GIBSON ROAD & MARY CREST DRIVE :: LAS VEGAS, NEVADA



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Loading Areas for 145 and 149 Gibson



- Prime Henderson Location with Gibson Road Frontage
- Divisible to $\pm 1,007$ SF
- Zoned I-G
- Fully Fire Sprinklered
- 14' Clear Height
- 12' x 12' Grade Level Loading
- Excellent Access To I-215 and US 95
- Up To 3.5/1,000 SF Parking Ratio
- One of the Licensed Real Estate Agents with Colliers International is a part Owner/Licensee

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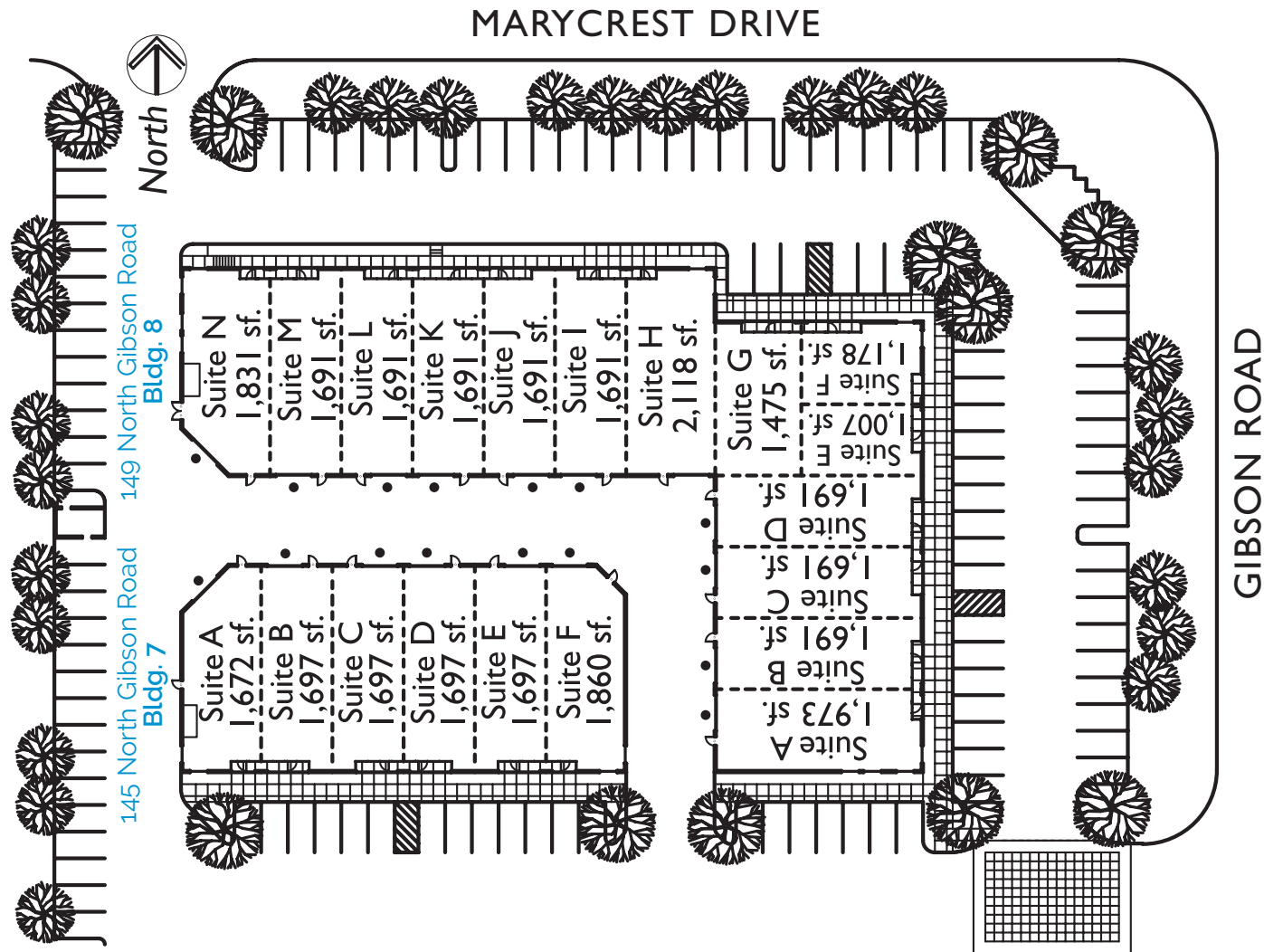
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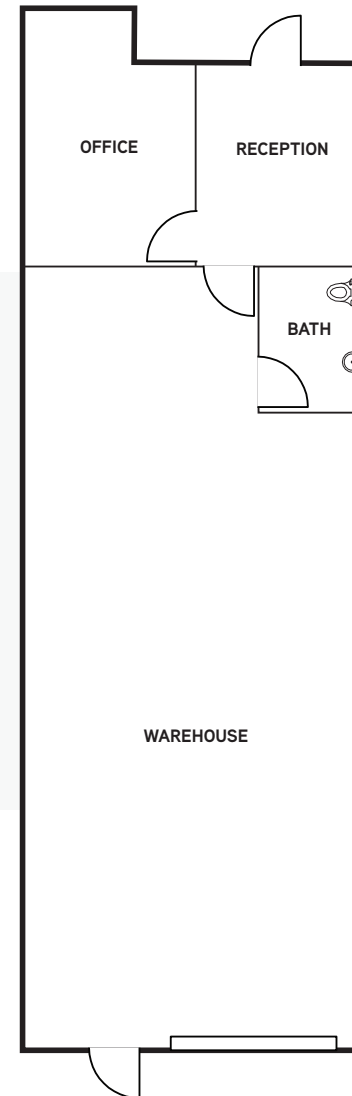
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145 North Gibson Road Suite B

