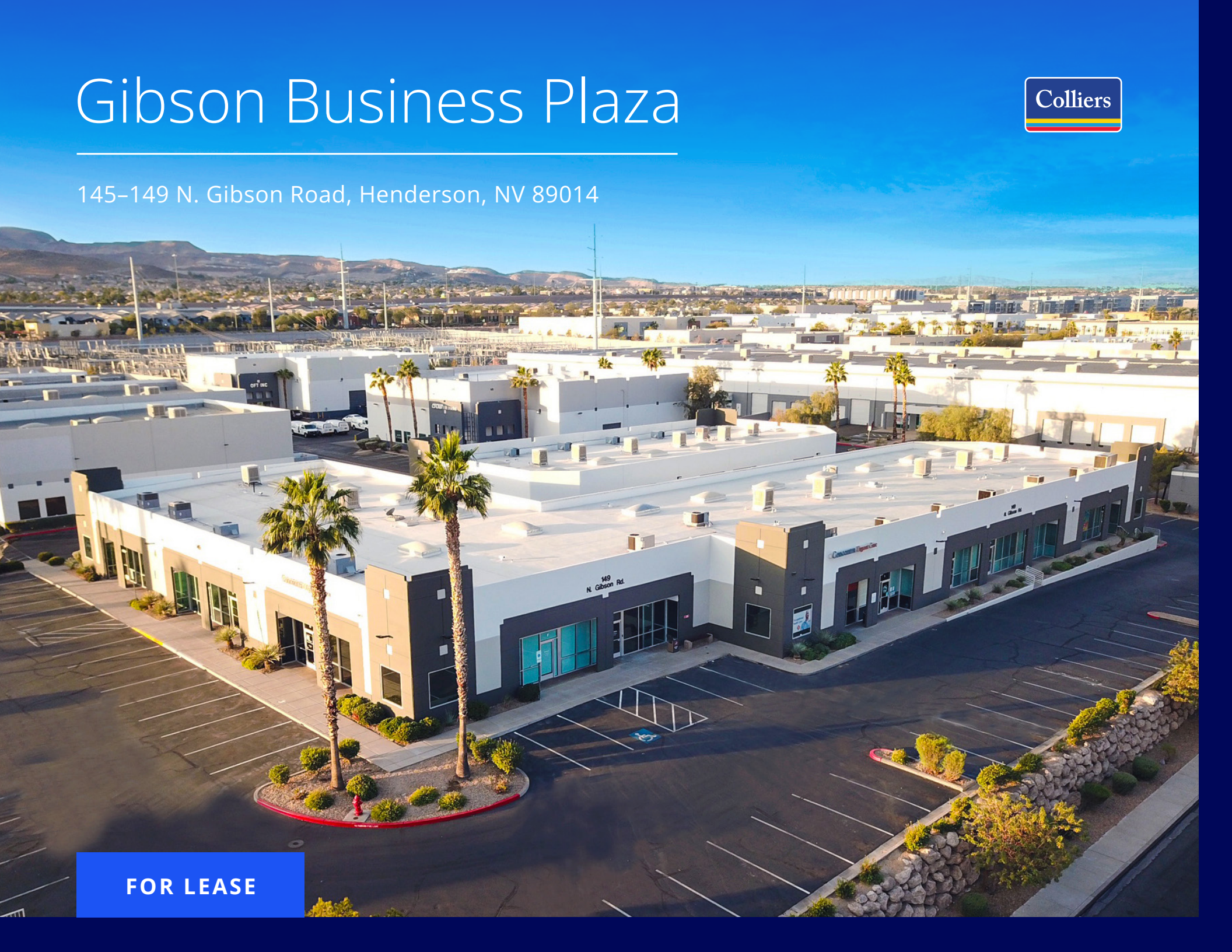


Gibson Business Plaza

Colliers

145-149 N. Gibson Road, Henderson, NV 89014

FOR LEASE



Property Overview

Prime Henderson industrial property with Gibson Road frontage. Zoned I-G and fully fire sprinklered, featuring $\pm 16'$ – $\pm 18'$ clear height, $\pm 12' \times \pm 14'$ grade level doors, and an excellent parking ratio of up to 3.5/1,000 SF. Strategically located with convenient access to I-215 and US-95.

