

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	2,643-5,482 SF
BUILDING SIZE	71,713 SF
RENOVATED	2023
MARKET	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

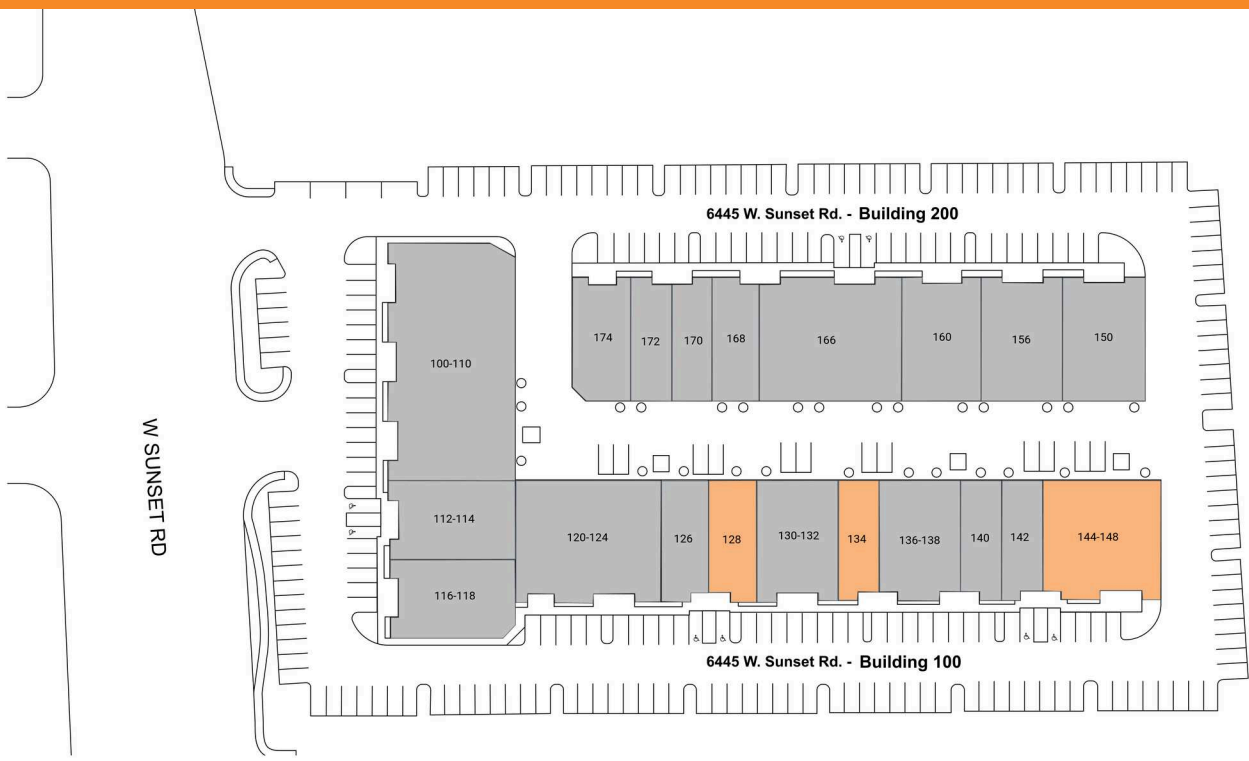
SUNSET BUSINESS CENTER

6445 W. SUNSET ROAD • LAS VEGAS, NV 89118



LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
100	128	2,643	1,274	48	IND	2	0	
100	134	2,722	736	27	IND	2	0	
100	144-148	5,482	445	8	IND	1	0	

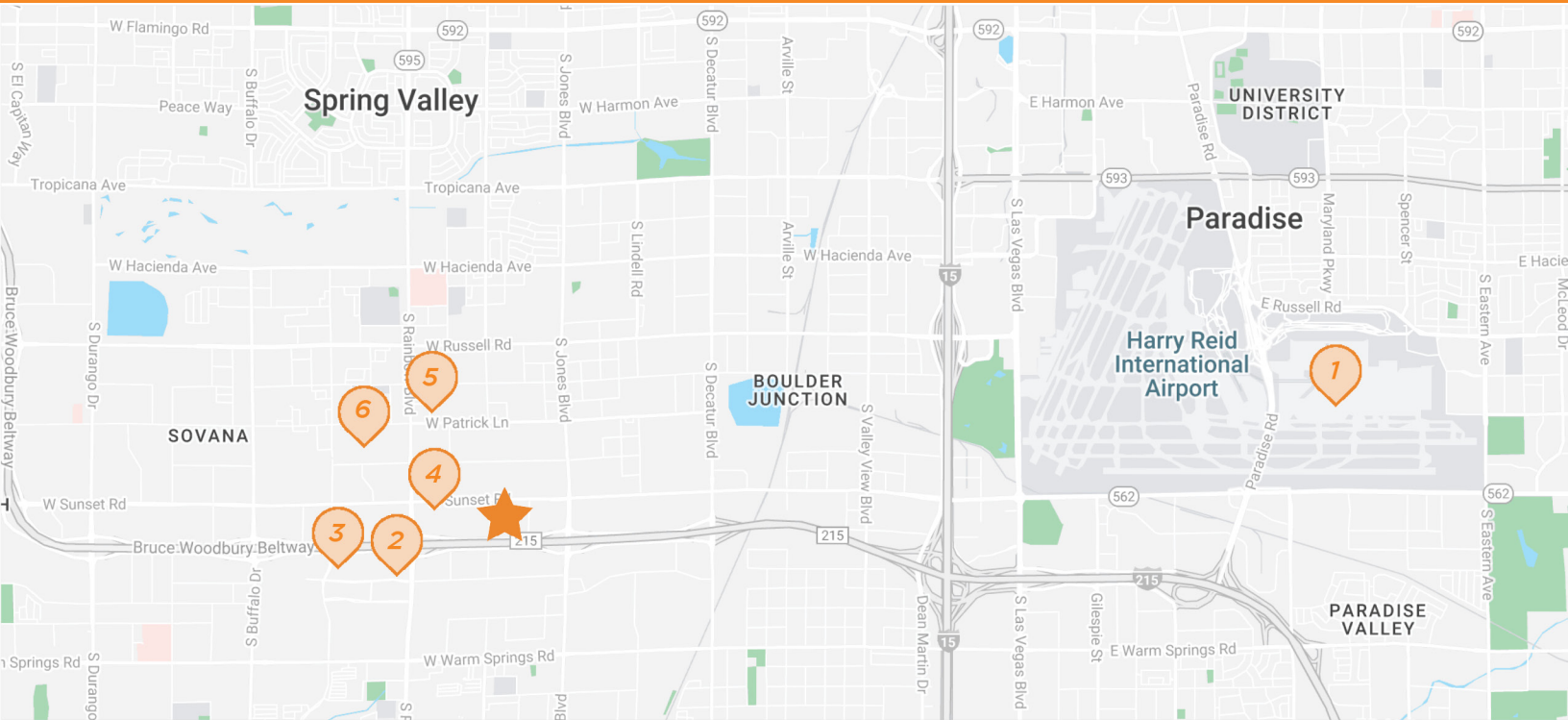
SUNSET BUSINESS CENTER

6445 W. SUNSET ROAD • LAS VEGAS, NV 89118



SUNSET BUSINESS CENTER

6445 W. SUNSET ROAD • LAS VEGAS, NV 89118



SUNSET BUSINESS CENTER

6445 W SUNSET ROAD | LAS VEGAS, NV 89118



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