- ±1,697 SF
- ±447 SF of office
- *Suite is 100% air conditioned
- \$0.98 Base Rent
- \$0.22 PSF CAM
- \$2,036.40 Per Mo. Blended



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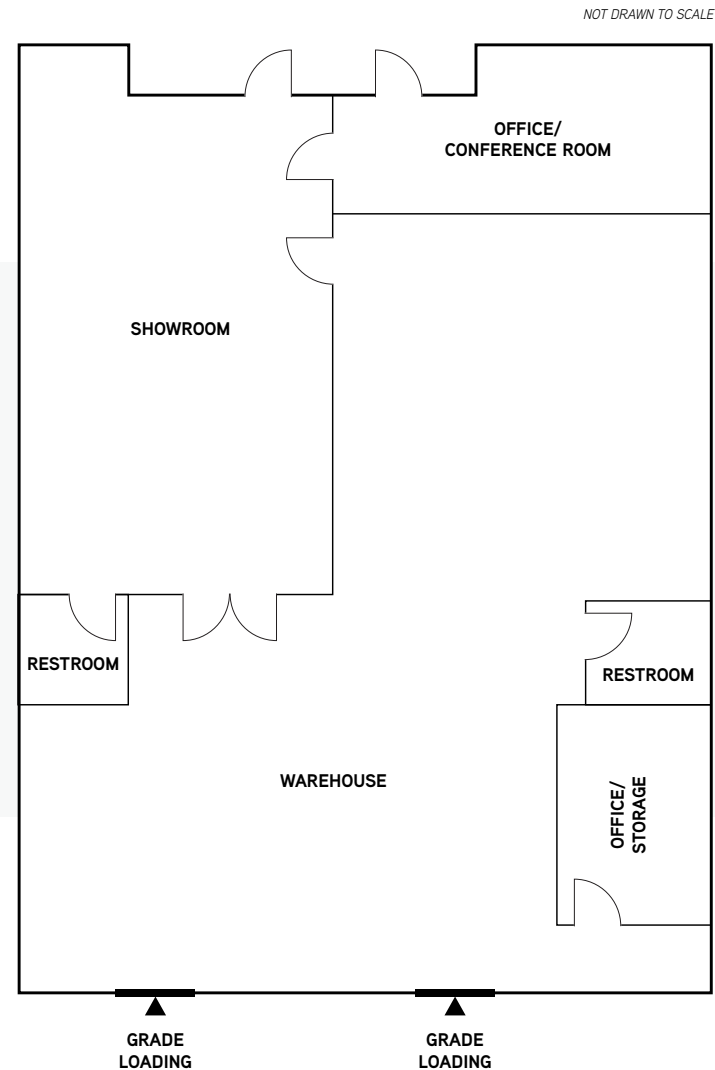
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149 North Gibson Road Suite A & B

- ± 3664 total SF
- Showroom/warehouse with Gibson Road frontage
- \$1.15 PSF Base Rent
- \$0.22 PSF CAM
- \$5,019.68 Total Per Mo.



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