

AMPAC BUSINESS PARK **FOR LEASE**

±5,000 SQUARE FEET OF INDUSTRIAL OFFICE/WAREHOUSE SPACE AVAILABLE

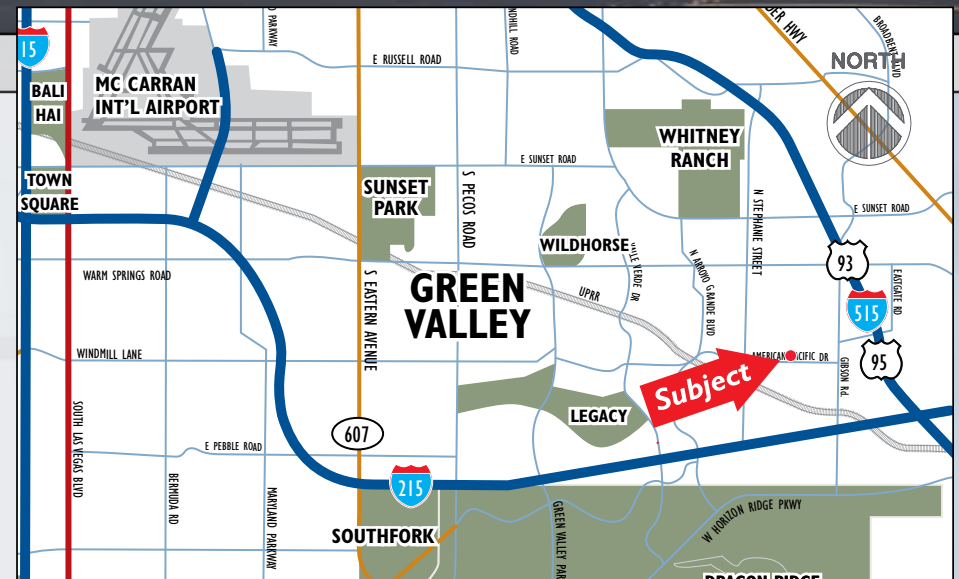
1201 AMERICAN PACIFIC DRIVE | HENDERSON, NEVADA 89074

Colliers
INTERNATIONAL



PROPERTY DETAILS

- Available Immediately
- ±5,000 SF of Space
- 24' Clear Height
- 12'x14' Grade Level Loading
- Evaporative Coolers
- Strip Fluorescent Lighting
- 120/208 Volt 3-Phase Power
- Frontage on American Pacific Drive
- Convenient Access to the I-215 Beltway & US-95 via Stephanie & Gibson



3960 Howard Hughes Pkwy., Suite 150
Las Vegas, Nevada USA 89169
Tel 702-735-5700 Fax 702-731-5709

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

For more information or an appointment to show call:

