

# 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

<b>AVAILABLE SF</b>	2,722-5,482 SF
<b>BUILDING SIZE</b>	71,713 SF
<b>MARKET</b>	Las Vegas

**For more information, please contact:**

### **GABE TELLES**

LEASING AGENT  
COLLIERS  
P. 702-836-3758  
E. GABE.TELLES@COLLIERS.COM

### **ADAM MURRAY**

LEASING MANAGER  
BKM MANAGEMENT COMPANY  
P. 702.359.4858  
E. AMURRAY@BKMMGMT.COM

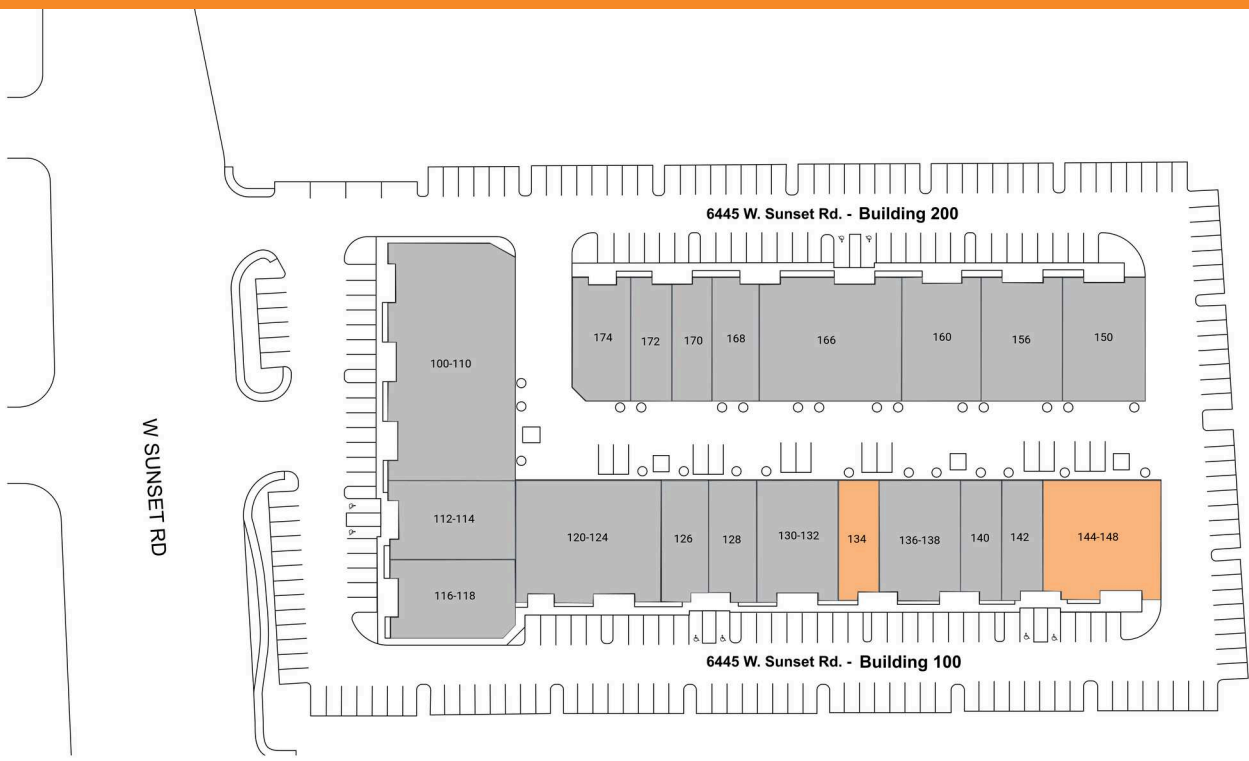
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE   ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
100	134	2,722	736	27	IND	2	0	
100	144-148	5,482	445	8	IND	1	0	

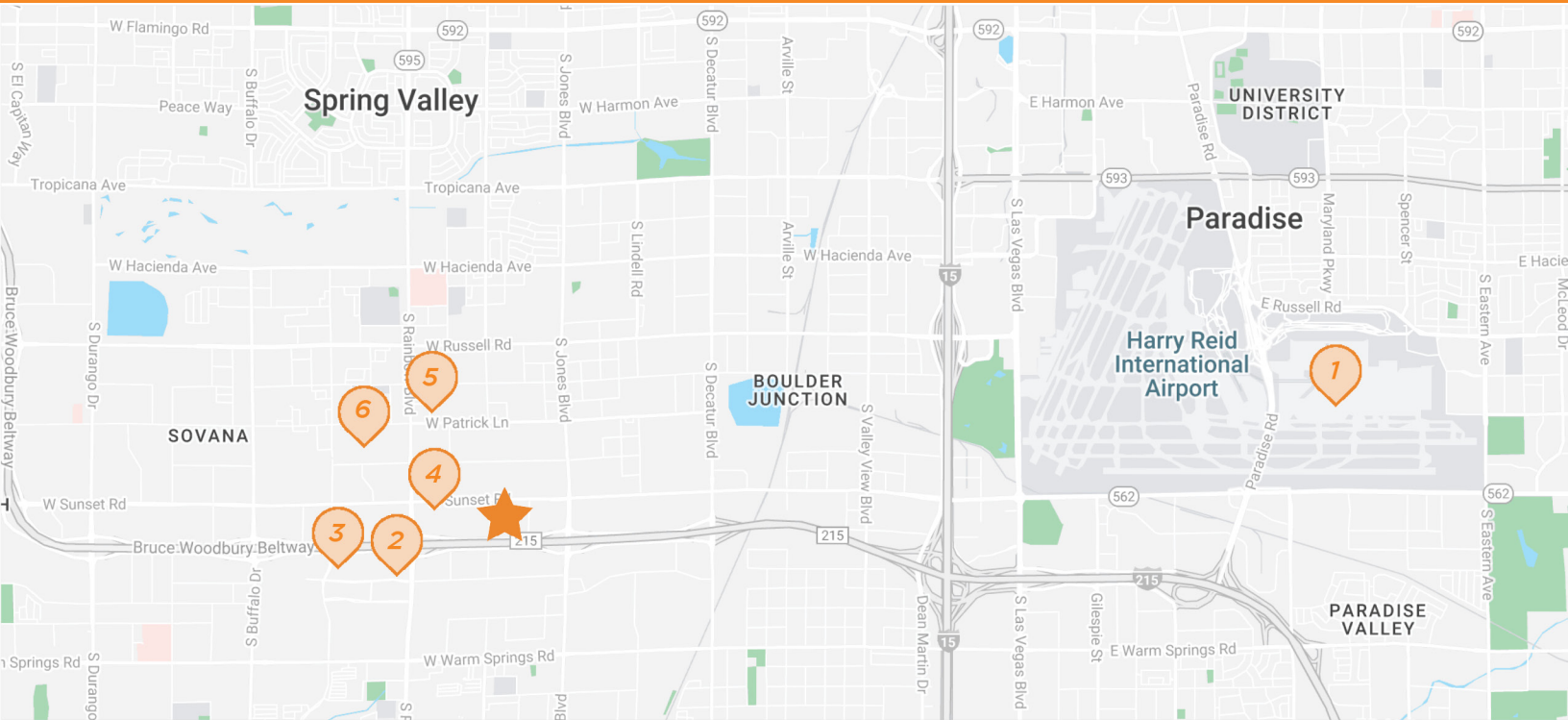
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### HARRY REID INTERNATIONAL AIRPORT

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