

GIBSON BUSINESS PARK

1168 - 1170 Center Point Drive, Henderson, NV 89074

AVAILABLE
For Sale



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For Sale



Listing Snapshot



\$1,750,000

Sale Price



\$309.84 PSF

Price per Square Foot



±5,648 SF

Available Space



Henderson

Submarket

Property Highlights

- ±5,648 SF Freestanding Office with Warehouse Available for Sale
- Two (2) Grade-Level Roll-Up Doors
- Year Built: 1998
- Demised into two suites (1168 & 1170 Center Point Drive)
- Zoning: General Industrial (I-G)
- Close Proximity to the I-215

Property Overview

Gibson Business Park is a well-positioned industrial park located at 1168 - 1170 Center Point Drive in Henderson, NV 89074. This exceptional ±5,648 square foot property offers a highly functional combination of professional office and warehouse space across two well-appointed suites (1168 and 1170 Center Point). With a versatile layout featuring extensive office build-outs, multiple conference rooms, and 18' clear height warehouse storage, this asset is perfectly positioned for an owner-user looking to occupy the entirety or an investor seeking dual-tenant flexibility.

Key Demographics

(within a 3-mile radius)



±118,824

Population Size



\$122,100

Ave. Household Income

APN 178-15-512-003

Zoning General Industrial (I-G)

