

# 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

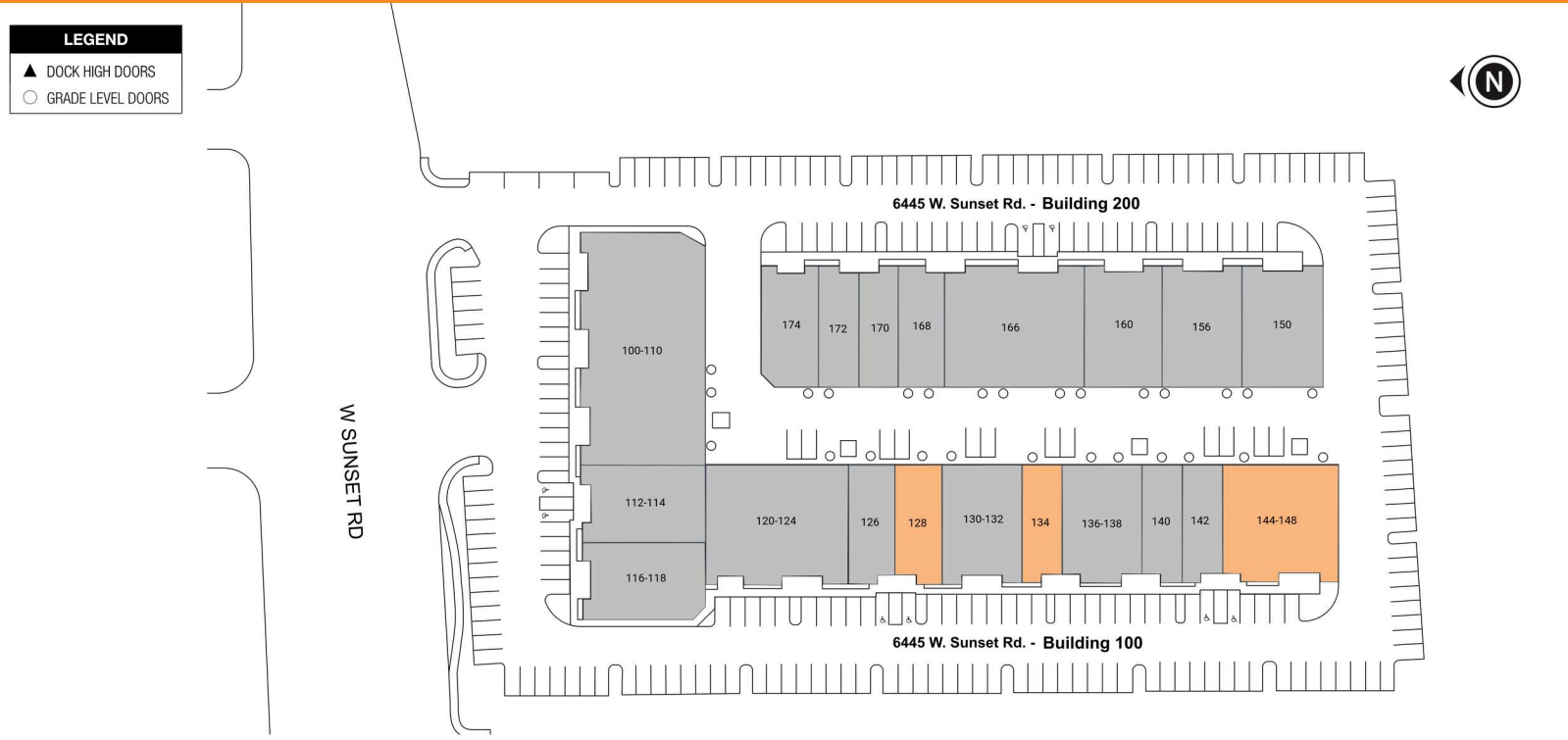
BKM MANAGEMENT COMPANY

P. 702.359.4858

E. AMURRAY@BKMMGMT.COM

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## Current Availabilities

AVAILABLE OCCUPIED