$\pm 1,691$ SF – $\pm 1,961$ SF Available



$\pm 12' \times \pm 14'$ Grade Level Loading



Zoned I-G



Fully Fire Sprinklered



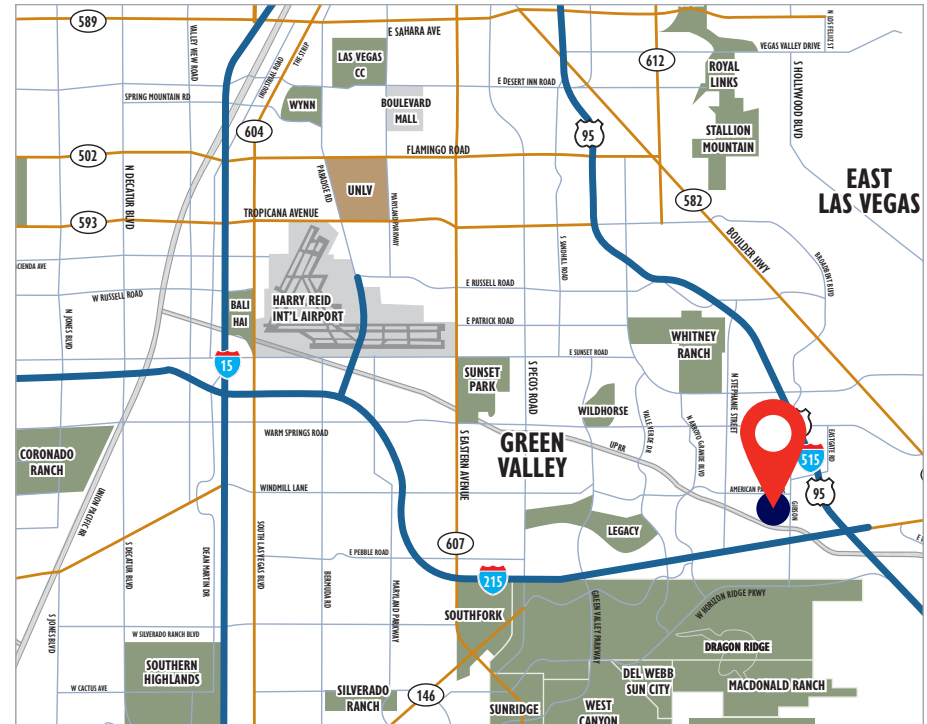
$\pm 16'$ – $\pm 18'$ Clear Height



Excellent Access To I-215 and US-95



Up To 3.5/1,000 SF Parking Ratio



Lease Rate

\$1.46 – \$1.50 PSF NNN

CONTACT US

Brian Riffel, SIOR

Executive Vice President
Direct: +1 702 836 3773
brian.riffel@colliers.com
License # NV-S.0043752

Tyler Jones

Vice President
Direct: +1 702 836 3754
tyler.jones@colliers.com
License # NV-S.0169145

Chase Pavlov

Associate Vice President
Direct: +1 702 836 3731
chase.pavlov@colliers.com
License # NV-S.0186416

