

Industrial Warehouse/Office Space | For Lease

Gibson Business Plaza

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

Colliers



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License # NV-S.0186416

Prime Henderson Location

Accelerating success.

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Property Highlights

- Prime Henderson Location with Gibson Road Frontage
- 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

±1,691 SF – ±1,961 SF
Available For Lease



One of the Licensed Real Estate Agents with Colliers International is a part Owner/Licensee.

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Gibson Business Plaza



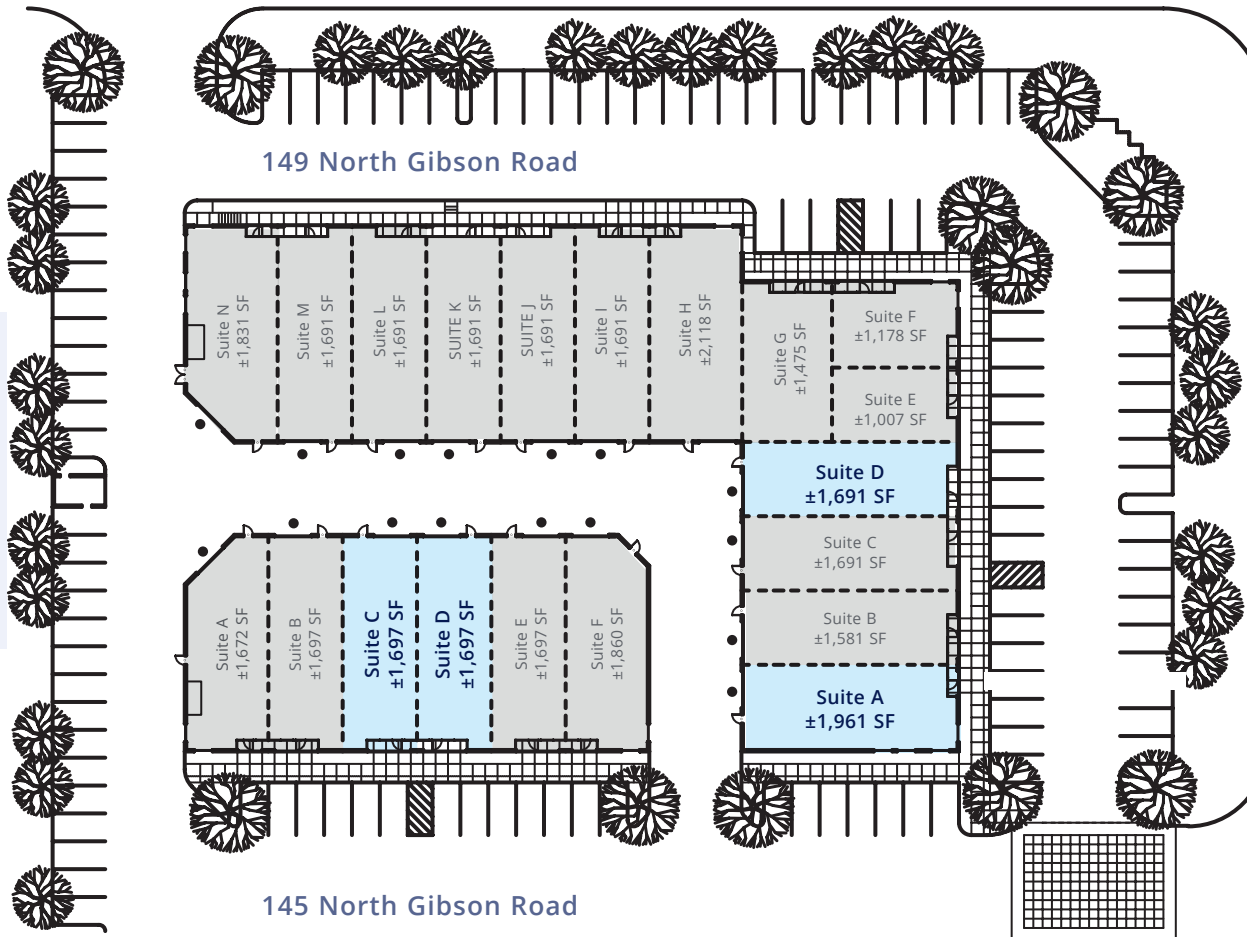
145-149 N. Gibson Road, Henderson, NV 89014

Site Plan

● = Grade Loading Door

■ = Available

Drawings not to scale. For illustration purposes only.