| 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  |    |

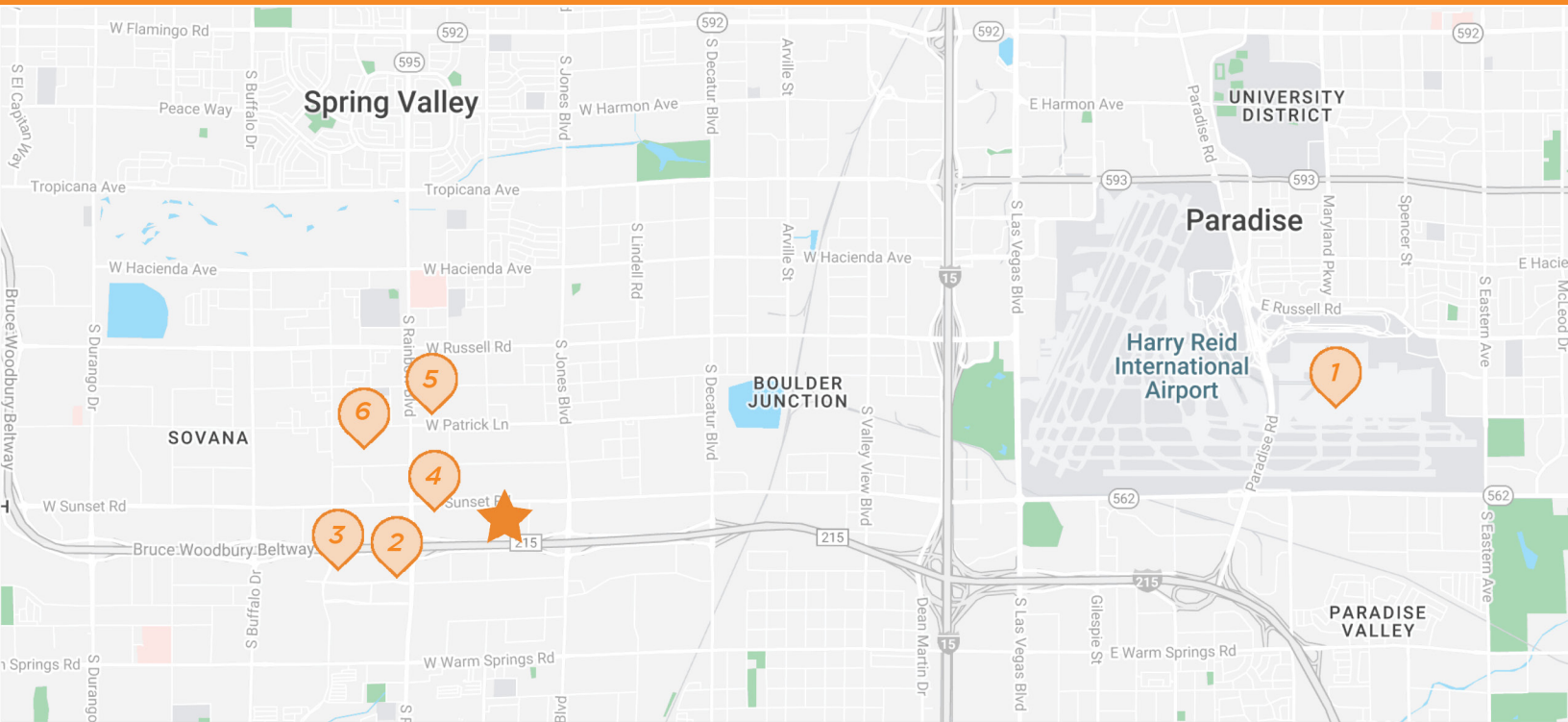
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### HARRY REID INTERNATIONAL AIRPORT

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