Year Built 1998

Cross Streets Center Point Drive & Gallagher Crest Drive

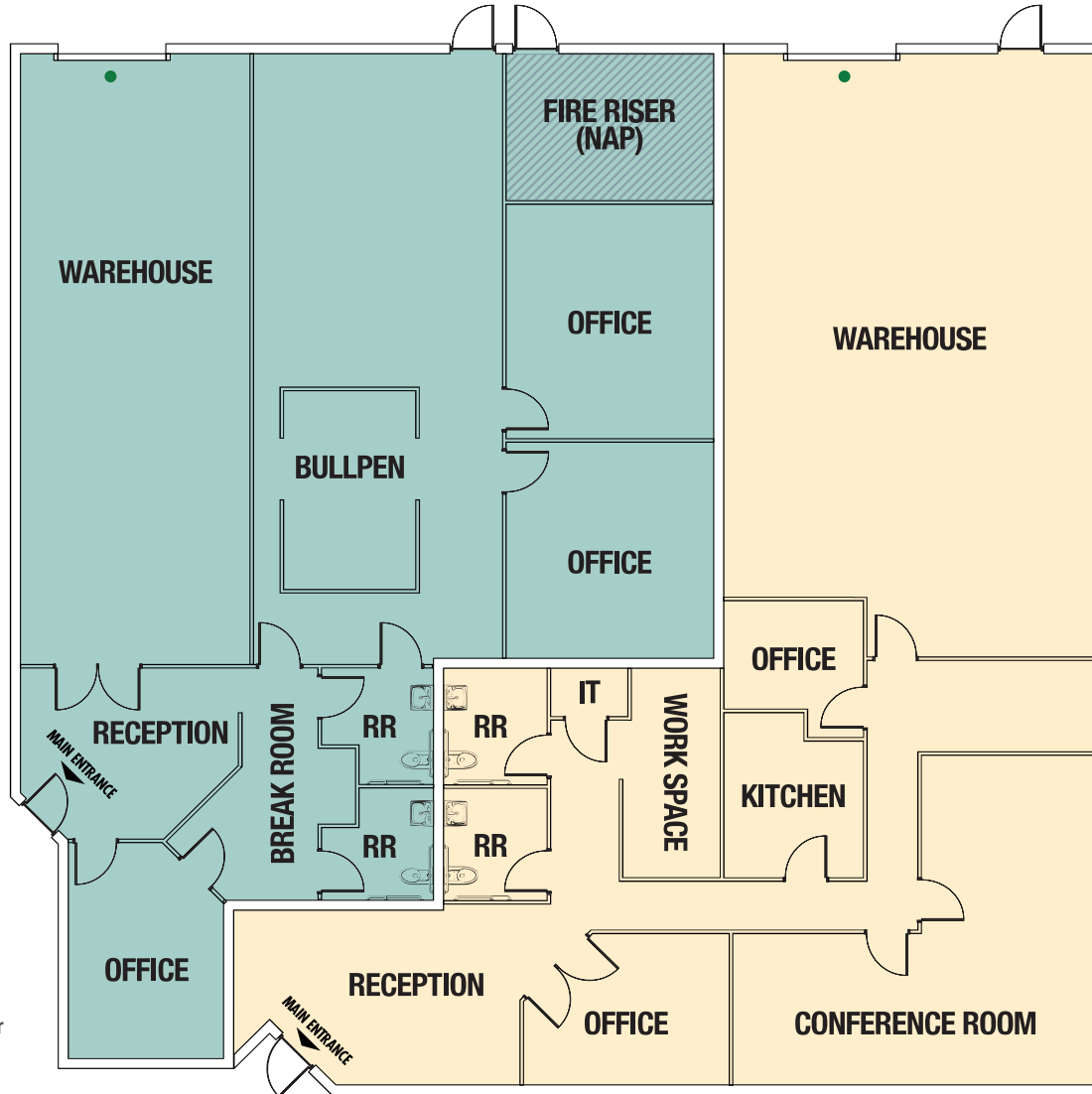
Lot Size ±0.42 AC

Parking Ratio 2.83:1,000 SF



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- BLDG 1168
- BLDG 1170
- Grade Level Door

