

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 | SF |
| BUILDING SIZE | 71,524 SF |
| MARKET | Las Vegas |

For more information, please contact:

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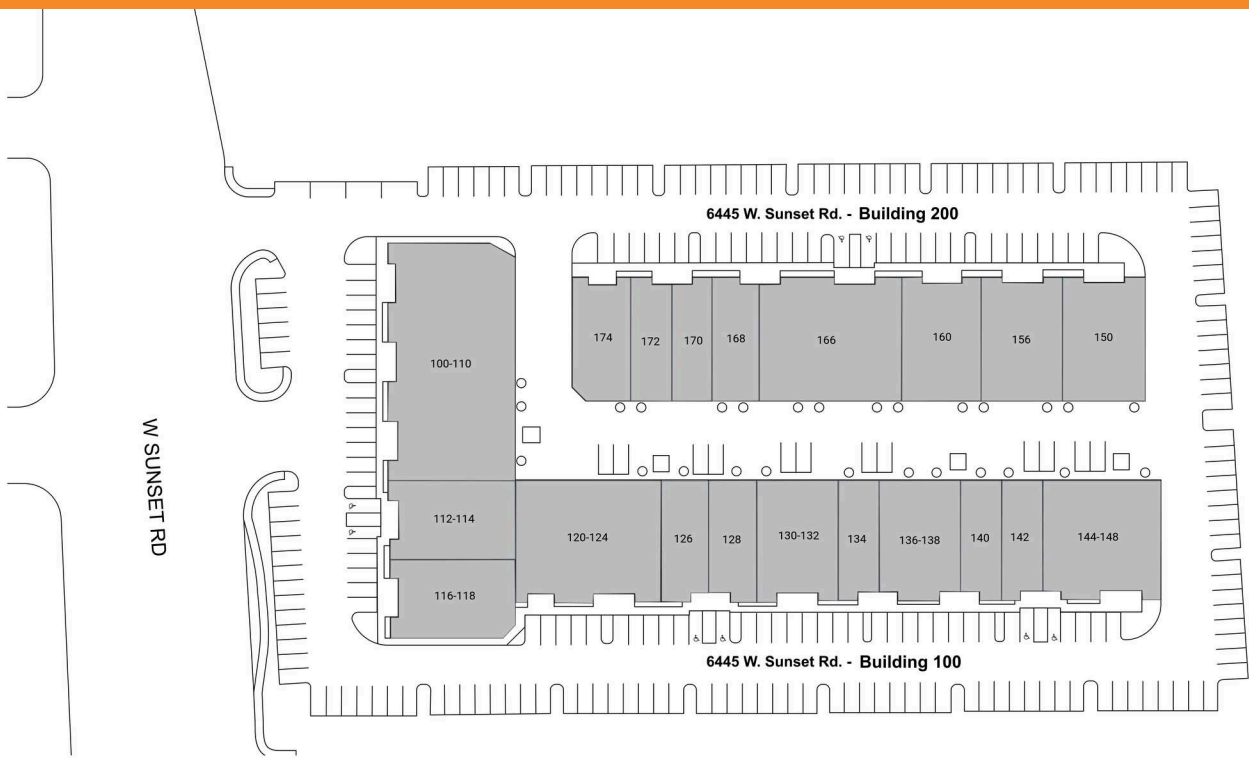
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LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|-------|------------|-------------|----------|------|----------|----|----|
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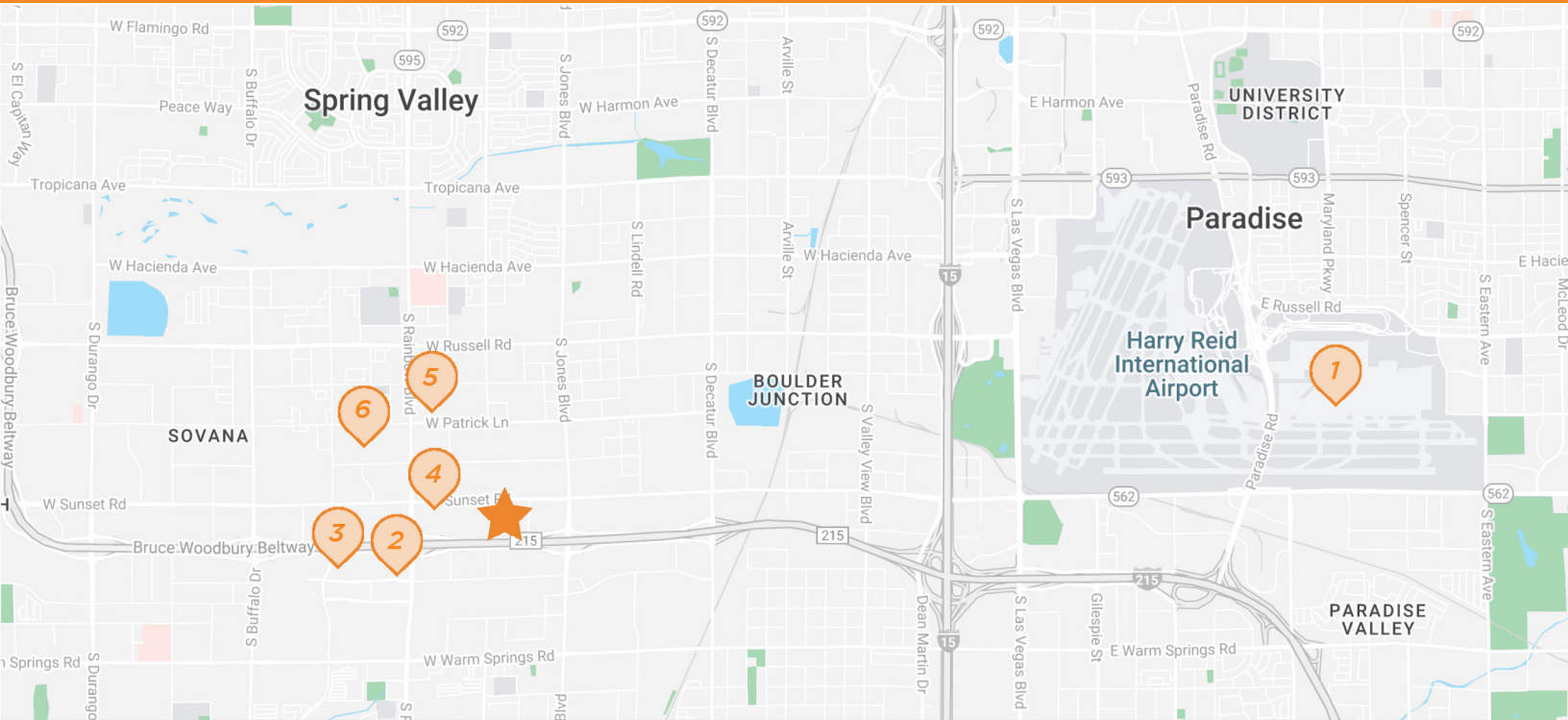
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HARRY REID INTERNATIONAL AIRPORT

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