

# SUNSET BUSINESS CENTER

6445 W. SUNSET ROAD • LAS VEGAS, NV 89118



- 71,298 SF Industrial Property (2 Buildings)
- 24' Clear Height
- Fully fire sprinklered
- 12'x14' grade overhead doors
- Contiguous to UFC global HQ building
- Close proximity to the I-215, I-15, the Las Vegas Strip, and Harry Reid International Airport

## Property Summary

AVAILABLE SF	6,082-6,082 SF
BUILDING SIZE	71,441 SF
MARKET	Las Vegas

For more information, please contact:

### GABE TELLES

LEASING AGENT  
COLLIERS  
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### COLBY MIKULICH

LEASING MANAGER  
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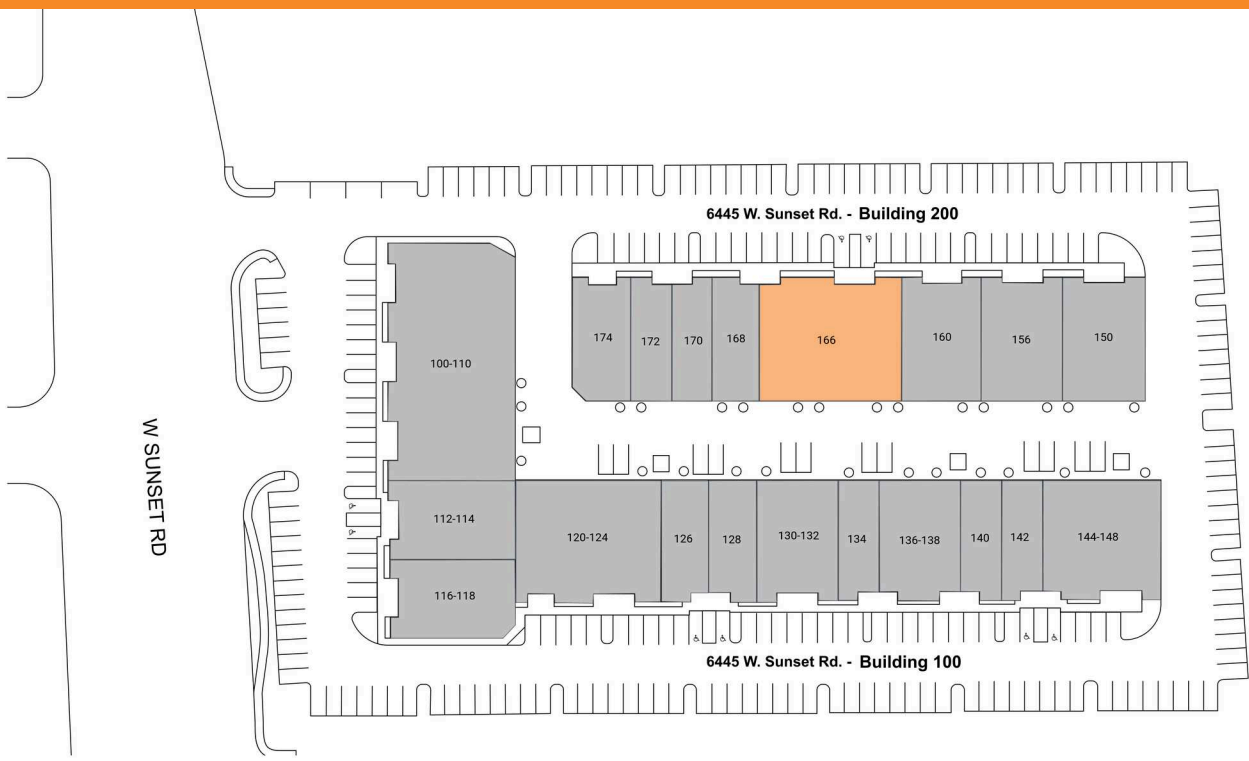
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE    ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
200	166	6,082	956	16	N/A	0	3	