Listing Snapshot

 **\$1,750,000**
Sale Price

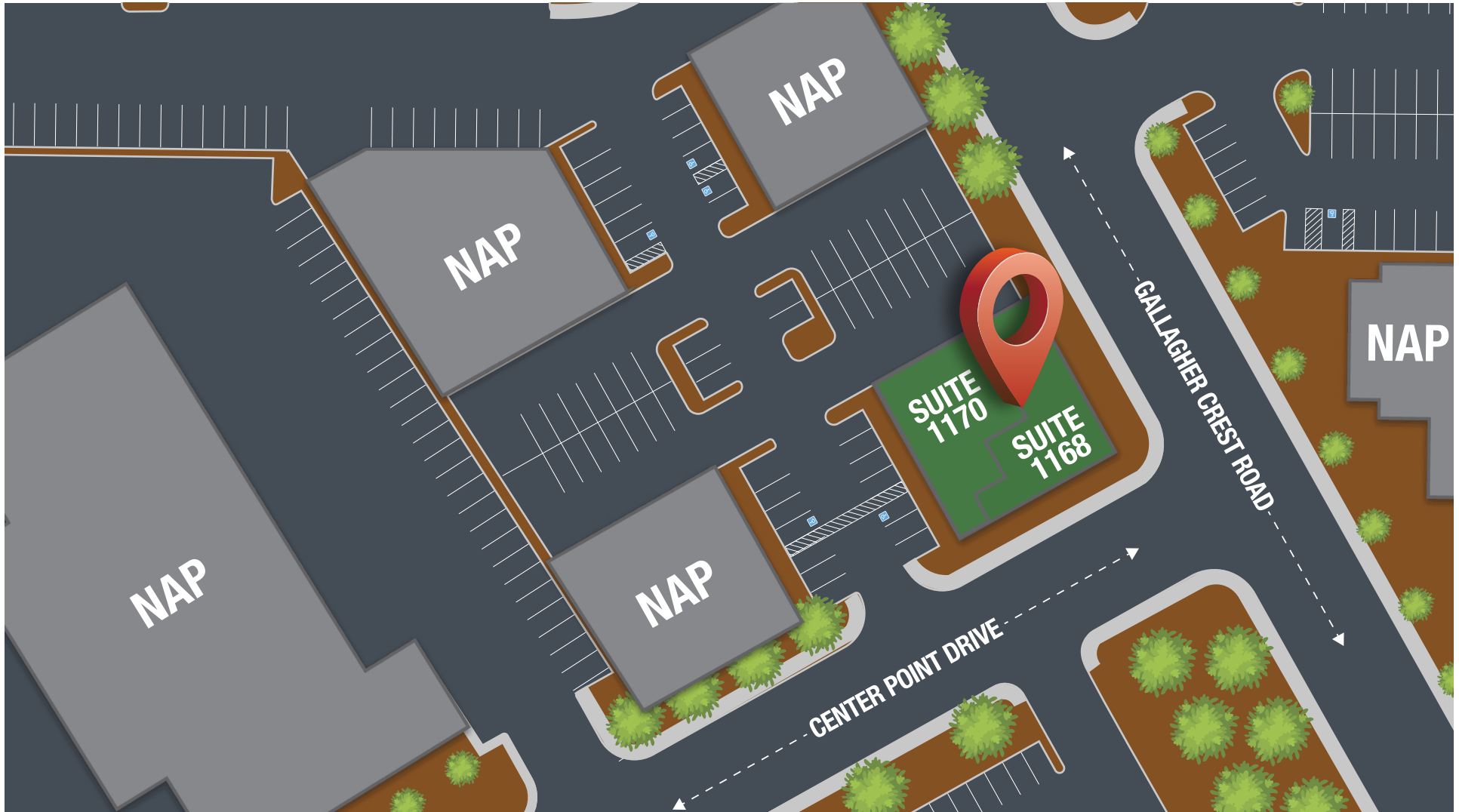
 **\$309.84 PSF**
Price per Square Foot

 **±5,648 SF**
Available Space

Building Specs

Total SF	±5,648
Office	5
Bullpen	1
Reception	2
Conference	1
Kitchen	1
Break Room	1
Restroom	4
Grade Level [●]	2 roll-up doors
Clear Height	18'
Power	277/400 V • 3-phase <small>(to be verified by buyer)</small>
Availability	Immediately