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Gibson Business Plaza



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

145 N. Gibson Road

Suite C

- ±1,697 Total SF
- ±464 SF Office
- ±1,233 SF Warehouse
- Grade Level Loading
- Fire Sprinklered
- 3 Phase Power

Lease Rate

\$1.46 PSF NNN

CAMs

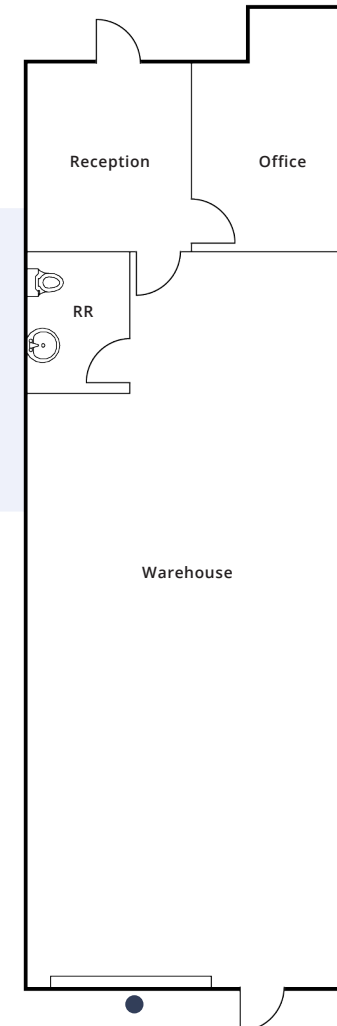
\$0.39 PSF

Monthly Total

\$3,139.45

● =Grade Loading Door

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Industrial Warehouse/Office Space | For Lease

Gibson Business Plaza



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

145 N. Gibson Road

Suite D

- ±1,697 Total SF
- ±TBD SF Office
- ±TBD SF Warehouse
- Grade Level Loading
- Fire Sprinklered
- 3 Phase Power

Lease Rate

\$1.46 PSF NNN

CAMs

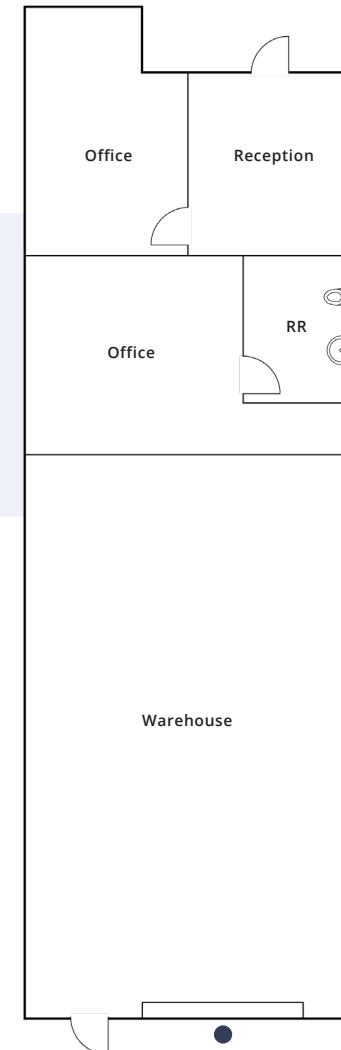
\$0.39 PSF

Monthly Total

\$3,139.45

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Gibson Business Plaza



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149 N. Gibson Road

Suite A

- ±1,961 Total SF
- ±1,113 SF Office
- ±848 SF Warehouse
- Grade Level Loading
- Fire Sprinklered
- 3 Phase Power