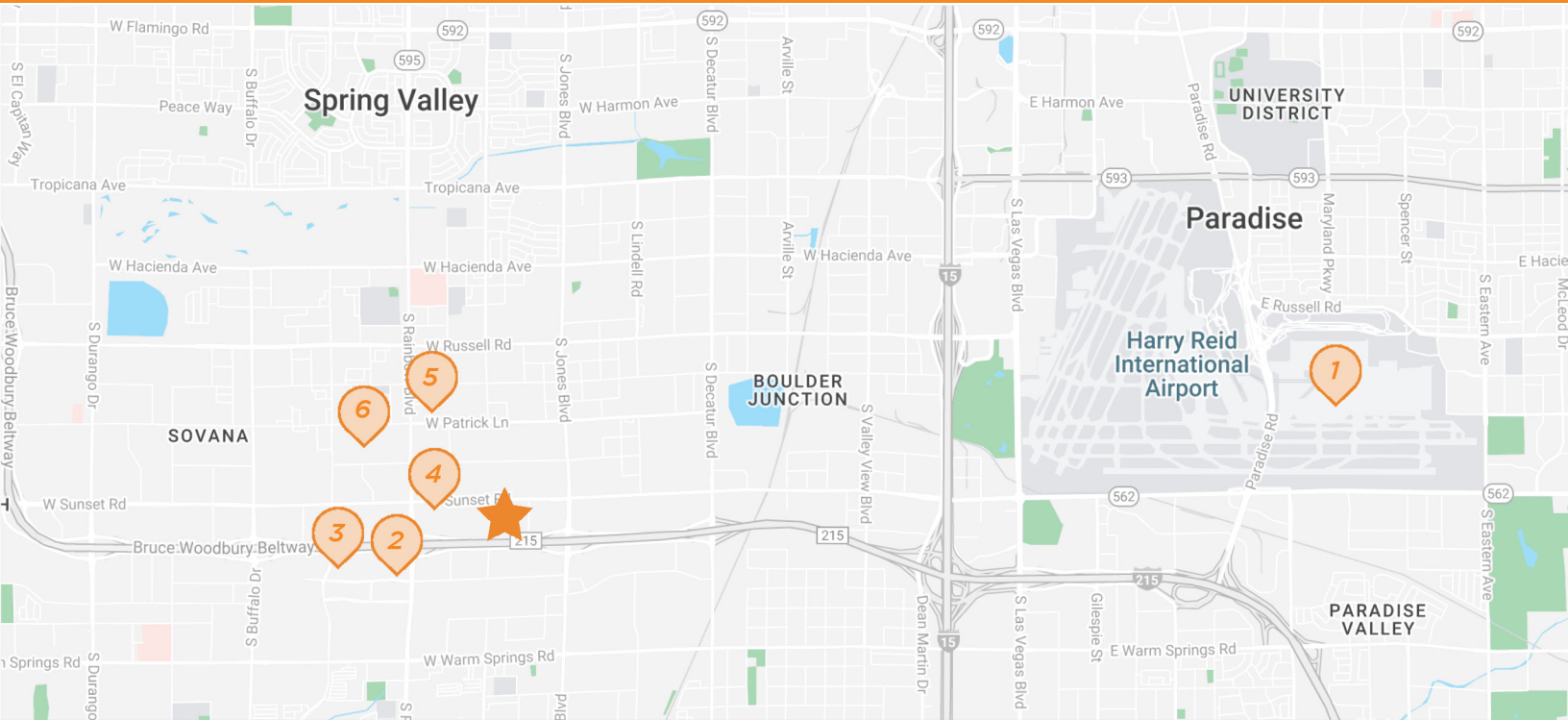
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### HARRY REID INTERNATIONAL AIRPORT

5757 Wayne Newton Blvd  
Las Vegas, NV 89119



### THE HOME DEPOT

7015 Arroyo Crossing Pkwy  
Las Vegas, NV 89113



### WALMART SUPERCENTER

7200 Arroyo Crossing Pkwy  
Las Vegas, NV 89113



### IN-N-OUT BURGER

6530 S Rainbow Blvd  
Las Vegas, NV 89118



### ROSALLIE LE FRENCH CAFE

6090 S Rainbow Blvd  
Las Vegas, NV 89118



### PRIMETIME BATTING CAGES & SPORTS TRAINING

7200 W Post Rd, Suite 140  
Las Vegas, NV 89113