Site Plan



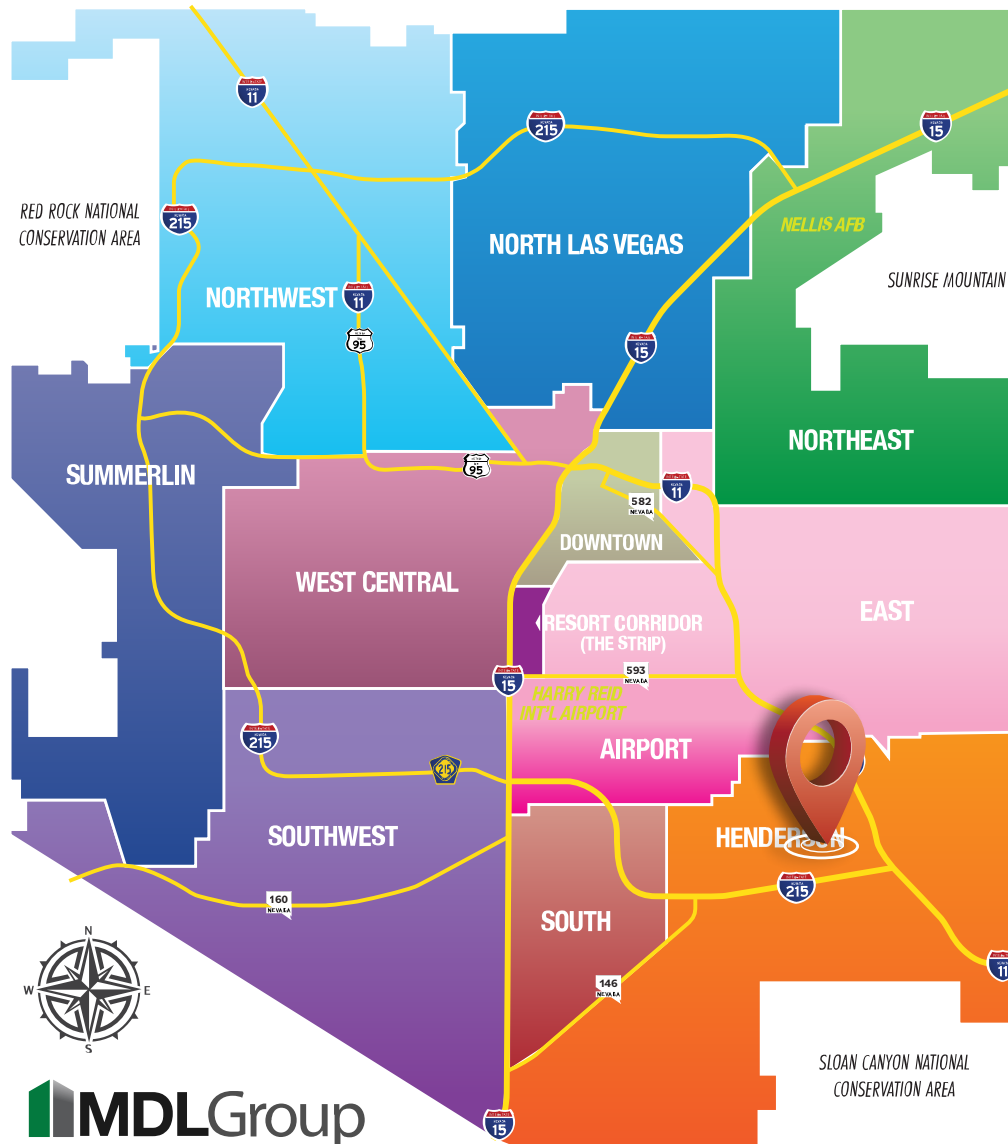
Property Photos



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Distance to Landmarks




- I-215 FWY: ±0.9 miles
- I-11 FWY: ±1.4 miles
- Harry Reid International Airport: ±11.9 miles
- The Strip: ±13 miles

Nearby Amenities

- ±2.4 miles to Sunset Station Hotel & Casino and the Galleria Mall complex that includes Costco and Home Depot
- ±3.5 miles to the Henderson Hospital heading north and ±3.5 miles to the St. Rose Dominican Hospital (Rose de Lima Campus) heading east
- Close proximity to the Valley Auto Mall
- Nearby recreational parks include Cornerstone Park and the Arroyo Grande Sports Complex

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Clark County Nevada

Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Market Overview

City of Henderson

Quick Facts

 **359,000**

Est. Population
(as of 2025)

 **2,984**

Pop. Density
(per square mile)

Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam, and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping. Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.




In 2024, Henderson was awarded the prestigious Malcon Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.


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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

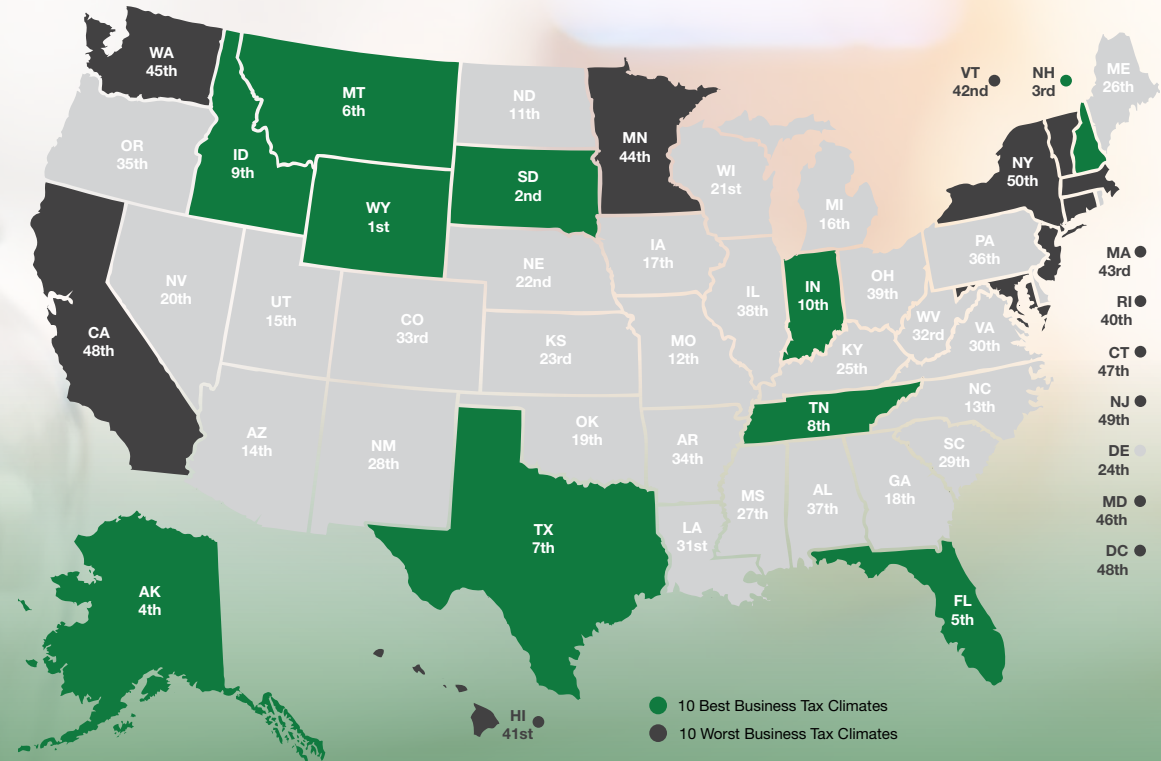
Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

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2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.