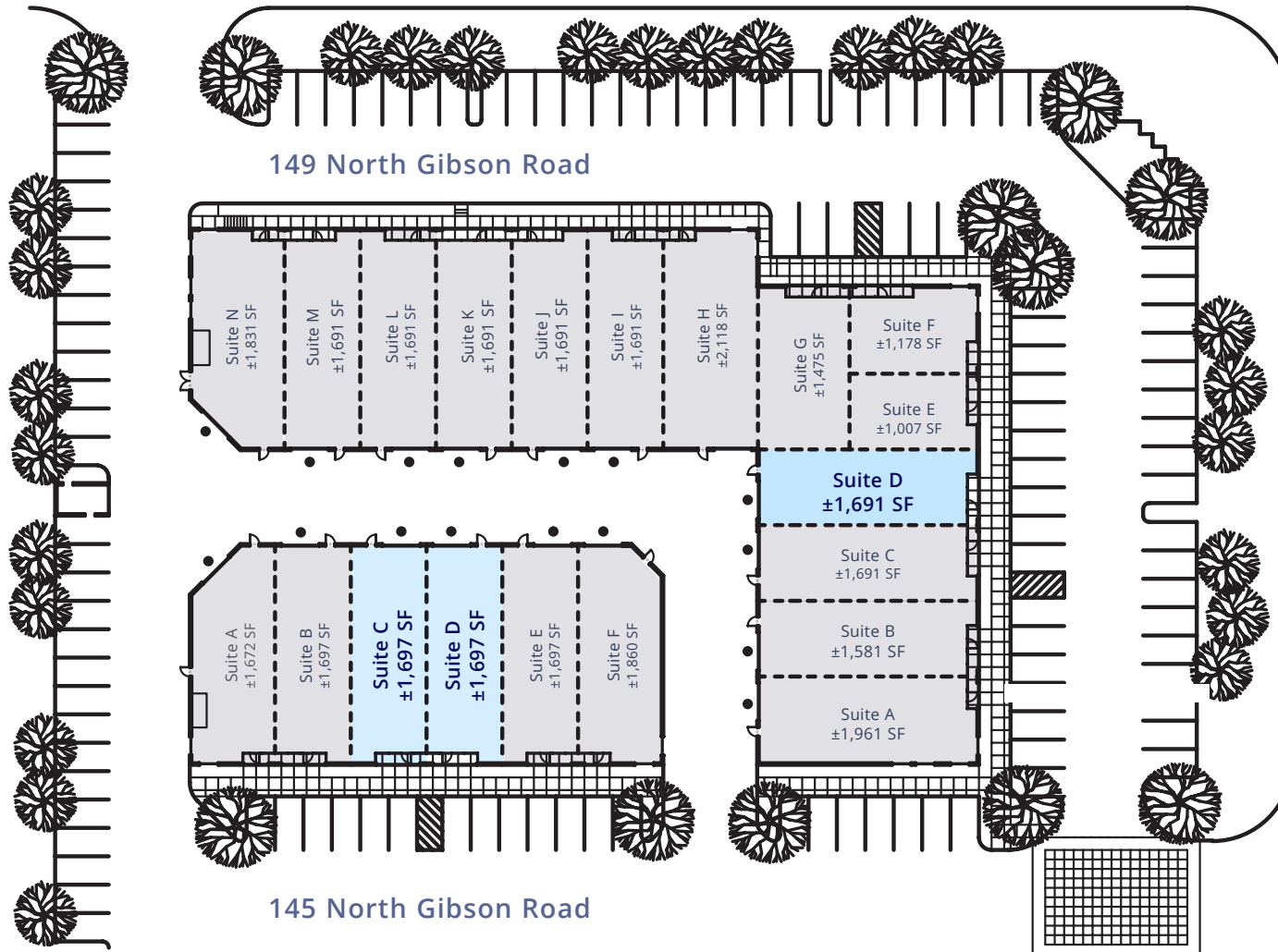
Site Plan

±1,691 SF – ±1,961 SF

Available For Lease

▲
N For illustration purposes only. Not to scale.

● = Grade Loading Door ■ = Available



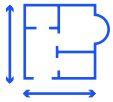
Floor Plan

Suite C

145 N. Gibson Road

◀N For illustration purposes only. Not to scale.

● =Grade Loading Door



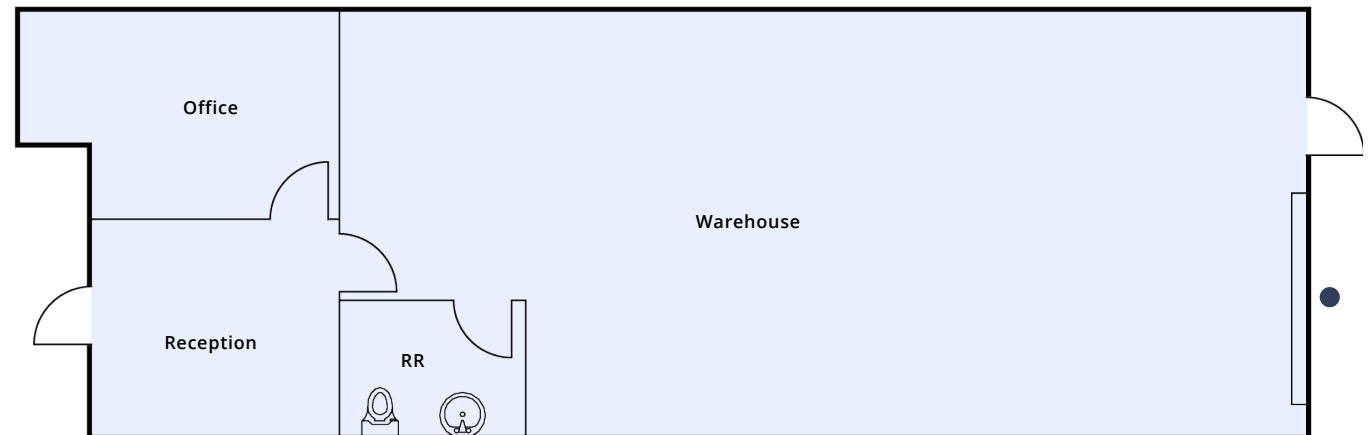
±1,697 Total SF
±464 SF Office
±1,233 SF Warehouse



±12' x ±14' Grade
Level Loading



Lease Rate: \$1.46 PSF NNN
CAMs: \$0.39 PSF
Total Monthly: \$3,139.45



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brian.riffel@colliers.com
License # NV-S.0043752

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Associate Vice President
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License # NV-S.0186416

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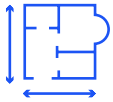
Floor Plan

Suite D

145 N. Gibson Road

◀N For illustration purposes only. Not to scale.