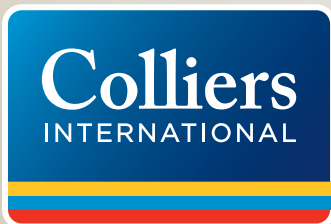
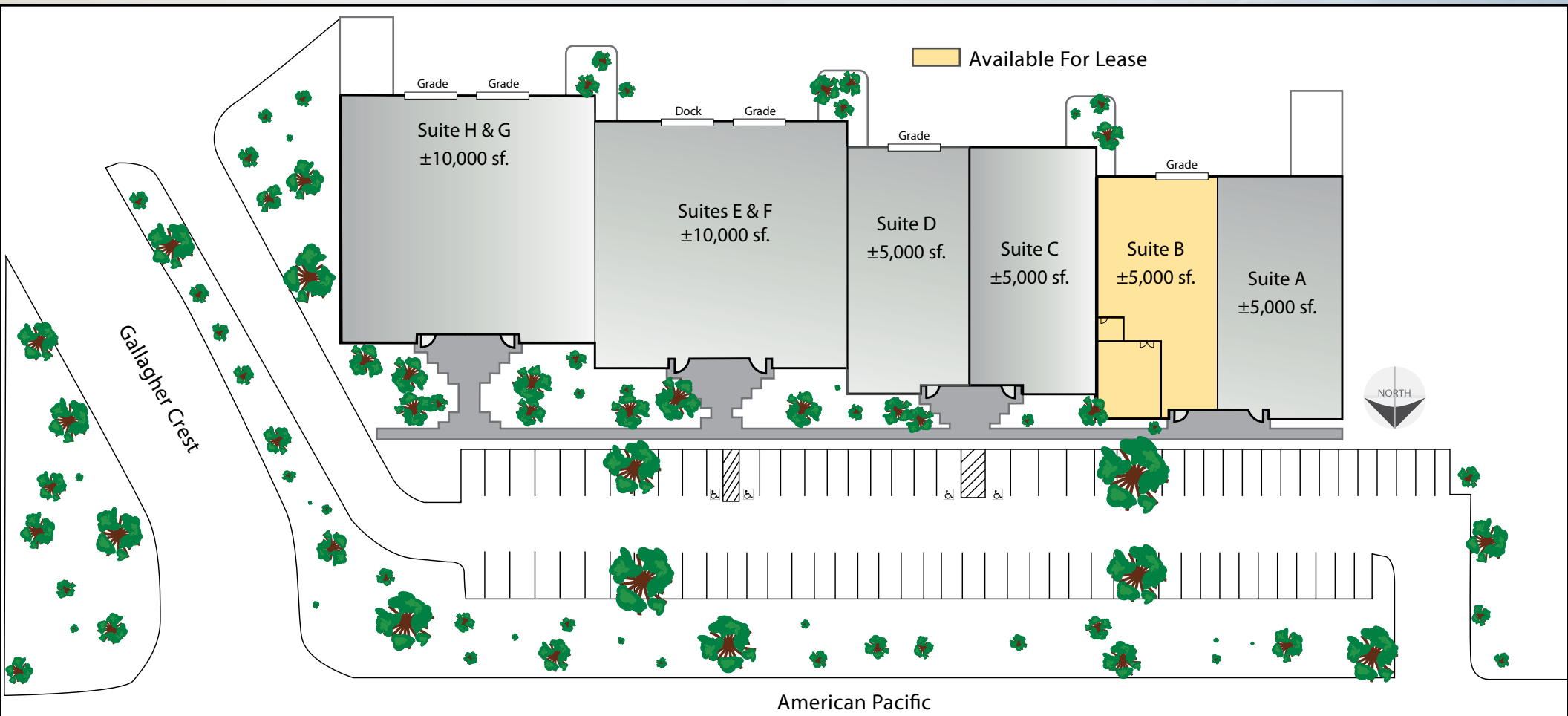
Chris Lane | Dan Doherty, sior

+1 702-836-3728
www.colliers.com

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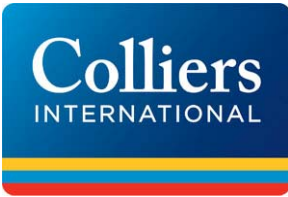


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COLLIERS INTERNATIONAL
 LISTING DETAIL WORKSHEET
OFFICE / WAREHOUSE
FOR LEASE

Listing Agent(s): Chris Lane Dan Doherty, SIOR	Property Name: Ampac Business Park
Phone: (702) 836-3728	Address: 1201 American Pacific Drive Henderson, NV 89074
Fax: (702) 731-5709	Cross Streets: Gallagher Crest & American Pacific Drive
Address: 3960 Howard Hughes Parkway Suite 150 Las Vegas, NV 89169	County: Clark
Last Updated: November 30, 2011	Zoning: I-G (City of Henderson)
	Building Sq. Ft.: +/- 40,000 s.f.
	Available Sq. Ft.: +/- 5,000 s.f.
	Year Built: 1994
	Flood Zoning: Not in a 100-year flood zone per Clark County Assessor's website

Ampac Business Park is a +/-40,000 square foot multi-tenant industrial building located on American Pacific Drive between Gibson Road and Stephanie Street. The building has evaporative coolers, 24' ceiling height, fire sprinklers and strip fluorescent lighting in the warehouse area.

Suites B – +/-5,000 square feet currently available in Suite B which offers approximately +/-490 square feet of existing office. The office space consists of an open showroom and one (1) restroom. The warehouse area has one (1) 12'x14' grade level loading door, 24' clear height, skylights, sprinklers and 3-phase power. Suite B is currently heated and air conditioned. Evaporative coolers are currently present and working in the warehouse area.

Suite	Total SF	Office SF	Clear Ht	Grade	Dock	Power	Lease Rate (NNN)	Estimated NNN Expenses
B	5,000	490	24'	One (12' x 14')	N/A	120/208v 3-Phase	\$0.30 NNN	\$0.13 psf.

LOCATION

A prime Henderson location with convenient access to and from the I-215 Beltway via the Stephanie and Gibson Road interchanges as well as access to and from US-95/US-515 via the Sunset Road interchange. The park also offers close proximity to the Las Vegas "Strip", and McCarran International Airport and is just minutes away from the largest retail corridor in Henderson located at Stephanie & Sunset Road.

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