

# SUNSET BUSINESS CENTER

6445 W. Sunset Road Las Vegas, NV 89118



Available SF  
**2,643-5,482 SF**

Renovated  
**2023**

Clear Height  
-

Location  
**LAS VEGAS, NV**



- 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

## FOR MORE INFORMATION

### 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

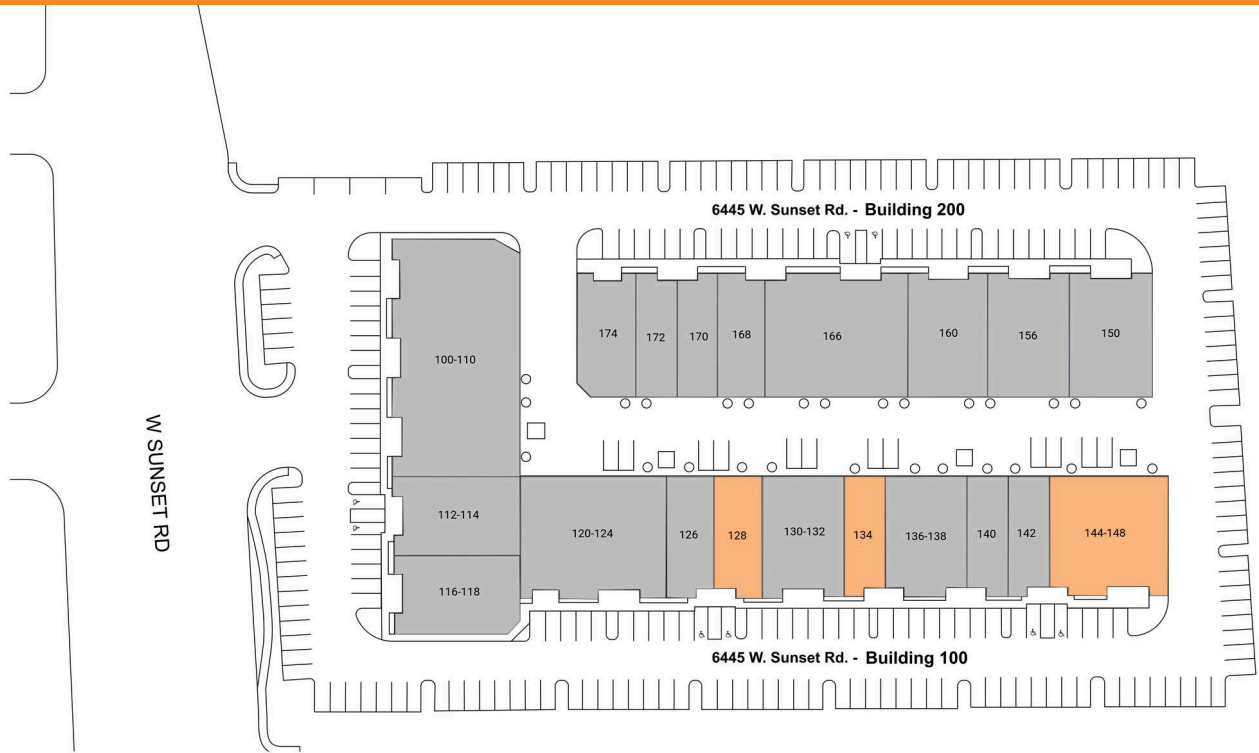
E. AMURRAY@BKMMGMT.COM

# 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 SF	OFFICE SF	OFFICE %	TYPE	CLEAR HT	GL	DL
100	128	2,643	1,274	48%	IND	23	2	0
100	134	2,722	736	27%	IND	23	2	0
100	144-148	5,482	445	8%	IND	23	1	0

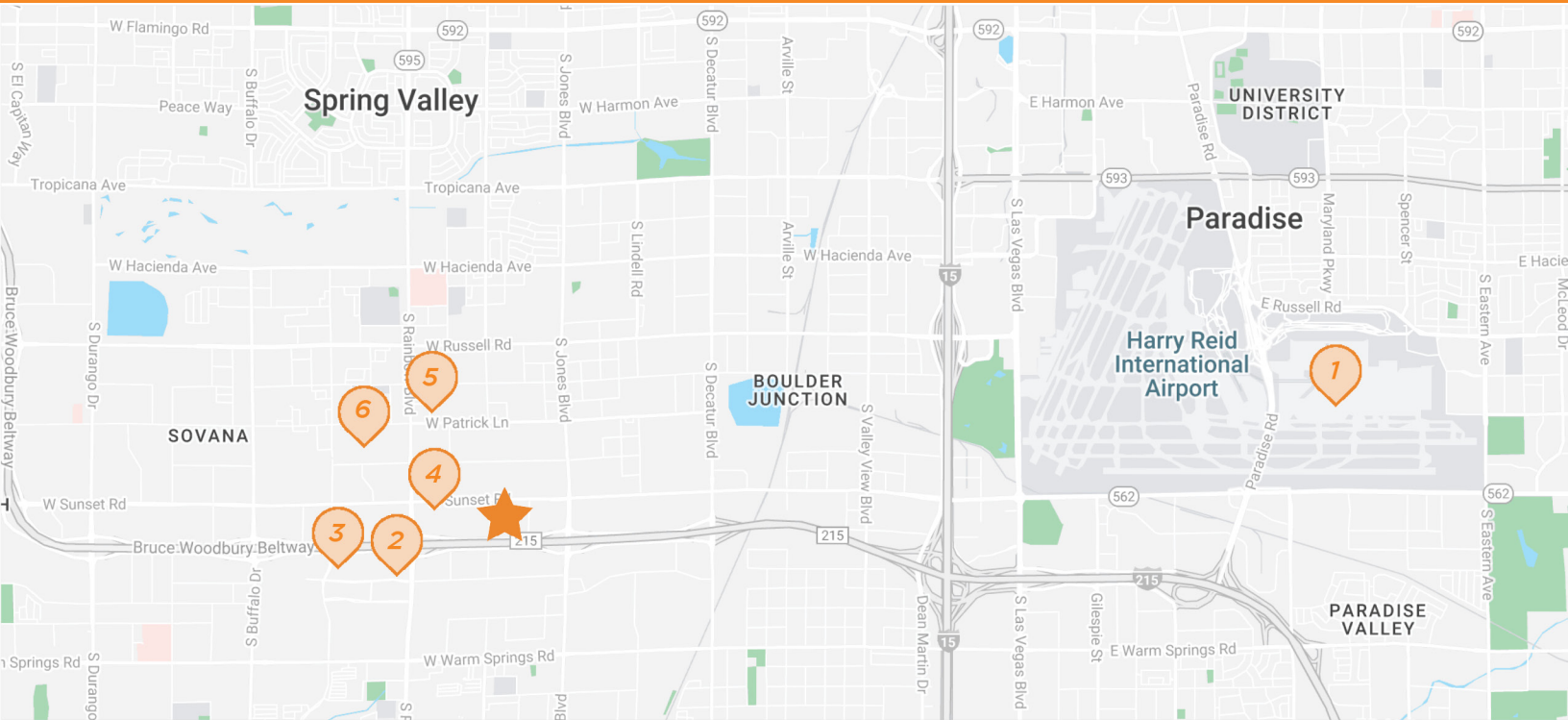
# SUNSET BUSINESS CENTER

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