● =Grade Loading Door



±1,697 Total SF

±TBD SF Office

±TBD SF Warehouse



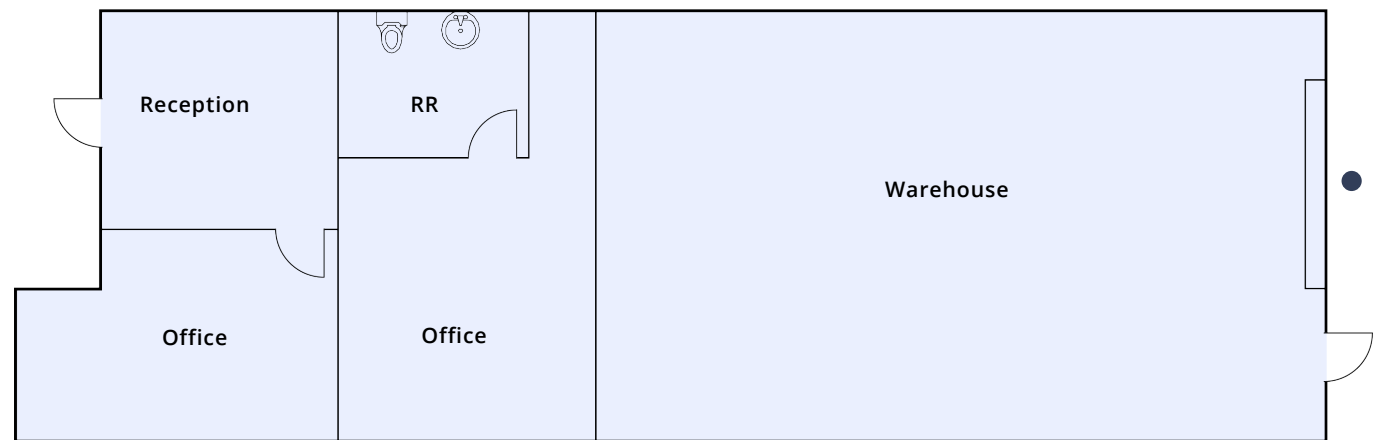
±12' x ±14' Grade
Level Loading



Lease Rate: \$1.46 PSF NNN

CAMs: \$0.39 PSF

Total Monthly: \$3,139.45



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brian.riffel@colliers.com

License # NV-S.0043752

Tyler Jones

Vice President

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Associate Vice President

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License # NV-S.0186416



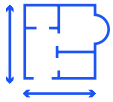
Floor Plan

Suite D

149 N. Gibson Road

◀N For illustration purposes only. Not to scale.

● =Grade Loading Door



±1,691 Total SF

±1,110 SF Office

±681 SF Warehouse



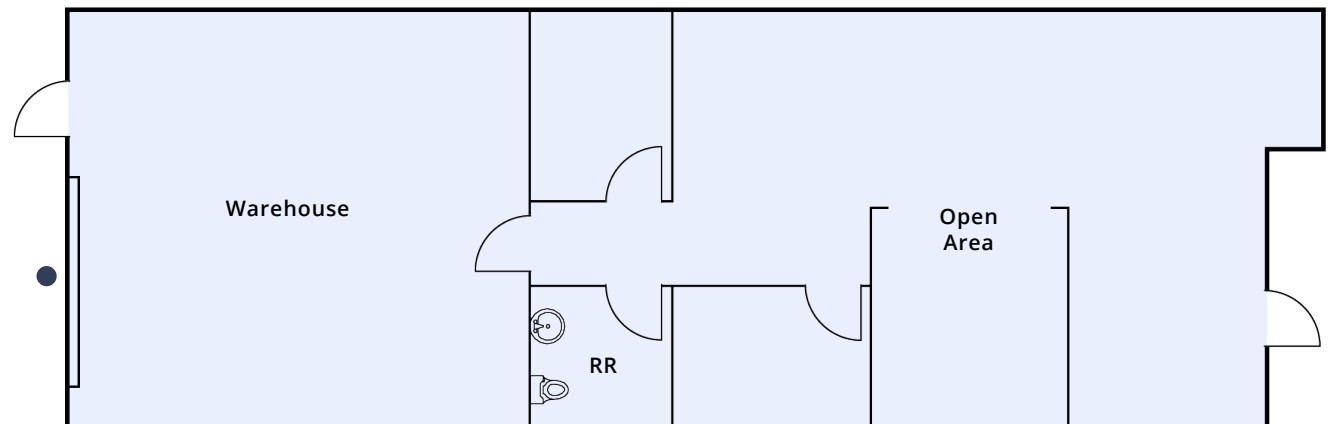
±12' x ±14' Grade
Level Loading



Lease Rate: \$1.50 PSF NNN

CAMs: \$0.39 PSF

Total Monthly: \$3,139.45



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Location Map

Strategically located with convenient access to I-215 and US-95

▲
N For illustration purposes only. Not to scale.



ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals

CONTACT US

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