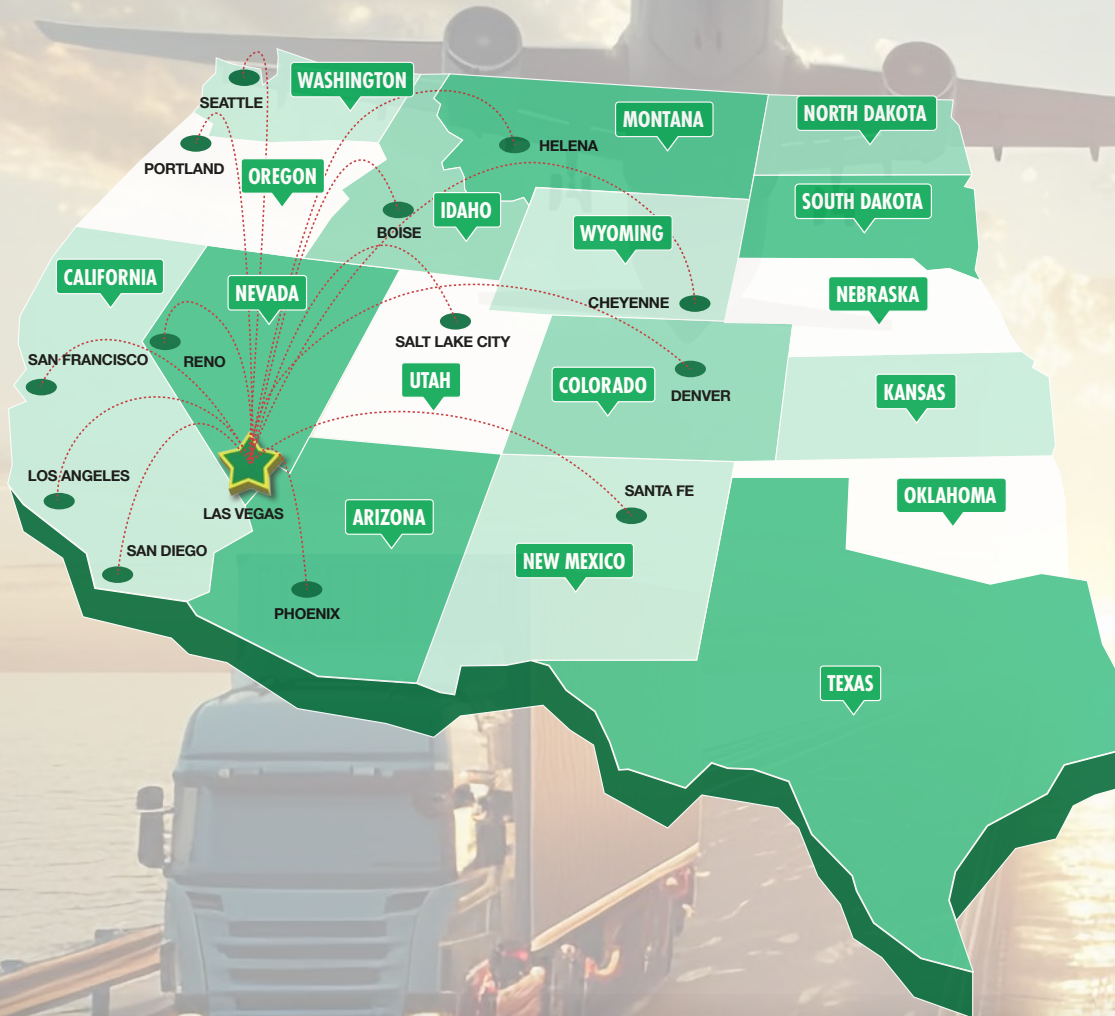


Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

SHIPPING & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

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