Lease Rate

\$1.55 PSF NNN

CAMs

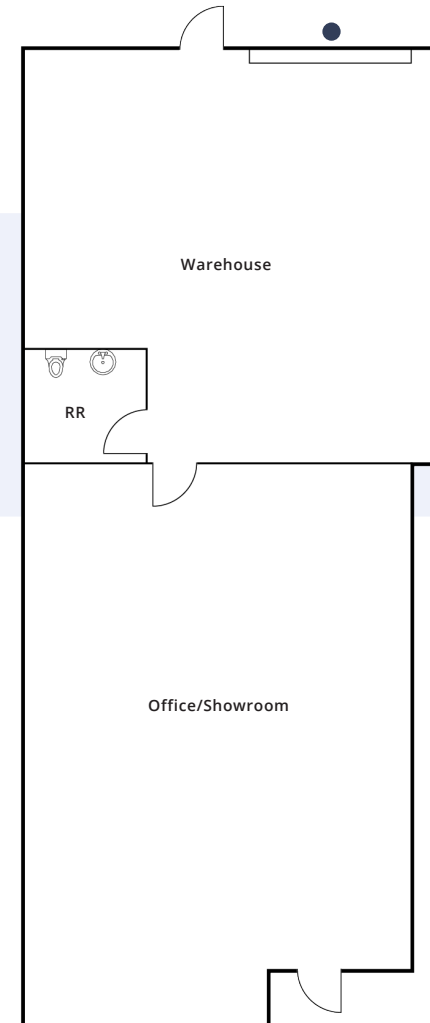
\$0.39 PSF

Monthly Total

\$3,804.34

● =Grade Loading Door

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Industrial Warehouse/Office Space | For Lease

Gibson Business Plaza



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

149 N. Gibson Road

Suite D

- ±1,691 Total SF
- ±1,110 SF Office
- ±681 SF Warehouse
- Grade Level Loading
- Fire Sprinklered
- 3 Phase Power

Lease Rate

\$1.50 PSF NNN

CAMs

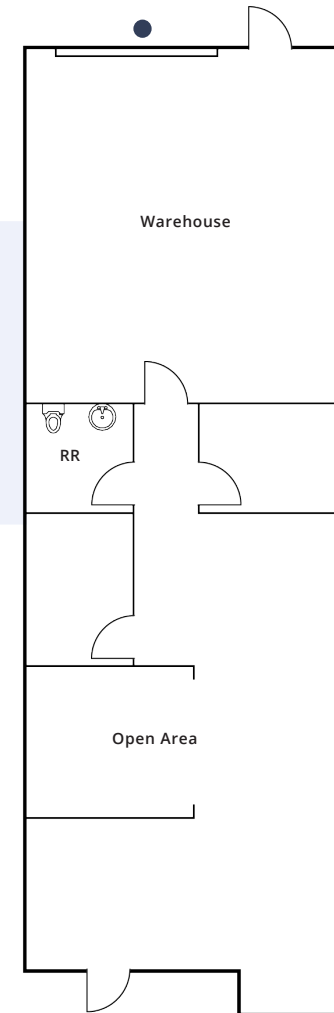
\$0.39 PSF

Monthly Total

\$3,139.45

● =Grade Loading Door

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The map illustrates the Sun Valley Mall project location in Phoenix, Arizona. The proposed mall is situated at the intersection of Gibson Road and American Pacific Drive, marked by a red dot and labeled 'Site'. The map shows the surrounding area, including major highways (I-17, I-19, I-20, I-24, I-25) and local streets (Sunset Road, Warm Springs Road, American Pacific Drive, Stephanie Street). The map also highlights various retail and commercial areas, including Costco, Petco, Mattress Firm, Wal-Mart, Office Depot, and many others. The map also shows the Auto Show Drive Interchange and the Gibson Road Interchange.

\$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

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.7 billion in annual revenues, 24,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

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